

FOLKESTONE TOWN COUNCIL



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AGENDA

Meeting: **Planning Committee**
Date: **Thursday 27th June 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. REVIEW OF THE TERMS OF REFERENCE

In line with the Town Council's adopted Standing Orders, the Committee is asked to consider the Terms of Reference for the Planning Committee. Any changes which the Committee wishes to make must be approved by Full Council at a future meeting. The current version is attached.

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 25th April 2024 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, 25th July 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



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

Approved 19.12.23

- 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

Folkestone Town Council

Minutes of the Planning Committee Meeting held on Thursday 30th May 2024 at the Town Council Offices, The Town Hall, 1-2 Guildhall Street, Folkestone.

PRESENT: Councillors Charles Bain Smith, Bridget Chapman, Jane Darling, Laura Davison, Christine Dickinson and John Renshaw

ABSENT: None

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

MEMBERS OF THE PUBLIC: 2

1. APOLOGIES FOR ABSENCE

There were no apologies

2. DECLARATIONS OF INTEREST

There were no declarations of interest, but Councillors wished for it to be noted that Councillor Tim Prater had emailed all Councillors about application 24/0470/FH and a resident of Pelham Gardens had a telephone call with Councillor John Renshaw about the same application.

3. APPOINTMENT OF CHAIR

Councillors were asked to appoint a Chair of the Planning Committee for the 2024/25 municipal year.

RESOLVED: That Councillor Charles Bain Smith be appointed Chair of the Planning Committee for the 2024/25 Municipal Year

Proposed: Councillor Laura Davison

Seconded: Councillor John Renshaw

Voting: F: 6, Ag: 0, Ab: 0

4. APPOINTMENT OF VICE CHAIR

Councillors were asked to appoint a Vice Chair for the Planning Committee for the 2024/25 municipal year.

RESOLVED: That Councillor John Renshaw be appointed Vice Chair of the Planning Committee for the 2024/25 municipal year.

Proposed: Councillor Charles Bain Smith

Seconded: Councillor Laura Davison

Voting: F: 6, Ag: 0, Ab: 0

5. PLANNING COMMITTEE MEETING 25th April 2024

The Committee was asked to receive the Minutes of the meeting of the Planning Committee held on 25th April 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 25th April 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 Laura Davison

Voting: F: 6, Ag: 0, Ab: 0

6. PLANNING APPLICATIONS

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

Comment Object. This is not an HMO as the building was formally a residential home and 2 separate dwellings before that. While the Committee fully recognises the need for affordable housing, we are also committed to making sure people are not being set up to fail. The scale of the proposal along with the internal configuration would negatively affect the amenities of both the occupants and the neighbouring properties. We would welcome the opportunity to work with the applicant in order to find alternatives in order to create suitable, affordable, accessible housing.

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

Comment Object. UPVC is not an appropriate material as it is not recyclable nor does UPVC preserve the character of the conservation area. UPVC is not necessary to use when there are affordable timber alternatives available.

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

Comment Object. Please see our previous comment of 28th March 2024 -

“Objection – The scale is overbearing and out of character with the adjacent buildings. It would also have an adverse

effect on the character of the adjacent conservation area and the setting of the Grade II* listed church.”

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
Comment	Object. Engendered inner rooms are hazardous to means of escape. These issues could be addressed.

Application no	24/0608/FH
Location	Garages, Bowen Road
Proposal	Redevelopment to provide 2 one bedroom flats
Closing date	11/06/2024
Comment	Engendered inner room is created for one flat. The amenities of the adjacent properties would be negatively affected as the bathroom window opens onto a neighbouring garden. Noise would be an issue and so would the proposed removal of parking from an already congested street. There are no external amenities for the first floor flat and the proposed design is not a sympathetic conversion of a non-designated heritage asset.

7. PREMISES LICENCE

Application no	PR202404-101835
Location	Burrito Buoy, 43 Tontine Street
Proposal	Extend hours to match planning permission hours
Closing date	09/06/2024
Comment	No objection

8. LATE PLANNING APPLICATIONS

Application number	24/0244/FH
Location	15 Radnor Park Crescent
Proposal	Side facing rear dormer
Closing Date	14/6/24
Comments	Object. The application does not contain enough information to assess any amenity issue.

Application number	24/0721/FH
Location	39 Earls Avenue
Proposal	Change of use from hotel and restaurant to educational and boarding facility

Closing Date	20.6.24
Comments	Object. The proposed change of use would see the loss of hotel accommodation, of which there is already under provision in Kent, as well as the loss of a community asset

LATE PREMISES LICENCE

Application number	PR202405-102547
Location	Queso Hombre, Folkestone Harbour, Harbour Approach Road
Activities	Supply of Alcohol
Closing date	16.6.24
Comments	No objection

Application number	PR202405-102539
Location	RAD Burger, Folkestone Harbour, Harbour Approach Road
Activities	Supply of Alcohol
Closing date	17.6.24
Comments	No objection

9. DATE OF NEXT MEETING Thursday, 27th June 2024

The meeting concluded at 8:35pm.

..... Chair

FOLKESTONE TOWN COUNCIL

Planning Applications for the meeting of the Planning Committee on Thursday 27th June 2024 at 7pm

Application no 24/0880/FH
Location 32 Rendezvous Street
Proposal Removal of condition 6 (no live or amplified music or amplified entertainment) of planning permission Y19/1021/FH (change of use from Shop (Use Class A1) to Drinking Establishment (Use Class A4)
Closing date 09/07/2024
Link [Planning Application: 24/0880/FH \(site.com\)](#)

Application no 24/0882/FH
Location 94 Firs Lane
Proposal Subject of TPO No. 6 of 1995 - T1 silver birch - crown reduce all around to previous reduction points (approx. 5m reduction). Crown lift to 3m above ground level.
Closing date 04/07/2024
Link [Planning Application: 24/0882/FH \(site.com\)](#)

Application no 24/0890/FH/TCA
Location Pullman Wine Bar, 7-9 Church Street
Proposal Situated in a Conservation area - G1 group of monterey cypress-cut back overhanging branches by approx. 1m (private garden side only). Crown lift to give 1m clearance over the pullman building roof. T1 Sycamore- re-pollard to previous points.
Closing date 04/07/2024
Link [Planning Application: 24/0890/FH/TCA \(site.com\)](#)

Application no 24/0817/FH
Location 12A Guildhall Street
Proposal First floor rear extension
Closing date 18/07/2024
Link [Planning Application: 24/0817/FH \(site.com\)](#)

Application no 24/0913/FH
Location 5-6 Westbourne Gardens
Proposal Variation of Condition 4 of planning permission Y00/0607/SH to allow opening between the hours 07.30am and 18.30pm Monday to Saturday

Closing date 18/07/2024
Link [Planning Application: 24/0913/FH \(site.com\)](#)

Application no 24/0916/FH
Location 49 Broadfield Road
Proposal Erection of carport
Closing date 09/07/2024
Link [Planning Application: 24/0916/FH \(site.com\)](#)

Premises Licences

Application no PR202405-103028
Location Benton Collective CIC, Unit 1&2, 11 Tontine Street
Proposal Films, Supply of Alcohol ON & OFF Sales
Closing date 08/07/2024
Link [Process: PR202405-103028 \(site.com\)](#)