

# FOLKESTONE TOWN COUNCIL



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## AGENDA

Meeting: **Planning Committee**  
Date **Thursday 26<sup>th</sup> October 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 28<sup>th</sup> September 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 30<sup>th</sup> November 2023

**Councillors on Committee:**

Councillor Christine Dickinson

Councillor Charles Bain Smith, Chair

Councillor Laura Davison

Councillor John Renshaw, Vice Chair

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 28<sup>th</sup> September 2023 at the Town Council Offices, The Town Hall, 1-2 Guildhall Street, Folkestone.**

**PRESENT:** Councillors Charlie Bain Smith, Jane Darling, Laura Davison, Christine Dickinson, Lucy McGirr and John Renshaw.

**ABSENT:**

**OFFICER PRESENT:** Liz Timmins (Communities and Grants Officer)

**1. APOLOGIES FOR ABSENCE**

No apologies were received.

**2. APPOINTMENT OF CHAIR**

**RESOLVED:** To appoint Councillor Charlie Bain Smith as Chair for 2023/24.

Proposed: Councillor Laura Davidson

Seconded: Councillor Jane Darling

Voting: F:5, Ag:0, Ab:0

**3. DECLARATIONS OF INTEREST**

Councillor Charlie Bain Smith declared a personal interest in application 23/1249/FH 10 Grimston Avenue.

Proposed: Councillor John Renshaw

Seconded: Councillor Jane Darling

Voting: F:5, Ag:0, Ab:0

**4. PLANNING COMMITTEE MEETING 24<sup>th</sup> August 2023**

The Committee was asked to receive the Minutes of the meeting of the Planning Committee held on 24<sup>th</sup> August 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 24<sup>th</sup> August 2023 be received and that the Chair of the meeting be authorised to sign them as a correct record.

Proposed: Councillor John Renshaw

Seconded: Councillor Charlie Bain Smith

Voting: F:3, Ag:0, Ab:3

Councillors Laura Davison, Lucy McGirr and Jane Darling abstained as they were not present at the meeting.

**5. PLANNING APPLICATIONS**

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
Comment	No Objection
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
Comment	No Objection
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
Comment	No Objection – subject to the views of the Tree Officer
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
Comment	No Objection – subject to the views of the Tree Officer
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
Comment	Object – UPVC proposed would alter the character of the building and therefore the conservation area.
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
Comment	Object – out of character and overbearing on the immediate private gardens of neighbours' properties.

## 6. PREMISES LICENCE

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
Comment	No Objection
Application no	PR202306-90546
Address	Portenio, HS6a Harbour Approach Road, Folkestone Harbour Arm
Licensable activities	Alcohol ON & OFF sales
Closing date	13.10.23
Comment	No Objection

## 7. LATE PLANNING APPLICATIONS

Application number	23/1394/FH/TCA
Location	11-15 Church Street
Proposal	Works to trees in a Conservation are comprising of F1- Fig cut back regrowth to give a 1metres clearance from fence, T1-T6 six Sycamore crown reduction all around by 3metres.
Closing Date	13.10.23
Comment	No Objection

Application number	23/1365/FH
Location	Cosy Corner, Charles Crescent
Proposal	Garage conversion and raised roof to form home study
Closing Date	13.10.23
Comment	No Objection

Application number	23/1364/FH
Location	259 Dover Road
Proposal	Enlarged front and rear dormers to replace existing.
Closing Date	12.10.23
Comment	No Objection

Application number	23/1369/FH
Location	40 Earls Avenue
Proposal	Proposed erection of a two-storey extension to create two further flats, following the removal of the existing garage & store.
Closing Date	26.10.23
Comment	No Objection

Application number	23/1482/FH/TCA
Location	Rear of Flat 1, 42 Rendezvous Street
Proposal	Removal of Sycamore tree situated in a Conservation area
Closing Date	16.10.23

Comment	No Objection – Subject to the views of the tree officer, members would like a replacement tree to be considered.
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#### **PREMISES LICENCE**

Application number	PR202309-94274
Address	Marleys, 2-4 South Street
Licensable activities	To amend alcohol ON sales timings to: Monday-Closed. Tuesday-Friday: 12:00 – 22:30. Saturday: 09:30-22:30. Sunday: 09:30-15:30. To remove Late Night Refreshment. To amend opening hours and recorded music to: Monday-Closed. Tuesday-Friday: 12:00 – 23:00. Saturday: 09:30-23:00. Sunday: 09:30-16:00
Closing Date	21.10.23
Comment	No Objection

**8. DATE OF NEXT MEETING**  
Thursday 26<sup>th</sup> October 2023

The meeting concluded at 9pm

..... **Chair**

## FOLKESTONE TOWN COUNCIL

Planning Applications for the meeting of the Planning Committee on Thursday 26<sup>th</sup> October 2023 at 7pm

Application no	23/1563/FH
Location	29 Boscombe Road
Proposal	Conversion of existing garage into outbuilding containing utility, WC and home office.
Closing date	6.11.23
Link	<a href="#">Planning Application: 23/1563/FH (site.com)</a>
Application no	23/1549/FH
Location	41 Wear Bay Road
Proposal	Rear single-storey ground floor extension
Closing date	3.11.23
Link	<a href="#">Planning Application: 23/1549/FH (site.com)</a>
Application no	23/1390/FH
Location	17 Rossendale Road
Proposal	Single storey side & rear extension
Closing date	3.11.23
Link	<a href="#">Planning Application: 23/1390/FH (site.com)</a>
Application no	23/1463/FH
Location	46 Cherry Garden Avenue
Proposal	Demolition of garage and erection of two-storey side extension with rooflights. Part removal of existing masonry entrance and erection of timber boundary fence and gate.
Closing date	3.11.23
Link	<a href="#">Planning Application: 23/1463/FH (site.com)</a>
Application no	23/1271/FH
Location	23 Broadfield Road
Proposal	Division of semi-detached house into 2 separate houses, conversion of existing side garage with additional storey above and single storey rear ground floor extension.
Closing date	2.11.23
Link	<a href="#">Planning Application: 23/1271/FH (site.com)</a>

Application no	23/1512/FH/PA
Location	Julian Court, Julian Road
Proposal	Determination as to whether the prior approval of the Local Planning Authority is required under schedule 2, part 20 class A (General permitted development order 2015) for the enlargement of a block of flats by enlargement of a block of flats by construction of an additional storey for 1, 2-bedroom apartment.
Closing date	2.11.23
Link	<a href="#">Planning Application: 23/1512/FH/PA (site.com)</a>
Application no	23/1514/FH
Location	12 Copthall Gardens
Proposal	Proposed double-storey rear extension to provide increased facilities to existing apartments complete with enlarged dormer and balcony to 2nd floor apartment
Closing date	1.11.23
Link	<a href="#">Planning Application: 23/1514/FH (site.com)</a>
Application no	23/1524/FH/GDP
Location	76 Downs Road
Proposal	Notification under the Town and Country Planning (General Permitted Development) (England) Order 2015 for the erection of a single storey, flat roof extension.
Closing date	6.11.23
Link	<a href="#">Planning Application: 23/1524/FH/GPD (site.com)</a>
Application no	23/1605/FH
Location	Folkestone Library, 2 Grace Hill
Proposal	Retrospective application to install 6 No CCTV cameras
Closing date	16.11.23
Link	<a href="#">Planning Application: 23/1605/FH (site.com)</a>
Application no	23/1517/FH
Location	Folkestone Harbour Putters Mini Golf, Harbour Approach Road
Proposal	Temporary playground for 8 years
Closing date	8.11.23
Link	<a href="#">Planning Application: 23/1517/FH (site.com)</a>
Application no	23/1330/FH
Location	44A Dover Road
Proposal	Conversion and alterations to existing garage unit (use class B2) to create 1no. 2 bedroom apartment with associated parking and external amenity space.
Closing date	8.11.23
Link	<a href="#">Planning Application: 23/1330/FH (site.com)</a>



Application no	23/1599/FH
Location	224 Dover Road
Proposal	Erection of first floor front and side extension together with loft conversion and rear dormer
Closing date	8.11.23
Link	<a href="#">Planning Application: 23/1599/FH (site.com)</a>

Application no	23/1585/FH
Location	Tyre Fix, 113-115 Cheriton High Street
Proposal	Single storey extension with addition of steps to the front
Closing date	7.11.23
Link	<a href="#">Planning Application: 23/1585/FH (site.com)</a>