

FOLKESTONE TOWN COUNCIL



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AGENDA

Meeting: **Planning Committee**
Date: **Thursday 30th May 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. **APPOINTMENT OF CHAIR**
To appoint a Chair of the Planning Committee for the 2024/25 municipal year.
3. **APPOINTMENT OF VICE CHAIR**
To appoint a Vice Chair for the Committee for the 2024/25 municipal year.
4. **DECLARATIONS OF INTEREST**
To receive any declarations of either personal or prejudicial interest that Members may wish to make.
5. **MINUTES**
To receive the Minutes of the meeting of the Planning Committee held on 25th April 2024 and authorise the Chair of the Committee to sign them as a correct record.

6. PLANNING APPLICATIONS

(See attached list)

7. PREMISES LICENCES

8. LATE PLANNING APPLICATIONS

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

9. DATE OF NEXT MEETING

Thursday, 27th June 2024

Councillors on Committee:

Councillor Charles Bain Smith

Councillor Bridget Chapman

Councillor Jane Darling

Councillor Laura Davison

Councillor Christine Dickinson

Councillor John Renshaw

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 25th April 2024 at the Town Council Offices, The Town Hall, 1-2 Guildhall Street, Folkestone.

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

ABSENT:

OFFICER PRESENT: Georgina Wilson (Corporate Support Officer) and Jennifer Griffin (Administration Officer)

1. APOLOGIES FOR ABSENCE

Apologies were received from Councillor Jane Darling and Lucy McGirr.

2. DECLARATIONS OF INTEREST

Laura Davison declared a personal interest in 23/2021/FH.

3. PLANNING COMMITTEE MEETING 28th March 2024

The Committee was asked to receive the Minutes of the meeting of the Planning Committee held on 28th March 2024 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 March 2024 be received and that the Chair of the meeting be authorised to sign them as a correct record.

Proposed: Councillor Christine Dickinson

Seconded: Councillor John Renshaw

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

4. PLANNING APPLICATIONS

Application no	23/2069/FH
Location	8 & 10 Trinity Crescent
Proposal	Erection of a single storey rear extension to the lower ground floor of 8 & 10 Trinity Crescent
Closing date	29/04/2024
Comment	No Objection
Application no	24/0432/FH/TCA
Location	47 Earls Avenue
Proposal	Works to trees situated in a Conservation area comprising of CR Conifer reduce by 2/3 metres in height and 0.3 metres laterally, PH Privet Hedge remove, C1, C2, C3, C4, C5, C6 & C7 Conifer's fell
Closing date	29/04/2024

Comments	Object, the privet hedge is a benefit to wildlife, is a general amenity to the local area and should not be completely removed. Works to reduce the height of the conifers to reduce shading is understood, however there was insufficient evidence to judge if the reduction is necessary. Any work should be completed outside of the nesting season.
Application no	24/0008/FH
Location	145-147 & 147A 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	30/04/2024
Comment	Object – due to the amenity to the adjacent property, number 147a, being adversely affected.
Application no	24/0308/FH
Location	3 Julian Road
Proposal	Replacement Garage
Closing date	30/04/2024
Comment	Object – There is insufficient detail regarding the adjoining property to judge loss of reasonable privacy to or from the property and the materials are not in the general character of the area. It is not clear what the use of the garage will be once the work is completed.
Application no	24/0336/FH
Location	Clifton Hotel, 1-6 Clifton Gardens
Proposal	Replacement windows to first floor
Closing date	30/04/2024
Comment	Object – UPVC is not recyclable and is not appropriate in a conservation area, especially when there are long lasting timber alternatives.
Application no	24/0405/FH
Location	212 Shorncliffe Road
Proposal	Single storey rear extension, front porch extension and loft conversion with rear dormer extension and roof windows to the front pitched roof
Closing Date	01/05/2024
Comment	No Objection

Application no	24/0425/FH
Location	27 Postling Road
Proposal	Single storey side extension and loft conversion
Closing date	02/05/2024
Comment	No Objection
Application no	24/0390/FH
Location	Strawberry Cottage, Ashley Avenue
Proposal	Formation of a new vehicular access onto a classified road
Closing date	06/05/2024
Comment	Object – We are in complete agreement with the KCC Highways comments and can see the value in the narrow pavement that currently exists and feel that the small amenity area on the pavement, should be kept.
Application no	24/0505/FH
Location	Former Rotunda Amusement Park, Plots F1, F2, G1, G2 and H, Marine Parade
Proposal	Approval of reserved matters (layout, access, scale, appearance, and landscaping) of Phases 5 and Phase 6 comprising Plots F1, F2, G1, G2, and H and the harbour public realm for the erection of residential dwellinghouses, commercial space, associated car and cycle parking, landscaping, playspace, public realm and associated services, amenities and plant and the discharge of conditions 8 (public open space), 9 (water use) 20 (biodiversity) and 21 (wind flow mitigation), pursuant to S73 outline planning permission Y17/1099/SH.
Closing date	06/05/2024
Comment	The Committee felt a decision could not be made at this meeting due to the size of the application, a briefing with the planners is planned for 6 th June, a comment will be made by the Planning Committee after this.
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 business premises and first floor flat to a single dwelling house
Closing date	07/05/2024

Comment	Consent required but there is no objection.
Application no	24/0283/FH/PA
Location	29 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 business premises and first floor flat to a single dwelling house
Closing date	07/05/2024
Comment	Consent required but there is no objection.
Application no	24/0482/FH
Location	Flat A 14 Connaught Road
Proposal	Conversion of two storey maisonette into two self-contained flats
Closing date	09/05/2024
Comment	Object – We note the efforts made to resolve the daylight issues however, this has resulted in an increase in overlooking at the front and proposed shared outdoor space at the rear of the property. There will be an increase in pressure on parking. This property could be retained as a two-storey maisonette.

5. PREMISES LICENCE

None were received.

6. LATE PLANNING APPLICATIONS

Application number	24/0572/FH/PA
Location	129 Black Bull Road
Proposal	Application to determine if prior approval is required for a proposed change of use from commercial, business and service (Use Class E) to mixed use with first floor flat (Use Class C3)
Closing Date	13/05/2024
Comment	Prior approval is required but there is no objection
Application number	24/0453/FH
Location	1 Phillip Road
Proposal	Single storey rear extension
Closing Date	13/05/2024
Comment	No Objection
Application number	24/0460/FH

Location	5 Herdson Road
Proposal	Single storey rear extension, replacement porch, conversion of garage to habitable accommodation, conversion of roof space to bedroom including rooflights and dormer window, removal of chimney stack and relocation of driveway including external works including replacement windows and re-rendering the existing house.
Closing Date	14.5.24
Comment	No Objection
Application number	24/0480/FH
Location	Three Hills Sports Park
Proposal	The provision of 3no. padel tennis courts to replace the existing multi-use games area (MUGA), including flood lighting & canopy over.
Closing Date	14.5.24
Comment	No Objection
Application number	23/2021/FH
Location	8 The Old High Street
Proposal	The erection of new flat roof shared garden room and 2 nos. of flat roof terraces
Closing Date	23.5.24
Comment	No Objection

7. DATE OF NEXT MEETING
Thursday, 30th May 2024

The meeting concluded at 8:45pm.

..... Chair

FOLKESTONE TOWN COUNCIL

Planning Applications for the meeting of the Planning Committee on Thursday 30th May 2024 at 7pm

Application no 24/0470/FH
Location 5 - 6 Pelham Gardens
Proposal Change of use from Class C2 residential care home to sui generis house in multiple occupation (HMO) with 23 rooms for up to 24 persons
Closing date 06/06/2024
Link [Planning Application: 24/0470/FH \(site.com\)](#)

Application no 24/0232/FH
Location Flat C, 98 Bouverie Road West
Proposal Replacement of windows from timber to UPVC at the front elevation
Closing date 07/06/2024
Link [Planning Application: 24/0232/FH \(site.com\)](#)

Application no 24/0226/FH
Location Land adjoining, 6 West Cliff Gardens
Proposal Erection of a five-storey block of four self-contained flats
Closing date 11/06/2024
Link [Planning Application: 24/0226/FH \(site.com\)](#)

Application no 24/0702/FH
Location Folkestone Prime Court, 9 Trinity Crescent
Proposal Change of use of 4 rooms in a HMO to 2 self-contained 1 person flats
Closing date 18/06/2024
Link [Planning Application: 24/0702/FH \(site.com\)](#)

Application no 24/0608/FH
Location Garages, Bowen Road
Proposal Redevelopment to provide 2 one bedroom flats
Closing date 11/06/2024
Link [Planning Application: 24/0608/FH \(site.com\)](#)

Premises Licences

Application no	PR202404-101835
Location	Burrito Buoy, 43 Tontine Street,
Proposal	Extend hours to match planning permission hours
Closing date	09/06/2024
Link	Process: PR202404-101835 (site.com)