

FOLKESTONE TOWN COUNCIL



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AGENDA

Meeting: **Planning Committee**
Date **Thursday 29th June 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 contact the Town Clerk prior to the meeting.

Stephen Nash

Mr Stephen Nash
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 25th May 2023 and authorise the Chair 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. DRAFT KENT MINERAL SITES PLAN – CONSULTATION LETTER

See attached consultation letter, to view the consultation documents and supporting information, visit www.kent.gov.uk/mineralsandwaste closing date is 25th July 2023.

8. DATE OF NEXT MEETING

Thursday 27th July 2023

Councillors on Committee:

Councillor Jackie Meade

Councillor Nicola Keen

Councillor Christine Dickinson

Councillor Charles Bain Smith

Councillor Laura Davison

Councillor John Renshaw

Material Considerations:

A material consideration is a matter that should be taken into account in deciding a planning application or on appeal against a planning decision. Material considerations can include (but are not limited to):

- Overlooking/loss of privacy
- Loss of light or overshadowing
- Parking
- Highway safety
- Traffic
- Noise
- Effect on listed building and conservation area
- Layout and density of building
- Design, appearance, and materials
- Government policy
- Disabled persons' access
- Proposals in the Development Plan
- Previous planning decisions (including appeal decisions)
- Nature conservation

However, issues such as loss of view, or negative effect on the value of properties are not material considerations.

There is no set list defining material considerations, the Local Planning Authority (Folkestone and Hythe District Council) will decide what is deemed to be 'material'.

Parking available for Councillors from 6.00pm on the precinct area at the front of the Town Hall.



Folkestone Town Council

Minutes of the Planning Committee Meeting held on Thursday 25th May 2023 at the Town Council Offices, The Town Hall, 1-2 Guildhall Street, Folkestone.

PRESENT: Councillors Nicola Keen, Christine Dickinson, Laura Davison and John Renshaw.

Absent:

OFFICER PRESENT: Georgina Wilson (Executive Assistant)

1. APOLOGIES FOR ABSENCE

Apologies received from Councillor Charlie Bain Smith due to holiday and Cllr Jackie Meade due to attending a Ceremony.

RESOLVED: To accept Cllr Charlie Bain Smith and Jackie Meade's apologies.

Proposed: Councillor Nicola Keen

Seconded: Councillor Laura Davison

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

2. APPOINTMENT OF CHAIRMAN

RESOLVED: That Councillor Nicola Keen be appointed as Chairman for the 2023/24 municipal year.

Proposed: Councillor Laura Davison

Seconded: Councillor Christine Dickinson

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

3. APPOINTMENT OF VICE CHAIRMAN

RESOLVED: That Councillor John Renshaw be appointed as Vice Chairman for the 2023/24 municipal year.

Proposed: Councillor Nicola Keen

Seconded: Councillor Christine Dickinson

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

4. DECLARATIONS OF INTEREST

Councillor Davison expressed a personal interest in 23/0701/FH.

5. PLANNING COMMITTEE MEETING 27th April 2023

The Committee was asked to receive the Minutes of the meeting of the Planning Committee held on 27th April 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 27th April 2023 be received and that the Chairman of the meeting be authorised to sign them as a correct record.

Proposed: Councillor Nicola Keen
Seconded: Councillor Laura Davison
Voting: F:4, Ag:0, Ab:0

6. REVIEW OF TERMS OF REFERENCE

RESOLVED: To approve the Terms of Reference for Planning for the coming year.

Proposed: Councillor Nicola Keen
Seconded: Councillor Laura Davison
Voting: F:4, Ag:0, Ab:0

7. PLANNING APPLICATIONS

Application number:	23/0531/FH
Location:	Redmans, 22 Turketel Road
Proposal:	Single storey front and two storey side extensions
Closing date:	17.5.23
Comments	No objection

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
Comments	Object – the Committee were concerned about the increase in traffic this would cause to an already busy area where schools are located and there is already other builder's merchants. This will also have an impact on local businesses as per the comments on the District Council website. The Committee requests this application is looked at in more detail as there are better uses for this site. The Committee supports the comments of the Kent Downs Area of Outstanding Natural Beauty.

Application number:	22/1794/FH
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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
Comments	Closed - no comment was made.
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
Comments	No objection subject to comments from the Listed Building Consultant.
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
Comments	No objection subject to the views of the Tree Officer.
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
Comments	No objection subject to the views of the Tree Officer.
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
Comments	No objection subject to the Listed Building Consultants comments.
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
Comments	No objection subject to any neighbours' comments and provided there is no evidence of being any issues in the past year.
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
Comments	No objection subject to neighbours' comments.
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
Comments	No objection subject to Listed Building Consultants comments.
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
Comments	No objection subject to the views of the Tree Officer, concern was expressed to ensure any works are done outside of nesting season to protect any nesting birds etc.

9. LATE PLANNING APPLICATIONS

Application number:	23/0038/FH
Location:	27 Postling Road
Proposal:	Single storey side extension.
Closing date:	7.6.23
Comment	No objection subject to neighbours comments.
Application number:	23/0345/FH
Location:	Flats A and B, 43 Earl's Avenue
Proposal:	Conversion of Flat A into 3 No. separate flats, erection of a rear extension. Conversion of Flat B into 2 No. separate flats. Removal/replacement of a number of existing doors and windows on the ground floor and a conservation-style roof light, 1 window to be added on the first floor and 1 window

Closing date:	to be added on the Ground Floor. Division of rear garden and provision of bin/bike stores and sheds 15.6.23
Comment	Object due to no off-road parking being provided in an already busy area, it being over intensive and subject to any neighbours' comments.
Application number:	23/0571/FH
Location:	23 Pelham Gardens
Proposal:	Two storey front & side extensions & loft conversion
Closing date:	8.6.23
Comment	No objection subject to neighbour's comments.
Application number:	23/0696/FH
Location:	Flat 4, 30 Earls Avenue
Proposal:	Installation of 4 rooflights and 2 uPVC replacement dormer windows
Closing date:	20.6.23
Comment	No objection subject to it being in keeping with conservation area with appropriate materials etc.
Application number:	23/0738/FH
Location:	6 Martha Close
Proposal:	Single storey rear extension
Closing date:	9.6.23
Comment	No objection subject to neighbours' comments.
Application number:	23/0574/FH
Location:	22-24 Cheriton Gardens
Proposal:	Erection of a purpose-built apartment building to contain 10no. dwellings following the demolition of the existing office building
Closing date:	22.6.23
Comment	Object due to no parking being provided in an already busy area, the design is not in-keeping with the local area and is over intensive for the area.
Application number:	23/0736/FH
Location:	Flat E, 16 Clifton Crescent
Proposal:	Proposed balcony with new railings and 1.8m translucent glass privacy screen
Closing date:	20.6.23
Comment	No objection subject to it being in-keeping with the heritage of the building, not overlooking and subject to neighbours' comments.
Application number:	23/0753/FH
Location:	Flat E, 16 Clifton Crescent

Proposal:	Listed Building Consent for proposed balcony with new railings and 1.8m translucent glass privacy screen.
Closing date:	20.6.23
Comment	No objection subject to it being in-keeping with the heritage of the building, not overlooking and subject to neighbours' comments.
Application number:	23/0686/FH
Location:	Aspen House, West Terrace
Proposal:	Replacement windows to rear elevation of three flats.
Closing date:	12.6.23
Comment	No objection
Application number:	23/0694/FH
Location:	Flat 1, 32 Westbourne Gardens
Proposal:	Replace single glazed timber framed windows with double glazed.
Closing date:	12.6.23
Comment	No objection subject to neighbours' comments and it being in-keeping with the building.
Application number:	23/0710/FH
Location:	Arc House, St Eanswythe Way
Proposal:	Variation of conditions 3 (operating hours) & 4 (amplified/live music) of planning permission 21/0860/FH to allow for extended operating times and allow live music.
Closing date:	13.6.23
Comment	No objection subject to neighbours' comments.

10. PREMISES LICENCE
None were received.

11. DATE OF NEXT MEETING
Thursday 29th June 2023

..... Chairman

FOLKESTONE TOWN COUNCIL

Planning Applications for the meeting of the Planning Committee on Thursday 29th June 2023 at 7pm

Application number: 23/0822/FH
Location: 25 Walton Manor Close
Proposal: Proposed single storey side and rear extension
Closing date: 30.6.23
Link to documents [Planning Application: 23/0822/FH \(force.com\)](#)

Application number: 22/0900/FH/GDP
Location: 1 Phillip Road
Proposal: Notification under the Town and Country Planning (General Permitted Development) (England) Order 2015 for the erection of a single storey rear extension.
Closing date: 29.6.23
Link to documents [Planning Application: 23/0900/FH/GPD \(force.com\)](#)

Application number: 22/0675/FH
Location: Two Bells, 58 Canterbury Road
Proposal: Demolition of building and the erection of 12no. apartments.
Closing date: 29.6.23
Link to documents [Planning Application: 23/0675/FH \(force.com\)](#)

Application number: 22/0858/FH
Location: Arnside, Crete Road West
Proposal: Side, rear and first floor extensions and attached single-storey garage.
Closing date: 29.6.23
Link to documents [Planning Application: 23/0858/FH \(force.com\)](#)

Application number: 23/0825/FH
Location: 12 The Bayle
Proposal: Listed Building Consent replacement of three front elevation windows.
Closing date: 12.7.23
Link to documents [Planning Application: 23/0825/FH \(force.com\)](#)

FOLKESTONE TOWN COUNCIL

Premises Licence applications for the meeting of the Planning Committee on
Thursday 29th June 2023 at 7pm

Premises Application	PR202304-88831
Address	The Green Room, The Grand, The Leas
Licensable activities	Alcohol ON & OFF sales, Plays, Performances of dance, Live and Recorded Music, Other Entertainment involving music or dance, films.
Closing date	5.7.23
Link to documents	Process: PR202304-88831 (force.com)
Premises Application	PR202305-89571
Address	Chai Coffee Nashta, 31 Cheriton High Street
Licensable activities	Alcohol ON sales
Closing date	6.7.23
Link to documents	Process: PR202305-89571 (force.com)



Minerals and Waste Planning Policy

Planning Applications Group
First Floor, Invicta House
County Hall
Maidstone
Kent
ME14 1XX

Tel: 03000 422370

Website: www.kent.gov.uk/planning

Email: mwlp@kent.gov.uk

Date: 13 June 2023

**THE TOWN AND COUNTRY PLANNING (LOCAL PLANNING) (ENGLAND)
REGULATIONS 2012**

**Public Consultation on draft Kent Minerals and Waste Local Plan 2024-39
Further Proposed Changes Consultation Document (Regulation 18)**

Dear Sir/Madam,

The Kent Minerals and Waste Local Plan 2013-30 (KMWLP) was adopted by the County Council in July 2016 with some limited changes adopted in September 2020 as part of the Early Partial Review (EPR). The KMWLP 2013-30 as amended by the EPR (2020) along with the Kent Mineral Sites Plan (2020) form part of the Development Plan which represents the planning policy framework for minerals and waste development in Kent.

The Town and Country Planning (Local Planning) (England) Regulations 2012 and National Planning Policy Framework (NPPF) require Local Plans to be reviewed every five years to ensure that the policies remain relevant, conform to national policy and guidance and satisfactorily address the needs for waste management and mineral supply. A statutory five-year review of the Kent Minerals and Waste Local Plan (KMWLP) commenced in 2021 and found that while much of the Local Plan is still relevant and justified, revisions were proposed to principally reflect changes in national policy and guidance since 2016.

These changes were subject to a public consultation from December 2021 to February 2022, and in light of the comments received, a revised draft plan was prepared which was subject to further public consultation from October 2022 to December 2022.

In light of the further comments received, some additional changes are now proposed to the draft Kent Minerals and Waste Local Plan, including a plan horizon of 2024-39. Comments are invited on these additional changes.

There are three areas of the Local Plan which are proposed for further changes. These are summarised as follows:

1. Changes to Policy CSM 2, and associated supporting text, relating to the quantity of aggregate mineral to be planned for;
2. Deletion of Policy CSW 5 that allocates land for an extension to Norwood Quarry, Isle of Sheppey for subsequent filling with hazardous flue ash; and
3. Deletion of paragraph 6.3.3 (and associated sub-title) which concerns making specific provision within Kent for the management of residual non-hazardous waste by landfill or energy recovery that arises in London.

The consultation documents set out an explanation of why the further changes are proposed. Comments received during the consultation will help the County Council decide how and whether these changes should be included in the version of the KMWLP that is to be submitted for Independent Examination.

Details of the consultation documents and supporting information are available on the County Council's website: www.kent.gov.uk/mineralsandwaste.

The consultation period runs from Tuesday 13th June 2023 until midnight on Tuesday 25th July 2023.

Comments can be submitted via our website www.kent.gov.uk/mineralsandwaste, via email to mwlp@kent.gov.uk or by post to Minerals and Waste Planning Policy, 1st Floor, Invicta House, Maidstone, Kent, ME14 1XX.

Should you have any queries please do not hesitate to contact a member of the Minerals and Waste Planning Policy team via 03000 422370 or mwlp@kent.gov.uk.

Yours sincerely,



Sharon Thompson
Head of Planning Applications
Growth and Communities