



# FOLKESTONE TOWN COUNCIL

Date of Publication: 18<sup>th</sup> May 2023

## AGENDA

Meeting: **Planning Committee**  
Date: **Thursday 25<sup>th</sup> May 2023**  
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.

**Phil Cross**  
**Finance Officer**

1. **APOLOGIES FOR ABSENCE**  
To receive and approve any apologies for absence.
2. **APPOINTMENT OF CHAIRMAN**  
To appoint a Chairman of the Planning Committee for the 2023/24 municipal year.
3. **APPOINTMENT OF VICE CHAIRMAN**  
To appoint a Vice Chairman for the Committee for the 2023/24 municipal year.
4. **DECLARATIONS OF INTEREST**  
To receive any declarations of either personal or prejudicial interest that Members may wish to make.

**5. MINUTES**

To receive the Minutes of the meeting of the Planning Committee held on 27<sup>th</sup> April 2023 and authorise the Chairman of the Committee to sign them as a correct record.

**6. REVIEW OF THE TERMS OF REFERENCE**

In line with Councils adopted standing orders, members are asked to review the Terms of Reference for the Planning Committee. Any changes the Committee wish to make will need to be approved by Full Council at a future meeting.

**7. PLANNING APPLICATIONS**

(See attached list)

**8. LATE PLANNING APPLICATIONS**

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

**9. PREMISES LICENCES**

**10. DATE OF NEXT MEETING**

Thursday 29<sup>th</sup> June 2023

## **Folkestone Town Council**

**Minutes of the Planning Committee Meeting held on Thursday 27<sup>th</sup> April 2023 at the Town Council Offices, The Town Hall, 1-2 Guildhall Street, Folkestone.**

**PRESENT: Councillors Nicola Keen, Jackie Meade, Richard Wallace (Chair) and Roger West.**

**Absent: Councillor Jonathan Graham**

**OFFICERS PRESENT: Toni Brenchley (Assistant Clerk)**

**1. APOLOGIES FOR ABSENCE**

Apologies received from Councillor Paul Bingham.

**2. DECLARATIONS OF INTEREST**

No declarations of interest were made.

**3. PLANNING COMMITTEE MEETING 30<sup>th</sup> March 2023**

The Committee was asked to receive the Minutes of the meeting of the Planning Committee held on 30<sup>th</sup> March 2023 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 30<sup>th</sup> March 2023 be received and that the Chairman of the meeting be authorised to sign them as a correct record.**

Proposed: Councillor Jackie Meade

Seconded: Councillor Roger West

Voting: F:4, Ag:0, Ab:0

**4. PLANNING APPLICATIONS**

Application number: 23/0375/FH  
Location: Leas Cliff Hall, The Leas  
Proposal: Listed building consent for the replacement of two number doors and fixed side lights to south elevation.

Closing date: 4.45.23  
Comment: No objection

Application number: 23/0437/FH  
Location: 134 Sandgate Road  
Proposal: Refurbishment of the ground/basement floors office accommodation, including formation of new external fire exit doorway, to enable relocation of Solicitors Office from upper floors (Amendment to Listed Building Consent No.20/0607/FH & Planning Consent No.20/0605/FH).

Closing date: 4.5.23

Comment	No objection, but some concern was shown. The fire doors do not seem to affect the appearance of the main property but must be painted and have door furniture as appropriate as possible for a Victorian listed building.
Application number:	23/0439/FH
Location:	134 Sandgate Road
Proposal:	Listed building consent for the refurbishment of the ground/basement floors office accommodation, including formation of new external fire exit doorway, to enable relocation of Solicitors Office from upper floors (Amendment to Listed Building Consent No.20/0607/FH & Planning Consent No.20/0605/FH).
Closing date:	4.5.23
Comment	No objection but some concern was shown. The fire doors do not seem to affect the appearance of the main property but must be painted and have door furniture as appropriate as possible for a Victorian listed building.
Application number:	23/0457/FH
Location:	The Grand, The Leas
Proposal:	Listed building consent for essential re-roofing works to include replacement of existing roof covering & boarding, repairs to framework, replacement of downpipes, provision of additional downpipe to front elevation & stonework repairs.
Closing date:	4.5.23
Comment	No objection. The Committee appreciates a lot of work is required to the building, but it must be monitored carefully to ensure it is in keeping.
Application number:	23/0485/FH
Location:	4 Grimston Avenue
Proposal:	Removal in part of old timber gates, fence infill panels and brick wall and replacing with a new timber fence, pedestrian and sliding gate
Closing date:	4.5.23
Comment	No objection
Application number:	23/0550/FH
Location:	46 Bournemouth Road
Proposal:	Single storey side extension
Closing date:	5.5.23
Comment	No objection subject to neighbours' views.
Application number:	23/0536/FH
Location:	The Leas Lift, Lower Sandgate Road

Proposal:	Restoration works to the Leas Lift (including lift cars and track), alterations to the upper and lower lift stations, the construction of an extension to the lower lift station to provide a café and associated landscaping and infrastructure works
Closing date:	18.5.23
Comment	No objection. The lift is one of the jewels of Folkestone and its practical significance in joining upper and lower Folkestone is considerable. The Committee supports the scheme providing ongoing alterations are monitored by English Heritage and the Council Conservation Consultant. The overall feel must remain Victorian. Shifting the café to the West of the lift is a positive move.
Application number:	23/0565/FH
Location:	The Leas Lift, Lower Sandgate Road
Proposal:	Listed building consent for restoration works to the Leas Lift (including lift cars and track), alterations to the upper and lower lift stations, the construction of an extension to the lower lift station to provide a café and associated landscaping and infrastructure works
Closing date:	18.5.23
Comment	No objection. The lift is one of the jewels of Folkestone and its practical significance in joining upper and lower Folkestone is considerable. The Committee supports the scheme providing ongoing alterations are monitored by English Heritage and the Council Conservation Consultant. The overall feel must remain Victorian. Shifting the café to the West of the lift is a positive move.
Application number:	23/0562/FH
Location:	17 Birkdale Drive
Proposal:	Flat roof rear extension and internal reorganisation
Closing date:	8.5.23
Comment	No objection

## 5. LATE PLANNING APPLICATIONS

Application number:	23/0582/FH
Location:	Land Adjoining Unit 6, Barnfield Road
Proposal:	Erection of 30 Industrial Units arranged in five blocks, comprising Industrial Processes (Class E (c) (i), E (c) (ii), E (c) (iii) E (d), E (e), E(f) and E (g) (i), E (g) (ii) and E (g) (iii), General Industry (B2) and Storage and Distribution (Class B8) together with associated parking and landscaping.
Closing date:	25.5.23

Comment                      No objection in view of the increased parking and lack of any permission for shops and fast food outlets. The Committee thanked Anthony Ralph for the detailed explanation.

Application number:        23/0595/FH  
Location:                    The Crossways, 4 Coolinge Lane  
Proposal:                    Felling of one Evergreen Oak, subject of TPO No. 22 of 1988  
Closing date:                15.5.23  
Comment                    Object to the removal of a good native species without a specific reason and without mention of a replacement.

**6.        PREMISES LICENCE**

None were received.

**7.        DATE OF NEXT MEETING**

Thursday 25<sup>th</sup> May 2023

..... **Chairman**



# Folkestone Town Council



## TERMS OF REFERENCE

### Planning Committee

1. To exercise the Town Council's right under the Town and Country Planning Act 1990 to be notified of planning applications and Orders affecting the Folkestone Town area by:
  - a) Considering all such applications and Orders.
  - b) Attending site meetings arranged by the Committee or the Planning Authority.
  - c) Submitting comments direct to the Planning Authority, considering the Planning Authority's decisions or, where appropriate noting the date an application is referred to the Secretary of State.
  - d) Where appropriate, seek Section 106 or CIL agreements for new developments to encourage planning gain as a method of benefiting the community.
2. To consider all Enforcement Notices and Appeals in relation to planning applications in the Folkestone Town area and comment directly to the relevant authority as appropriate.
3. To consider and respond directly on all consultations relating to Local, Regional and Structure Plans.
4. To exercise the powers and duties of the Town Council on all Highways (Planning) matters.
5. To prepare and submit to the Town Council proposals for a transport strategy for Folkestone.
6. To exercise the interests of the Town Council in the consultation process under Section 5(3)(e) of the Licensing Act 2003 with regard to the formulation of a licensing policy for licensable activities (the sale by retail of alcohol, the provision of regulated entertainment and the provision of late night refreshment).
7. To exercise the interests of the Town Council in the consultation process under Section 158(e) of the Gambling Act 2005 with regard to the issue of licences.
8. To exercise the powers and interest of the Town Council on applications regarding Street Furniture and Occasional Theatre licences and Street Trading Consents.
9. To consider and make recommendations on issues concerning the Local Plan and plans for the Council and town future strategies.
10. To prepare budgetary forecasts, where necessary, on any of the above activities for inclusion in the Town Council's budget for the following financial year and submit these to the Finance and General Purposes Committee in the Autumn to calculate the precept for the ensuing year.
11. To consider and make recommendations to the Council on any changes to these terms of reference that might be required to enable the committee to adapt to changing circumstances and be better prepared to carry out its mission.

## FOLKESTONE TOWN COUNCIL

Planning Applications for the meeting of the Planning Committee on Thursday 25<sup>th</sup> May 2023 at 7pm

Application number:	23/0531/FH
Location:	Redmans, 22 Turketel Road
Proposal:	Single storey front and two storey side extensions
Closing date:	17.5.23
Link to documents	<a href="#">Planning Application: 23/0531/FH (force.com)</a>
Application number:	23/0529/FH
Location:	Land at the Former Silver Spring Site, Park Farm Road
Proposal:	Application for Planning Permission for the demolition of existing buildings / structures and erection of a building for use as a builder's merchants (including storage and distribution, trade counter and showroom to include ancillary retail sales ('Sui Generis'), open storage yard, provision of car parking, internal servicing / access road, landscaping, and associated infrastructure and development.
Closing date:	18.5.23
Link to documents	<a href="#">Planning Application: 23/0529/FH (force.com)</a>
Application number:	22/1794/FH
Location:	The Corner House, 19 Shorncliffe Road
Proposal:	Conversion of single storey garage into a single storey work studio annex. Erection of single storey extension to the rear of the garage. Addition of timber cladding to exterior of the garage.
Closing date:	19.5.23
Link to documents	<a href="#">Planning Application: 22/1794/FH (force.com)</a>
Application number:	23/0639/FH
Location:	Leas Cliff Hall, The Leas
Proposal:	Listed building consent for the relocation of air conditioning unit.
Closing date:	25.5.23
Link to documents	<a href="#">Planning Application: 23/0639/FH (force.com)</a>
Application number:	23/0651/FH
Location:	St Margarets Court, Grimston Avenue
Proposal:	Weeping Willow to reduce height & span to previous pruning points subject to Tree Preservation Order No 17 of 2001
Closing date:	30.5.23
Link to documents	<a href="#">Planning Application: 23/0651/FH (force.com)</a>
Application number:	23/0647/FH
Location:	Sainsburys, Petrol Station, Park Farm Road



Proposal:	Silver Birch tree limbs to be cut back by 1m on the sides up to 2.4m in height from ground level subject to Tree Preservation Order No 24 of 2001.
Closing date:	30.5.23
Link to documents	<a href="#"><u>Planning Application: 23/0647/FH (force.com)</u></a>
Application number:	23/0668/FH
Location:	43 Sandgate Road
Proposal:	Listed building consent for replacement lighting to LED energy efficient lighting
Closing date:	31.5.23
Link to documents	<a href="#"><u>Planning Application: 23/0668/FH (force.com)</u></a>
Application number:	23/0616/FH
Location:	7 The Old High Street
Proposal:	Variation of condition 1 (outbuilding/rear yard) & 2 (live/recorded music) of planning permission 21/2449/FH to allow revised opening times for the outbuilding and rear yard/outside to be open 0800 - 2200 on any day and live/recorded music in the yard to between 12.00 and 19.00
Closing date:	1.6.23
Link to documents	<a href="#"><u>Planning Application: 23/0616/FH (force.com)</u></a>
Application number:	23/0576/FH
Location:	Change of use to two self-contained flats to include replacement of windows.
Proposal:	30 Cheriton Road
Closing date:	2.6.23
Link to documents	<a href="#"><u>Planning Application: 23/0576/FH (force.com)</u></a>
Application number:	23/0667/FH
Location:	70 - 72 Sandgate Road
Proposal:	Listed building consent for replacement lighting to LED energy efficient lighting.
Closing date:	2.6.23
Link to documents	<a href="#"><u>Planning Application: 23/0667/FH (force.com)</u></a>
Application number:	23/0701/FH/TCA
Location:	The Toll House, Lower Sandgate Road
Proposal:	Works to trees situated in a conservation area comprising of T 1, 2, 3 - Poplars re pollard to previous pollard points, T4 Cherry reduce to previous points, T5 Pine reduce by 1.5m, T6 Pine very minimal crown raise removal of 2 x lower most branches to create clean lower crown line.
Closing date:	6.6.23
Link to documents	<a href="#"><u>Planning Application: 23/0701/FH/TCA (force.com)</u></a>