

FOLKESTONE TOWN COUNCIL



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Date of Publication: 20th July 2023

AGENDA

Meeting: **Planning Committee**
Date: **Thursday 27th July 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. PREMISES LICENCES

6. LATE PLANNING APPLICATIONS

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

7. DATE OF NEXT MEETING

Thursday 24th August 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 CHAIR

RESOLVED: That Councillor Nicola Keen be appointed as Chair 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 CHAIR

RESOLVED: That Councillor John Renshaw be appointed as Vice Chair 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 Chair 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

..... Chair

FOLKESTONE TOWN COUNCIL

Planning Applications for the meeting of the Planning Committee on Thursday 27th July 2023 at 7pm

Application no 23/0687/FH
Location 46 Alder Road
Proposal Single storey rear extension with pitched tile covered roof & glazed gable, over Bi-fold patio doors.
Closing date 4.8.23
Link [Planning Application: 23/0687/FH \(force.com\)](#)

Application no 23/1082/FH
Location 1A St Michaels Street
Proposal Change of use of ground floor to residential (Use Class C3) and first floor extension to provide 2 x one-bedroom flats.
Closing date 7.8.23
Link [Planning Application: 23/1082/FH \(force.com\)](#)

RECONSULTATION

Application no 22/1077
Location Cheriton Parc House, Cheriton High Street
Proposal Conversion of Cheriton Parc House to 31 x one- and two-bedroom apartments, and the development of 19 purpose built 1 and 2 bed affordable apartments, the redevelopment of land to the rear to create a total of 36 dwellings (comprising 20 x 3 bedroom two storey dwellings and 16 x 4 bedroom 3 storey height townhouses) with associated landscaping and parking
Closing date 17.8.23
Link [Planning Application: 22/1077/FH \(force.com\)](#)
Previous Comment *Object, firstly lack of affordable housing and unacceptable loss of trees and biodiversity. Also, over intensive for the area with no information of CIL money for local schools, doctors, and infrastructure. Cllr R Wallace believed that the original tree cover was part of a jubilee donation scheme and requested a full tree planting schedule. (28.7.22)*

PREMISES

Application no PR202303-87894
Location The Goods Yard Bar, Harbour Approach Road, Harbour Arm
Licensable activities Alcohol OFF Sales
Closing date 1.8.23
Link [Process: PR202303-87894 \(force.com\)](#)

Application no PR202306-91381
Location The London & Paris Hotel, 28-30 Harbour Street
Licensable activities Alcohol ON and OFF sales
Closing date 7.8.23
Link [Process: PR202306-91381 \(force.com\)](#)