

FOLKESTONE TOWN COUNCIL



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AGENDA

Meeting: **Planning Committee**
Date **Tuesday 19th December 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.

Toni Brenchley

Mrs Toni Brenchley
Acting 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 26th October 2023 and authorise the Chair of the Committee to sign them as a correct record.
4. **REVIEW OF TERMS OF REFERENCE**
Updated Terms of Reference attached for approval as per the Resolution from Community Services Committee on 3rd October 2023.
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. KENT FLOOD RISK MANAGEMENT STRATEGY 2024-2034

KCC have drafted a new Local Strategy for Flood Risk Management, it is open for consultation from 22nd November to 30th January 2024. It can be viewed at www.kent.gov.uk/localfloodrisk and comments should be emailed to flood@kent.gov.uk or complete the online questionnaire.

9. DATE OF NEXT MEETING

Thursday, 25th January 2024

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 26th October 2023 at the Town Council Offices, The Town Hall, 1-2 Guildhall Street, Folkestone.

PRESENT: Councillors Charlie Bain Smith (arrived late), Jane Darling, Laura Davison, Christine Dickinson, Lucy McGirr and John Renshaw.

ABSENT:

OFFICER PRESENT: Vicky Deakin (Communities & Events Officer)

1. APOLOGIES FOR ABSENCE

No apologies were received.

2. DECLARATIONS OF INTEREST

There were no declarations.

3. PLANNING COMMITTEE MEETING 28th September 2023

The Committee was asked to receive the Minutes of the meeting of the Planning Committee held on 28th September 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 28th September 2023 be received and that the Chair of the meeting be authorised to sign them as a correct record.

Proposed: Councillor Christine Dickinson

Seconded: Councillor Lucy McGirr

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

4. PLANNING APPLICATIONS

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

Comment No objection

Application no	23/1549/FH
Location	41 Wear Bay Road
Proposal	Rear single-storey ground floor extension
Closing date	3.11.23
Comment	No objection

Application no	23/1390/FH
Location	17 Rossendale Road

Proposal	Single storey side & rear extension
Closing date	3.11.23
Comment	No objection
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
Comment	No objection
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
Comment	No objection in principle however the Committee were concerned regarding parking availability and the affect of second floor windows/office or side elevation overlooking neighbours and unnecessarily bulky windows. There was concern that uPVC windows and the overall design is not in keeping with other properties.
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
Comment	Object, this is an additional unit that requires additional planning permission with consideration in relation to neighbouring properties, parking and fire safety.
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
Comment	Object, could have an overbearing affect on light and privacy of adjoining property.
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
Comment	No objection
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
Comment	No objection
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
Comment	No objection however the Committee would like assurance that timber comes from sustainable forest sources.
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
Comment	Object due to creating a dwelling with no natural light or ventilation in the main living spaces.
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
Comment No objection

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
Comment No objection

5. PREMISES LICENCE

None were received.

6. LATE PLANNING APPLICATIONS

None were received.

7. DATE OF NEXT MEETING

Thursday 30th November 2023

The meeting concluded at 9.30pm.

..... **Chair**

FOLKESTONE TOWN COUNCIL

Planning Applications for the meeting of the Planning Committee on Thursday 19th December 2023 at 7pm

Application no	23/1786/FH
Location	189 Shorncliffe Road
Proposal	Single storey rear extension replacing existing conservatory
Closing date	20.12.23
Link	Planning Application: 23/1786/FH (site.com)
Application no	23/1838/FH/TCA
Location	Augusta Gardens, Open Gardens, Fronting Sandgate Road
Proposal	Remedial work to be carried out on mature Beech tree (T1) remove two remaining branches either side of break and situated in a Conservation Area.
Closing date	20.12.23
Link	Planning Application: 23/1838/FH/TCA (site.com)
Application no	23/1704/FH
Location	1-40 & 42-88 Craufurd Green
Proposal	Installation of external insulation
Closing date	20.12.23
Link	Planning Application: 23/1704/FH (site.com)
Application no	23/1798/FH
Location	Lower Works, Cherry Garden Lane
Proposal	Change of use of existing workshop to office to include a two storey and single storey extension to the north and a single storey extension to the east side of the building. Demolition of White Lodge and associated works.
Closing date	21.12.23
Link	Planning Application: 23/1798/FH (site.com)
Application no	23/1737/FH
Location	29 Westbourne Gardens
Proposal	Conversion of existing conservatory into a habitable space
Closing date	22.12.23
Link	Planning Application: 23/1737/FH (site.com)
Application no	23/1703/FH
Location	Flat 3, 58 Earls Avenue
Proposal	Replacement of lower panes to ground floor front bay window, leaving the stained glass panes as they are and repair to stonework surround.
Closing date	4.1.24

Link	Planning Application: 23/1703/FH (site.com)
Application no	23/1330/FH
Location	2A St Michaels Street
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	19.12.23
Link	Planning Application: 23/1330/FH (site.com)
Previous comment	<i>Object due to creating a dwelling with no natural light or ventilation in the main living spaces.</i>
Application no	23/1706/FH
Location	Flat 1, 20 Clifton Gardens
Proposal	Single storey rear extension including changes to fenestration, replacing a window with a door adjacent to the proposed works.
Closing date	4.1.24
Link	Planning Application: 23/1706/FH (site.com)
Application no	23/1718/FH
Location	229 Dover Road
Proposal	Demolition of existing extension and erection of a single storey ground floor rear extension and outbuilding.
Closing date	27.12.23
Link	Planning Application: 23/1718/FH (site.com)
Application no	23/1849/FH
Location	134A Sandgate Road
Proposal	Change of use & conversion of upper floor offices into three self-contained flats & associated alterations.
Closing date	27.12.23
Link	Planning Application: 23/1849/FH (site.com)
Application no	23/1864/FH
Location	134A Sandgate Road
Proposal	Listed Building Consent for change of use & conversion of upper floor offices into three self-contained flats & associated alterations.
Closing date	27.12.23
Link	Planning Application: 23/1864/FH (site.com)
Application no	
Location	
Proposal	
Closing date	
Link	

FOLKESTONE TOWN COUNCIL



TERMS OF REFERENCE

Planning Committee

1. To exercise the Town Council's right under the Town and Country Planning Act 1990 to be notified of planning applications and Orders affecting the Folkestone Town area by:
 - a) Considering all such applications and Orders.
 - b) Attending site meetings arranged by the Committee or the Planning Authority.
 - c) Submitting comments direct to the Planning Authority, considering the Planning Authority's decisions or, where appropriate noting the date an application is referred to the Secretary of State.
 - d) Where appropriate, seek Section 106 or CIL agreements for new developments to encourage planning gain as a method of benefiting the community.
2. To consider all Enforcement Notices and Appeals in relation to planning applications in the Folkestone Town area and comment directly to the relevant authority as appropriate.
3. To consider and respond directly on all consultations relating to Local, Regional and Structure Plans.
4. To exercise the powers and duties of the Town Council on all Highways (Planning) matters.
5. To prepare and submit to the Town Council proposals for a transport strategy for Folkestone.
6. To exercise the interests of the Town Council in the consultation process under Section 5(3)(e) of the Licensing Act 2003 with regard to the formulation of a licensing policy for licensable activities (the sale by retail of alcohol, the provision of regulated entertainment and the provision of late night refreshment).
7. To exercise the interests of the Town Council in the consultation process under Section 158(e) of the Gambling Act 2005 with regard to the issue of licences.
8. To exercise the powers and interest of the Town Council on applications regarding Street Furniture and Occasional Theatre licences and Street Trading Consents.
9. To consider and make recommendations on issues concerning the Local Plan and plans for the Council and town future strategies.
10. To prepare budgetary forecasts, where necessary, on any of the above activities for inclusion in the Town Council's budget for the following financial year and submit these to the Finance and General Purposes Committee in the Autumn to calculate the precept for the ensuing year.
11. To consider and make recommendations to the Council on any changes to these terms of reference that might be required to enable the committee to adapt to changing circumstances and be better prepared to carry out its mission.
12. To exercise the powers and duties of the Town Council on the following highways and transportation matters:

- a) Policy procedure and legislation
- b) Road traffic regulation and enforcement
- c) Highways management and maintenance
- d) Parking
- e) Road signs and signposting, including street naming
- f) Footway and street lighting
- g) Traffic orders
- h) Traffic calming measures