

FOLKESTONE TOWN COUNCIL



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AGENDA

Meeting: **Planning Committee**
Date: **Thursday 28th September 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. **APPOINTMENT OF CHAIR**
Due to Councillor Keen no longer being a Committee member, a new Chair is required.
3. **DECLARATIONS OF INTEREST**
To receive any declarations of either personal or prejudicial interest that Members may wish to make.
4. **MINUTES**
To receive the Minutes of the meeting of the Planning Committee held on 24th August 2023 and authorise the Chair of the Committee to sign them as a correct record.

5. PLANNING APPLICATIONS

(See attached list)

6. PREMISES LICENCES

7. LATE PLANNING APPLICATIONS

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

8. DATE OF NEXT MEETING

Thursday 26th October 2023

Councillors on Committee:

Councillor Christine Dickinson
Councillor Charles Bain Smith
Councillor Laura Davison
Councillor John Renshaw
Councillor Lucy McGirr
Councillor Jane Darling

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 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

FOLKESTONE TOWN COUNCIL

Planning Applications for the meeting of the Planning Committee on Thursday 28th September 2023 at 7pm

Application no	23/1295/FH
Location	Unit C14, Pent Road, Shearway Business Park
Proposal	Installation of externally located liquid nitrogen vessel.
Closing date	3.10.23
Link	Planning Application: 23/1295/FH (force.com)
Application no	23/0844/FH
Location	189 & 191 Sandgate Road
Proposal	Erection of a three-storey rear extension, together with the enlargement of the existing fourth floor dormer windows and other external alterations, to provide a total of 20 self-contained flats.
Closing date	12.10.23
Link	Planning Application: 23/0844/FH (force.com)
Application no	23/1268/FH
Location	Dorlands, 42 Coolinge Lane
Proposal	Works to trees the subject of TPO 11 of 2015 – fell to ground 1 dead larch.
Closing date	2.10.23
Link	Planning Application: 23/1268/FH (force.com)
Application no	23/1316/FH
Location	5 Searle Grove
Proposal	Subject of TPO No. 8 of 2016 – T1 and T2 birch trees to reduce by 3 metres in height and 1 -2 metres in lateral spread.
Closing date	4.10.23
Link	Planning Application: 23/1316/FH (force.com)
Application no	23/1249/FH
Location	10 Grimston Avenue
Proposal	Replacement of most of the existing uPVC windows and all of the existing timber framed windows which are not leaded with new uPVC framed windows, restoration of stained glass and leaded windows and side kitchen doors.
Closing date	19.10.23
Link	Planning Application: 23/1249/FH (force.com)
Application no	23/1314/FH
Location	Arnside, Crete Road West
Proposal	Side, rear and first floor extension and the accompaniment of roof-lights.

Closing date 5.10.23
Link [Planning Application: 23/1314/FH \(force.com\)](#)

PREMISES

Application no PR202307-92091
Address The Potting Shed. 34 Rendezvous Street
Licensable activities To add Alcohol OFF sales 11:00 – 22:00 and an additional hour of Alcohol On sales 11:00 – 11:59

Closing date 2.10.23
Link [Process: PR202307-92091 \(force.com\)](#)

Application no PR202306-90546
Addresss Portenio, HS6a Harbour Approach Road, Folkestone Harbour Arm

Licensable activities Alcohol ON & OFF sales
Closing date 13.10.23
Link [Process: PR202306-90546 \(force.com\)](#)