

Folkestone Town Council

Minutes of the Planning Committee Meeting held on Thursday 24th August 2023 at the Town Council Offices, The Town Hall, 1-2 Guildhall Street, Folkestone.

PRESENT: Councillors Charlie Bain Smith, Jackie Meade, Christine Dickinson and John Renshaw.

ABSENT:

OFFICER PRESENT: Georgina Wilson (Executive Assistant)

1. APOLOGIES FOR ABSENCE

Apologies received from Councillors Nicola Keen and Laura Davison due to holiday.

RESOLVED: To accept Cllr Nicola Keen and Cllr Laura Davison's apologies.

Proposed: Councillor Jackie Meade

Seconded: Councillor John Renshaw

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

2. DECLARATIONS OF INTEREST

Councillor Bain Smith had a personal interest in applications 22/1855/FH and 22/1856/FH, Sandgate Road and would abstain on any vote for these applications.

3. PLANNING COMMITTEE MEETING 27th July 2023

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

Proposed: Councillor Jackie Meade

Seconded: Councillor Charlie Bain Smith

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

4. PLANNING APPLICATIONS

Application no	23/1159/FH
Location	31 Elventon Close
Proposal	Porch extension
Closing date	1.9.23
Comment	No objection

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
 Comment The Committee object to the T2 Holm Oak removal to ground level, as no reason has been given and there is no report from the Tree Officer. This tree, although not protected, is in a conservation area and plays a large part in the character of the Bayle and specifically the pond area. The Committee have no objection to the removal of the T1 buddleia and the T3 shrub reduction.

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
 Comment No objection

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
 Comment Object, this application would exacerbate existing parking and traffic issues in this already oversubscribed CPZ. This application takes away one existing parking space and creates the need for another.

5. PREMISES LICENCE

Application number PR202308-92824
 Location Unit 4, The Regent Centre, Shearway Business Park
 Licensable activities Alcohol ON & OFF sales
 Closing date 15.9.23
 Comment No objection but the Committee recommends an annual review of compliance.

Application number PR202306-90938
Location Sweet Rendezvous, 5 Rendezvous Street
Licensable activities Alcohol ON sales ONLY
Closing date 14.9.23
Comment No objection

6. LATE PLANNING APPLICATIONS

Application number 23/1153/FH
Location 52 Langdon Road
Proposal Single storey rear extension with raised terrace and new vehicle crossover to front.
Closing Date 7.9.23
Comment No objection subject to the flat roof of the extension not becoming a roof terrace in the future. The Committee would be in support of a moss/living roof on the extension to offset the loss of the front garden.

Application number 23/0871/FH
Location 13 Castle Mews
Proposal Side and a rear extension, conversion of garage and alterations to existing garden and patio area
Closing Date 7.9.23
Comment No objection subject to neighbours' comments.

Application number 23/0838/FH
Location Rear of 120 Sandgate Road
Proposal Erection of a block of six 1 bedroom flats
Closing date 12.9.23
Comment Object, the Committee feels this application is far too over intensive and will be overbearing on surrounding residents and businesses. There are no outside amenities included in this application and will mean existing residents will be overlooked by this new building, existing residents will also be overshadowed and have reduced natural light. There are also no parking facilities which may be considered as unnecessary by the District Council as this is a Town Centre location, however the Committee feel that even in a Town Centre location, residents will still have cars and so require somewhere to park.

Application number 23/1129/FH
Location 112 Wear Bay Road
Proposal Erection of a new dwelling
Closing date 11.9.23
Comment No objection subject to neighbours' comments.

Application number 23/0896/FH
Location St Saviours Church, Canterbury Road
Proposal Listed Building Consent for the installation of 3 self-contained toilet cubicles.
Closing date 21.9.23
Comment No objection

7. PLANNING APPLICATION 22/1856/FH AND 22/0855/FH

RESOLVED: Object. Although the District Council suggest that as this is a second-floor property, it does not need to be actively marketed for 12 months prior to a change of use, the Committee believes it should still be actively marketed for 12 months prior to a change of use, especially as commercial property is scarcer along Sandgate Road. Comments made via the District Council's Planning Portal should be taken into consideration. This change of use will create a parking demand of at least three permanent spaces instead of the short time parking currently required. The Committee also feel this application is over intensive for the building.

PROPOSED: Councillor Jackie Meade
SECONDED: Councillor Christine Dickinson
Voting: F;3, Ag;0, Ab:1

8. DATE OF NEXT MEETING
Thursday 28th September 2023

The meeting concluded at 8.35pm

..... Chair