

# FOLKESTONE TOWN COUNCIL



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## AGENDA

Meeting: **Planning Committee**  
Date **Thursday 28<sup>th</sup> March 2024**  
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.

**Mrs Toni Brenchley**  
**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 29<sup>th</sup> February 2024 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.

## 8. DATE OF NEXT MEETING

Thursday, 25<sup>th</sup> April 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 29<sup>th</sup> February 2024 at the Town Council Offices, The Town Hall, 1-2 Guildhall Street, Folkestone.

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

**ABSENT:**

**OFFICER PRESENT:** Georgina Wilson (Corporate Support Officer)

**1. APOLOGIES FOR ABSENCE**

Apologies were received from Councillor Lucy McGirr.

**2. DECLARATIONS OF INTEREST**

Cllr Bain Smith declared a personal interest in 24/0155/FH.

**3. PLANNING COMMITTEE MEETING 19<sup>th</sup> December 2023**

The Committee was asked to receive the Minutes of the meeting of the Planning Committee held on 19<sup>th</sup> December 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 19<sup>th</sup> December 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 Christine Dickinson

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

**4. PLANNING APPLICATIONS**

Application no	23/1976/FH
Location	4 Earlscliffe Mews, Shornclyffe Road
Proposal	Replacement of wooden double-glazed rear French doors with R9 UPVC equivalent
Closing date	14.3.24
Comment	Object due to being in a conservation area and this will adversely affect the character of the area.

Application no	24/0131/FH
Location	Flat F, 35 Grimston Avenue
Proposal	Installation of access rooflight and balcony at roof level.
Closing date	14.3.24
Comment	No objection

Application no	24/0008/FH
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Location	145-147 Dover Road
Proposal	Removal of existing external staircase and close entrance to allow full height window light. Extending the existing external staircase landing and creating a new entrance. No change to ground floor.
Closing date	6.3.24
Comment	Object due to the amenity to the adjacent property, number 147a, being adversely affected.
Application no	24/0149/FH
Location	The Southcliffe Hotel, 22- 26 The Leas
Proposal	New roof finishes to front, top and side sections of main roof and replacement of dormer window surrounds.
Closing date	14.3.24
Comment	Object, the current roof coverings do not have list building consent and nor do the replacement fenestration and UPVC, the obligation to apply for listed building consent is with the building, not the owner. The roof should be reinstated to a slate roof, as it originally was. These works should be carried out quickly to prevent further damage from occurring. The proposed roof tiles would be too heavy for the roof structure and is not in keeping with the surrounding area.
Application no	24/0148/FH
Location	The Southcliffe Hotel, 22- 26 The Leas
Proposal	Listed Building Consent for new roof finishes to front, top and side sections of main roof and replacement of dormer window surrounds.
Closing date	6.3.24
Comment	As per 24/0149/FH: Object, the current roof coverings do not have list building consent and nor do the replacement fenestration and UPVC, the obligation to apply for listed building consent is with the building, not the owner. The roof should be reinstated to a slate roof, as it originally was. These works should be carried out quickly to prevent further damage from occurring. The proposed roof tiles would be too heavy for the roof structure and is not in keeping with the surrounding area.
Application no	24/0027/FH
Location	20-22 Rendezvous Street

Proposal	Sub-division of existing shop space into 6 smaller units including new entrances.
Closing date	21.3.24
Comment	No information available
Application no	24/0074/FH
Location	167 Wear Bay Road Retrospective application for a new roof over existing attached habitable space
Proposal	Retrospective application for a new roof over existing attached habitable space.
Closing date	8.3.24
Comment	No objection
Application no	240048/FH
Location	1 Paddock Mews, Paddock Close
Proposal	Works to tree the subject of TPO No. 08 T22 Copper Beech reduce the upper most canopy by 2 metres & the laterals by 1 metre.
Closing date	7.3.24
Comment	Object, insufficient information provided.
Application no	24/0108/FH
Location	Rear Of 120 Sandgate Road
Proposal	Proposed new residential block of flats providing 2 No. one-bedroom flats and 2 No. two-bedroom flats.
Closing date	21.3.24
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 and there is no safe pedestrian access.
Application no	24/0155/FH
Location	13 Trinity Road
Proposal	Single-storey rear extension
Closing date	12.3.24

Comment	No objection
Application no	24/0055/FH
Location	Former Folkestone Youth Centre, Shepway Close
Proposal	Erection of a cycle store (alternative location to that approved under Y18/1529/FH).
Closing date	13.3.24
Comment	No objection
Application no	24/0085/FH
Location	Ground Floor Business Premises, 49 Bouverie Road West
Proposal	Retrospective application for new fascia and shop front.
Closing date	21.3.24
Comment	Object, this is detrimental to the character of the conservation area in form and material. A design closer to the original should be considered.
Application no	23/1895/FH
Location	67 Broadmead Road
Proposal	Single-storey side-return extension with skylights and additional skylights to roof. Partial removal of existing party wall and fence and erection of new brick party wall.
Closing date	13.3.24
Comment	No objection subject to the skylights either being omitted or changed to ensure there is no loss of amenity to neighbours and the overlooking is eliminated.
Application no	24/0221/FH
Location	167 Shorncliffe Road
Proposal	Notification under the Town and Country Planning (General Permitted Development) (England) Order 2015 for the erection of a single storey extension.
Closing date	14.3.24
Comment	No information.

## 5. PREMISES LICENCE

None were received.

## 6. LATE PLANNING APPLICATIONS

Application number	24/0252/FH/TCA
Location	Merchants Place, Rendezvous Street

Proposal	Works to trees in a Conservation area comprising of Conifer hedge height reduction to 4.5m & trim back both sides.
Closing Date	15.3.24
Comment	No objection
Application number	24/0178/FH
Location	13 Trimworth Road
Proposal	Single-storey side-return extension including partial removal of existing party wall fence and erection of new brick party wall. Addition of 3 rooflights, bi-fold doors and oriel window.
Closing Date	18.3.24
Comment	No objection subject to neighbour's comments and the rooflights not being detrimental to the neighbouring property.
Application number	24/0092/FH
Location	Folkestone Prime Court, 9 Trinity Crescent
Proposal	Conversion of rooms on first floor to 2 self-contained one-bedroom flats.
Closing Date	28.3.24
Comment	No objection to the principal of this application, however the proposed arrangement requires more thought, as from the bedroom a fire escape would be through the kitchen, which is not appropriate.

**7. DATE OF NEXT MEETING**  
Thursday, 28<sup>th</sup> March 2024

The meeting concluded at 8.30pm.

..... **Chair**

## FOLKESTONE TOWN COUNCIL

Planning Applications for the meeting of the Planning Committee on Thursday 28<sup>th</sup> March 2024 at 7pm

Application no 24/0027/FH  
Location 20-22 Rendezvous Street  
Proposal Subdivision of existing shop space into 6 smaller units including new entrances.  
Closing date 11.4.24  
Link [Planning Application: 24/0027/FH \(site.com\)](#)

Application no 24/0380/FH/PA  
Location 31 Black Bull Road  
Proposal Determination as to whether the prior approval of the Local Planning Authority is required under Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for the conversion of the ground floor flat business premises and first floor flat to a single dwelling house.  
Closing date 3.4.24  
Link [Planning Application: 24/0380/FH/PA \(site.com\)](#)

Application no 24/0186/FH  
Location 46 Cherry Garden Avenue  
Proposal Erection of partial single/two storey side extension, single storey rear extension following partial demolition of existing garage. Replacement of existing porch, and erection of 1.5 metre timber fence to front boundary.  
Closing date 8.4.24  
Link [Planning Application: 24/0186/FH \(site.com\)](#)

Application no 24/0227/FH  
Location 60 Wear Bay Road  
Proposal Single storey front extension with balcony, first floor side extension, two storey rear extension and external alterations to fenestration and materials.  
Closing date 8.4.24  
Link [Planning Application: 24/0227/FH \(site.com\)](#)

Application no 24/0299/FH  
Location McDonalds Restaurant Ltd, Cheriton High Street  
Proposal Installation of four rapid electric vehicle charging stations and ancillary equipment within the car park. Six existing parking spaces will become EV charging bays.  
Closing date 9.4.24  
Link [Planning Application: 24/0299/FH \(site.com\)](#)

Application no 24/0213/FH  
Location 31 Tontine Street  
Proposal Conversion of 1No. existing apartment on upper floors to 3No. 1-bedroom/1-person apartments (1No. unit per floor) with internal alterations on all levels and changes to ground floor building frontage  
Closing date 9.4.24  
Link [Planning Application: 24/0213/FH \(site.com\)](#)

Application no 24/0059/FH  
Location Ground Floor Flat, 15 Copthall Gardens  
Proposal Retrospective installation of a replacement staircase to reinstate access from ground floor flat to the roof garden.  
Closing date 9.4.24  
Link [Planning Application: 24/0059/FH \(site.com\)](#)