



# FOLKESTONE TOWN COUNCIL

Date of Publication: 13<sup>th</sup> December 2022

## AGENDA

Meeting: **Planning Committee**  
Date: **TUESDAY 20<sup>th</sup> December 2022**  
Time: **7.00pm**  
Place: **Town Council Offices, The Town Hall, 1-2 Guildhall Street, Folkestone.**

To: **The Planning Committee**  
(All other Councillors for information only)

**YOU ARE HEREBY SUMMONED** to attend a meeting of the Planning Committee on the date and at the time and place shown above to transact the business shown on the agenda below. The meeting will be open to the press and public.

Any member who wishes to have information on any matter arising on the agenda which is not fully covered in these papers is requested to give notice prior to the meeting to the Town Mayor, Chairman of the Committee or Town Clerk.

**Jennifer Childs**  
Town Clerk

1. **APOLOGIES FOR ABSENCE**  
To receive and approve any apologies for absence.
2. **DECLARATIONS OF INTEREST**  
To receive any declarations of either personal or prejudicial interest that Members may wish to make.
3. **MINUTES**  
To receive the Minutes of the meeting of the Planning Committee held on 24<sup>th</sup> November 2022 and authorise the Chairman of the Committee to sign them as a correct record.

**4. PLANNING APPLICATIONS**

(See attached list)

**5. LATE PLANNING APPLICATIONS**

To view any applications received since the preparation of the agenda.

**6. PREMISES LICENCES**

**7. DATE OF NEXT MEETING**

Thursday 26<sup>th</sup> January 2023

## Folkestone Town Council

**Minutes of the Planning Committee Meeting held on Thursday 24<sup>th</sup> November 2022 at the Town Council Offices, The Town Hall, 1-2 Guildhall Street, Folkestone.**

**PRESENT: Councillors Paul Bingham, Nicola Keen, Jackie Meade, Richard Wallace and Roger West.**

**Absent:**

**OFFICERS PRESENT:** Liz Timmins - (Communities and Grant Officer)

**1. APOLOGIES FOR ABSENCE**

Councillors were asked to receive the apologies from Councillor Johnathan Graham.

**RESOLVED: The apologies are not received, as no valid reason was given.**

Proposed: Councillor N Keen  
Seconded: Councillor J Meade  
Voting: F:5, Ag:0, Ab:0

**2. DECLARATIONS OF INTEREST**

There were no declarations.

**3. PLANNING COMMITTEE MEETING 27<sup>th</sup> October 2022**

The Committee was asked to receive the Minutes of the meeting of the Planning Committee held on 27<sup>th</sup> October 2022 and to authorise the Chairman of the Committee to sign them as a correct record.

**RESOLVED: That the Minutes of the meeting of the Planning Committee held on 27<sup>th</sup> October 2022 be received and that the Chairman of the meeting be authorised to sign them as a correct record.**

Proposed: Councillor P Bingham  
Seconded: Councillor R West  
Voting: F:5, Ag:0, Ab:0

**4. PLANNING APPLICATIONS**

Application number:	22/1870/FH
Location:	Flat 10 Bath Court, 12 - 14 Clifton Crescent
Proposal:	Listed Building Consent for replace 2 x existing double glazed sash windows, replace 1 x existing crittal window and 1 x existing timber double glazed window.
Closing date:	2.12.22
Comment	<b>No objection</b>

Application number: 22/1802/FH  
Location: 63 Black Bull Road  
Proposal: Full Planning and Change of Use application to change a single family dwelling into a 1 x 1 bed flat and a 1 x 2 bed maisonette.

Closing date: 7.12.22

Comment: **Object – the lack of parking and bin storage**

Application number: 22/1862/FH  
Location: Turnbull Place, Ingles Road  
Proposal: T1- Holm oak crown lift all around to 4 metres, reduce crown all around by approx 3 metres to previous reduction points. T2 Holm oak crown lift to give 5.1 metre over car park both subject to Tree Preservation Order No 11 of 1995.

Closing date: 30.11.22

Comment: **No objection – subject to the views of the Tree Officer.**

Application number: 22/0855/FH  
Location: 88 Sandgate Road  
Proposal: Change of use of first and second floor to 2 x 1 bedroom flats and 1 x 3 bedroom flat, use of basement for bin storage, insertion of 4no roof lights on rear roof slope, 1no roof light on front roof slope

Closing date: 8.12.22

Comment: **Object – Lack of parking and loss of commercial business**

Application number: 22/1856/FH  
Location: 88 Sandgate Road  
Proposal: Listed building consent for the change of use of first and second floor to 2 x 1 bedroom flats and 1 x 3 bedroom flat, use of basement for bin storage, insertion of 4no roof lights on rear roof slope, 1no roof light on front roof slope.

Closing date: 8.12.22

Comment: **Object – Lack of parking and loss of commercial business.**

## 5. LATE PLANNING APPLICATIONS

Application number: 22/1767/FH/CON  
Location: Land Adjoining Church and Dwight, Caesars Way  
Proposal: Approval of details pursuant to condition 14.1, 14.2, 14.3 and 14.4 (Desk Top Study) and Condition 15 (contamination) of planning permission Y13/0024/SH

Closing date: 14.12.22  
Comment **Object – Concerns over the contaminated land.  
Councillor Wallace abstained**

#### RECONSULTATION:

Application number: 22/1531/FH  
Location: 1 Plimsoll Avenue  
Proposal: Erection of a detached two-storey dwelling in the side garden to the west of 1 Plimsoll Avenue.  
Closing date: 1.12.22  
Previous Comment No comment  
Comment No comment

Application number: 22/0012/FH  
Location: 73 Cheriton High Street  
Proposal: Change of use and conversion of first floor, second floor and the existing store building to form 6 no. one-bedroom, one person flats together with first floor rear extension and other external alterations  
Closing date: 12.12.22  
Previous Comment Object – the Committee believe that the property has not be marketed as a 'shop for sale' for 12 months, as required. There was also concern regards to the parking facilities available.  
Comment **Object – Council still has concerns over lack of parking.**

6. **PREMISES LICENCE**  
None were received.

7. **DATE OF NEXT MEETING**  
TUESDAY 20<sup>th</sup> December 2022

..... Chairman

## FOLKESTONE TOWN COUNCIL

Planning Applications for the meeting of the Planning Committee on Thursday 20<sup>th</sup> December 2022 at 7pm

Application number: Y19/0257/FH  
Location: Land bounded by: the M20 and Channel Tunnel Railway Link (CTRL) to the north; the A20/Stone Street and Sandling Park to the east; Harringe Lane to the West and Aldington Road to the south.  
Proposal: Amended outline planning application – see paper copy attached.  
Closing date: 9<sup>th</sup> January 2023  
Link to documents

Application number: 22/2004/FH/TCA  
Location: Flat A1, 1 Grimston Avenue  
Proposal: Works to trees in a Conservation area comprising of T1 Row of Leylandii reduce height by 5 metres and lateral branches on car park side by 1 metre  
Closing date: 23.12.22  
Link to documents [Planning Application: 22/2004/FH/TCA \(force.com\)](#)

Application number: 22/1986/FH  
Location: Land at The Cherry Garden, Castle Hill and Crete Road West  
Proposal: Installation of freestanding map board  
Closing date: 5.1.23  
Link to documents [Planning Application: 22/1986/FH \(force.com\)](#)

Application number: 22/1980/FH  
Location: 83 Harcourt Road  
Proposal: Demolition of existing garage and kitchen erection of new garage, rear extension and first floor side extension above proposed garage.  
Closing date: 26.12.22  
Link to documents [Planning Application: 22/1980/FH \(force.com\)](#)

Application number: 22/1845/FH/TCA  
Location: Carlton Leas, The Leas  
Proposal: Works to trees in a Conservation area comprising of Cordylines removal of dead flower stems and dead stumps and branches  
Closing date: 30.12.22  
Link to documents [Planning Application: 22/1845/FH/TCA \(force.com\)](#)

Application number: 22/1951/FH  
Location: Land Adjoining 5 Spring Terrace, Spring Terrace  
Proposal: Erection of 2no 3 storey terrace houses  
Closing date: 5.1.23

Link to documents	<a href="#"><u>Planning Application: 22/1951/FH (force.com)</u></a>
Application number:	22/1994/FH
Location:	85 Cheriton Road
Proposal:	Conversion of existing owner's accommodation to the existing guest house to form a self-contained dwelling (Resubmission of Planning Permission Y19/0087/FH)
Closing date:	27.12.22
Link to documents	<a href="#"><u>Planning Application: 22/1994/FH (force.com)</u></a>
Application number:	22/2080/FH
Location:	75 Bouverie Road West
Proposal:	Works to trees in a Conservation area comprising of T1 Birch reduce by 4 metres in height and T2 Ivy covered Cherry fell to ground level
Closing date:	30.12.22
Link to documents	<a href="#"><u>Planning Application: 22/2080/FH/TCA (force.com)</u></a>
Application number:	22/2026/FH
Location:	8 East Cliff
Proposal:	Proposed alterations to form self contained flat at basement/ground levels.
Closing date:	27.12.22
Link to documents	<a href="#"><u>Planning Application: 22/2026/FH (force.com)</u></a>
Application number:	22/2035/FH
Location:	11 Ghale Way
Proposal:	Loft conversion with dormer at principle elevation and skylights at rear.
Closing date:	28.12.22
Link to documents	<a href="#"><u>Planning Application: 22/2035/FH (force.com)</u></a>
Application number:	20/0384/FH
Location:	13 Grimston Gardens
Proposal:	Change of use and conversion from single residential dwelling to 3 residential flats, together with replacement timber windows to all floors and elevations.
Closing date:	21.12.22
Link to documents	<a href="#"><u>Planning Application: 20/0384/FH (force.com)</u></a>
Application number:	22/2022/FH
Location:	36 Foreland Avenue
Proposal:	Erection of a single storey rear and a two storey front extension
Closing date:	28.12.22
Link to documents	<a href="#"><u>Planning Application: 22/2022/FH (force.com)</u></a>
Application number:	22/1853/FH
Location:	56 Radnor Park Road

Proposal:	Formation of new vehicular access onto classified road along with electric charging point to side of property
Closing date:	30.12.22
Link to documents	<a href="#"><u>Planning Application: 22/1853/FH (force.com)</u></a>
Application number:	22/2042/FH
Location:	Bus Shelter Adjacent Wyevale Garden Center, Shorncliffe Road
Proposal:	Installation of replacement of existing double-sided internally illuminated 6-sheet bus shelter advertising displays with double-sided digital displays. Replacement digital displays will portray static advertising images that change every 10 seconds
Closing date:	30.12.22
Link to documents	<a href="#"><u>Planning Application: 22/2042/FH (force.com)</u></a>
Application number:	22/2046/FH
Location:	36 Welson Road
Proposal:	The erection of a single storey side extension at first floor.
Closing date:	2.1.23
Link to documents	<a href="#"><u>Planning Application: 22/2046/FH (force.com)</u></a>



Dear Sir/Madam

**TOWN AND COUNTRY PLANNING ACT 1990**  
**NOTICE UNDER ARTICLES 15 & 16 OF THE TOWN AND COUNTRY PLANNING**  
**(DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015**  
**REGULATION 19 & 25 OF THE TOWN AND COUNTRY PLANNING (ENVIRONMENTAL**  
**IMPACT ASSESSMENT) REGULATIONS 2017 - APPLICATION FOR PLANNING PERMISSION**  
**ACCOMPANIED BY AN ENVIRONMENTAL STATEMENT**  
**THE PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) REGULATIONS 1990**

The Council has received **further amendments** to the Outline Planning Application. This also includes **further information and other information** in relation to the existing Environmental Statement which has already been provided for the following proposal:

- Application No:** Y19/0257/FH  
**Location:** LAND BOUNDED BY; THE M20 AND CHANNEL TUNNEL RAILWAY LINK (CTRL) TO THE NORTH; THE A20/STONE STREET AND SANDLING PARK TO THE EAST; HARRINGE LANE TO THE WEST, AND; ALDINGTON ROAD TO THE SOUTH
- Development:** AMENDED OUTLINE PLANNING APPLICATION, WITH ALL MATTERS RESERVED, FOR A COMPREHENSIVE RESIDENTIAL-LED MIXED USE DEVELOPMENT COMPRISING:
- UP TO 8,500 RESIDENTIAL HOMES INCLUDING MARKET AND AFFORDABLE HOMES; AGE RESTRICTED HOMES, ASSISTED LIVING HOMES, EXTRA CARE FACILITIES, CARE HOMES, SHELTERED HOUSING AND CARE VILLAGES;
  - THE DEMOLITION OF IDENTIFIED EXISTING BUILDINGS;
  - A RANGE OF COMMUNITY USES INCLUDING PRIMARY AND SECONDARY SCHOOLS, HEALTH CENTRES AND NURSERY FACILITIES;
  - RETAIL AND RELATED USES;
  - LEISURE FACILITIES;
  - BUSINESS AND COMMERCIAL USES;
  - OPEN SPACE AND PUBLIC REALM;
  - BURIAL GROUND, SUSTAINABLE URBAN DRAINAGE SYSTEMS;
  - UTILITY AND ENERGY FACILITIES AND INFRASTRUCTURE;
  - WASTE AND WASTE WATER INFRASTRUCTURE AND MANAGEMENT FACILITIES;
  - VEHICULAR BRIDGE LINKS;

- UNDERCROFT, SURFACE AND MULTI-STOREY CAR PARKING;
- CREATION OF NEW VEHICULAR AND PEDESTRIAN ACCESSES INTO THE SITE, AND CREATION OF A NEW VEHICULAR, PEDESTRIAN AND CYCLE NETWORK WITHIN THE SITE;
- IMPROVEMENTS TO THE EXISTING HIGHWAY AND LOCAL ROAD NETWORK;
- LIGHTING;
- ENGINEERING WORKS, INFRASTRUCTURE AND ASSOCIATED FACILITIES;
- TOGETHER WITH INTERIM WORKS OR TEMPORARY STRUCTURES REQUIRED BY THE DEVELOPMENT AND OTHER ASSOCIATED WORKS INCLUDING TEMPORARY MEANWHILE USES.

National Grid Ref: E: 611200 N: 136500

You can view the full application documents provided including the amendments, further information and other information in relation to the existing Environmental Statement on the Council website at:

<https://www.folkestone-hythe.gov.uk/otterpoolpark/planningapplication/updated/2022>

The applicant has produced an accessible Guide to the Planning Application which can be found via the website address above. Members of the public can download an electronic copy of the Environmental Statement from the above website. A paper copy is also available to view at the Civic Centre, Castle Hill Avenue, Folkestone, Kent CT20 2QY. Paper copies can be purchased directly from: Quod, 8-14 Meard Street, London, W1F 0EQ on payment of £7,585 for a paper copy or £10 for a memory stick.

You can make and view comments online by inputting the application reference (Y19/0257/FH) and entering comments using the comments tab at:

<https://searchplanapps.folkestone-hythe.gov.uk/online-applications/>

Alternatively, you can email comments to [otterpool.applications@folkestone-hythe.gov.uk](mailto:otterpool.applications@folkestone-hythe.gov.uk).

Please make any comments by **Monday 9th January 2023**. Failure to respond by this date may jeopardise the chances of your comments being considered in determining this application. If you have made comments previously these remain valid and will be taken into account. Any further comments on updated or amended information will also be added to existing comments.

Please include the application reference and your name and postal address as we cannot consider anonymous representations. The Council is obliged to make any letters/emails of representation on planning related applications available to the public and your name and comments will be viewable online.

We will aim to upload comments to the public file on the Council's website within two working days of receipt. Due to the volume of responses it will not be possible to send out any individual notifications relating to matters such as amended or additional information, relevant committee dates or the final decision on the application. Updates on the application will be provided at: <https://www.folkestone-hythe.gov.uk/otterpool-park/timeline>

Under the provisions of the General Data Protection Regulations 2018 all comments on applications will be held for 3 years.

The case officer dealing with this application is James Farrar. Please send any enquiries to [otterpool.applications@folkestone-hythe.gov.uk](mailto:otterpool.applications@folkestone-hythe.gov.uk)

Yours faithfully



Liyweyn Lloyd  
Chief Planning Officer