

FOLKESTONE TOWN COUNCIL



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Date of Publication: 17th August 2023

AGENDA

Meeting: **Planning Committee**
Date: **Thursday 24th August 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 27th July 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. PLANNING APPLICATION 22/1856/FH AND 22/0855/FH

See attached email from Robert Allan, Principal Planning Officer at the District Council.

8. DATE OF NEXT MEETING

Thursday 28th September 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 27th July 2023 at the Town Council Offices, The Town Hall, 1-2 Guildhall Street, Folkestone.

PRESENT: Councillors Jackie Meade, Nicola Keen (Chair), Laura Davison, Christine Dickinson and John Renshaw.

ABSENT: Councillor Charlie Bain Smith

OFFICER PRESENT: Toni Brenchley (Deputy Town Clerk)

1. APOLOGIES FOR ABSENCE

There were no apologies for absence.

2. DECLARATIONS OF INTEREST

Councillor Laura Dickinson declared an interest in planning application 23/0687/FH.

3. PLANNING COMMITTEE MEETING 25th May 2023

The Committee was asked to receive the Minutes of the meeting of the Planning Committee held on 25th May 2023 and to authorise the Chair of the Committee to sign them as a correct record.

RESOLVED: That the Minutes of the meeting of the Planning Committee held on 25th May 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 John Renshaw

4. PLANNING APPLICATIONS

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
Comment	No objection
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.

Comment	Objection: The application is incomplete as there is no letter from MOTIS attached to the Planning Statement. Therefore, there is no evidence that the property has been marketed for 12 months.
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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
Comment	<p>Objection: 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).</p> <p>Objections raised in letters from KCC and Highways & Transport have not been addressed.</p> <p>The number of units are incorrect in a number of the documents, as per the Highways letter.</p> <p>It would appear under the new Ecological Assessment recommendations have been put forward and we would like to see these in any conditions attached.</p>

5. PREMISES LICENCE

Application no	PR202303-87894
Location	The Goods Yard Bar, Harbour Approach Road, Harbour Arm
Licensable activities	Alcohol OFF Sales
Closing date	1.8.23
Comment	No objection.
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

Comment No objection as long as OFF sales are to residents only,
as per the application.

6. LATE PLANNING APPLICATIONS

Application no 23/0855/FH
Location Flat 4, 17 Grimston Gardens
Proposal Replacement windows
Closing Date 17.8.23
Comment No objection.

Application no 23/1079/FH
Location Car Park Folkestone West Railway Station
Proposal Retrospective application for the change of use of part of
the station car park (Sui Generis use) to a farmers'
market (Use Class E(a)) for a period of 3 years.
Closing date 9.8.23
Comment No objection.

Application no 23/0989/FH
Location 35 Bradstone Avenue
Proposal Change of use from a single dwelling to a self-contained
lower ground/ground floor flat and upper-level maisonette
flat, and lower ground floor rear extension.
Closing date 10.8.23
Comment No objection subject to neighbours' comments.

Application no 23/114/FH/TCA
Location Land Adjoining 24 Grimston Gardens
Proposal Works to trees in a Conservation area comprising of 2 x
Holly (T1, T2) reduce height to bring in level with
hedgerow, 1 x Hedgerow (H1) prune to 2 metres in height
and by 0.5 metres laterally, pruned by 2 metres in section
overhanging pathway, 1 x Lawson's Cypress (H2) prune
0.5 metres laterally & 1 x Sycamore (T3) crown life by 1
metre.
Closing Date 18.8.23
Comment No objection subject to Tree Officer's views.

7. DATE OF NEXT MEETING Thursday 24th August 2023

The meeting concluded at 8.15pm

..... **Chair**

Georgina Wilson

From: Allan, Robert <Robert.Allan@folkestone-hythe.gov.uk>
Sent: 08 August 2023 14:53
To: Allan, Robert
Subject: FW: 22/1856/FH & 22/0855/FH
Attachments: cse_v_cmyk_e430424c-d0fc-4086-b476-7c15baf4f329.png; 2021top5_notforprofitbodylogo_bdc3507d-b701-43c0-a8ad-1952f1299a73.png; goldarmedforces_ade73d3f-7d9e-4cb2-8358-c3241f3db3e4.png; Folkestone Town Council Comments (1).pdf

From: Allan, Robert <Robert.Allan@folkestone-hythe.gov.uk>
Sent: Wednesday, June 28, 2023 5:34 PM
To: planning@folkestone-tc.gov.uk
Cc: Planning <Planning@folkestone-hythe.gov.uk>
Subject: 22/1856/FH & 22/0855/FH

Good evening,

I write in respect of the above applications, both at 88 Sandgate Road, Folkestone, CT20 2AA.

The comments of Folkestone Town Council raised objections regarding lack of parking and loss of commercial business, in relation to both the planning (22/0855/FH) and listed building consent (22/1856/FH) applications.

FHDC also had issues with the proposal from a listed building perspective and worked with the applicant to secure some positive improvements to the scheme in this regard, upon which you were consulted on 09 May. I have not received any comment upon these plans to date and wondered if comments had been made, but not received by me? I attach your earlier comments for convenience.

In respect of parking, under adopted parking standards, the outgoing use – a gym – has a parking demand of approximately 10/11 cars. The proposed use – three flats – has a parking demand of 3 cars. Consequently, in policy terms, there is a net reduction in parking demand of 7 vehicles. Further, being within the designated town centre, the nature of parking guidance is maximum and reduced, or even nil provision is encouraged in these areas, where the dwellings are located within walking distance of shops and services.

Turning to a loss of commercial use, policy RL2 protects secondary shopping frontage, which this property is within, at ground floor level, and allows for residential development on upper floors where it would enhance the vitality and viability of the centre and not lead to the loss of town centre uses or active frontages at street level, which the proposal does not.

With regard to the above, I would respectfully seek further comments from Folkestone Town Council on these applications.

Kind regards

Robert Allan
 Principal Planning Officer

T: 01303 853454

Agenda Item 7

Application no 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

Link [Planning Application: 22/1856/FH \(force.com\)](#)

Previous comment *Object – Lack of parking and loss of commercial business*

Application no 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

Link [Planning Application: 22/0855/FH \(force.com\)](#)

Previous comment *Object – Lack of parking and loss of commercial business*

FOLKESTONE TOWN COUNCIL

Planning Applications for the meeting of the Planning Committee on Thursday 24th August 2023 at 7pm

Application no	23/1159/FH
Location	31 Elventon Close
Proposal	Porch extension
Closing date	1.9.23
Link	Planning Application: 23/1159/FH (force.com)
Application no	23/1245/FH/TCA
Location	40 The Bayle
Proposal	Works to trees in a Conservation area comprising of T1 Budleigh remove to ground level, T2 Holm oak remove to ground level & T3 Shrub to be reduced in height by approx. 2 metres.
Closing date	1.9.23
Link	Planning Application: 23/1245/FH/TCA (force.com)
Application no	23/1085/FH
Location	36 Bathurst Road
Proposal	Resubmission of planning permission 22/2141/FH for the removal of conservatory and extensions to north and south elevations.
Closing date	5.9.23
Link	Planning Application: 23/1085/FH (force.com)
Application no	23/1162/FH
Location	77-79 Walton Road
Proposal	Sub-division and conversion of existing property & external alterations to form a separate dwelling with garden.
Closing date	6.9.23
Link	Planning Application: 23/1162/FH (force.com)