

FOLKESTONE TOWN COUNCIL



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AGENDA

Meeting: **Planning Committee**
Date: **Thursday 25th July 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 27th June 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, 29th August 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 27th June 2024 at the Town Council Offices, The Town Hall, 1-2 Guildhall Street, Folkestone.

PRESENT: Councillors Bridget Chapman, Laura Davison, Christine Dickinson, John Renshaw.

ABSENT:

OFFICERS PRESENT: Georgina Wilson (Corporate Support Officer)

1. APOLOGIES FOR ABSENCE

Apologies were received from Cllrs Bain Smith and Darling.

2. DECLARATIONS OF INTEREST

There were no declarations of interest.

3. REVIEW OF THE TERMS OF REFERENCE

In line with the Town Council's adopted Standing Orders, the Committee was asked to consider the Terms of Reference for the Planning Committee.

RESOLVED: To accept the Terms of Reference but to look at them in more details at the next meeting.

Proposed: Councillor Christine Dickinson

Seconded: Councillor Laura Davison

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

4. PLANNING COMMITTEE MEETING 30th May 2024

The Committee was asked to receive the Minutes of the meeting of the Planning Committee held on 30th May 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 30th May 2024 be received and that the Chair of the meeting be authorised to sign them as a correct record.

Proposed: Councillor Laura Davison

Seconded: Councillor Christine Dickinson

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

5. PLANNING APPLICATIONS

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

Comment	No objection
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
Comment	No objection subject to Tree Officer's Report
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
Comment	No objection
Application no	24/0817/FH
Location	12A Guildhall Street
Proposal	First floor rear extension
Closing date	18/07/2024
Comment	No objection in principle, however concerns over the timber boarding planned that could be a fire risk and the overlooking rooflights.
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
Comment	No objection (Cllr Laura Davison abstained)
Application no	24/0916/FH
Location	49 Broadfield Road
Proposal	Erection of carport
Closing date	09/07/2024
Comment	No objection

6. PREMISES LICENCE

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
Comment	No objection

7. LATE PLANNING APPLICATIONS

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	Object, see attached comment.

Application no	24/0933/FH
Location	70-72 SANDGATE ROAD
Proposal	List Building Consent for the repair and restoration of the external fabric, including Crittall windows, concrete sills and rear flat roof repair.
Closing date	16.7.24
Comment	No objection

Application no	24/0946/FH
Location	20 DRAGOON PLACE
Proposal	Proposed room in roof space
Closing date	16.7.24
Comment	No objection subject to building regulations and fire regulations being followed.

Application no	24/0865/FH
Location	KEMBERWOOD, CANTERBURY ROAD
Proposal	Single storey rear extension and two storey side extension
Closing date	16.7.24
Comment	No objection subject to neighbours' comments, particularly as this is in the AONB (Area of Outstanding Beauty).

8. DATE OF NEXT MEETING
Thursday, 25th July 2024

The meeting concluded at 8.45pm.

..... **Chair**

FTC Planning Comment: Object

The Committee appreciates the changes made to this application following the public consultations that have already taken place. The Committee understands that outline planning permission was granted in 2015, and that the more detailed proposals (referred matters) have to be submitted by 30th January 2025. However, the Committee feel that the overall height and scale of the development is overbearing and out of character and has no connection with the rest of the Town. The Committee also notes the very large number of comments from local people, almost without exception objecting to the proposed development. There was concern around the eco friendly aspect of this development in terms of building materials, insulation and ventilation.

This development should be of benefit to local people and the town in general. It should support the heritage of the town and enhance the local area. It was felt that currently this proposal does not do this, as shown by the number of negative comments on the District Council Planning website.

The Committee felt that the application was difficult to understand, since the documents are not in any consistent order, with key documents, such as the Design and Access Statements, split into many sections. It is extremely difficult to process the information, and important information relating to the whole project is missing or has been included in previous applications. There needs to be a better way of dealing with the relevant applications, ensuring that the very large amount of information is made as transparent and accessible as possible. The Committee suggests working with interest groups such as New Folkestone Society etc to ensure documents are structured in a way that is easy to understand and access.

Traffic and Parking. The Committee are concerned about the increase in traffic the development will bring to an already congested area, as well as reducing the parking available for tourists and local people. Currently there are 563 spaces available on the Harbour Arm; this will be replaced by only 323 non-residential underground spaces. There are only two access roads to the site which already struggle to cope with the volume of traffic year-round, and especially in the summer months. This could make it difficult for emergency vehicles to access the site in an emergency, particularly in summer when the roads are gridlocked. There are no bus routes or other public transport to reach the proposed development, and this is something that needs to be investigated further.

More commercial spaces are proposed in the amended plans, and this will further increase traffic with deliveries, rubbish collection etc. During construction, large vehicles will be travelling to and from the site and local residents will be affected by noise and dust.

Sewage. Sewage is a concern, currently there is no guarantee that Southern Water will have constructed the off-site facilities needed to handle the increase in foul-water sewage from the project as a whole. The sewage system is already unable to cope with the existing load, with overflows discharged into the sea having a negative impact the environment and on public health. A formal agreement with Southern Water should be a condition for approval of the project, with construction of the necessary works starting before work starts on the project.

Heritage. The heritage and history of the site is at risk of being lost with the changes planned to incorporate more retail outlets along the station. This will change the overall look and feel of the area.

Affordable Housing and Residency Conditions. The Committee were concerned that only 8 percent of the total units will be shared ownership, and that the plans do not show which units will be under shared ownership.

It is also unclear what measures, if any, will be taken to ensure the housing units will not be used as short-term holiday lets or second homes. The presence of unoccupied units would have a negative impact on the surrounding area and knock-on effect on the expected economic benefits of the development. It was felt that the economic impact assessment would need to be reviewed to address the possibility that units could be used for second homes and/or short-term lets.

Children's play areas. There are outside shared spaces included in the plans, but the Committee was not able to identify specific playground areas for residents' children and visitors.

Local Service Provision. Local health care services are under increasing strain with local people being unable to get appointments with doctors and dentists. The increase in the number of residents will exacerbate this issue. This concern will not be resolved simply through the provision of additional infrastructure.

The Goods Yard. The latest proposal for the Goods Yard could contemplate more outdoor space. As currently envisaged, the proposal will require a large number of traders to occupy the space. Customers will not want to sit inside a metal building on a hot day when they could be outside enjoying the views. More thought needs to be put into the design of this area and also to ensure there are amenities that people actually need such as places where you can buy everyday groceries etc.

FOLKESTONE TOWN COUNCIL

Planning Applications for the meeting of the Planning Committee on Thursday 25th July 2024 at 7pm

Application no 24/0765/FH
Location 5 Earlscliffe Mews Shorncliffe Road
Proposal Works to trees the subject of TPO No. 10 of 2017 - Crown reduction of Sycamore tree by 2 Metres.
Closing date 02/08/2024
Link [Planning Application: 24/0765/FH \(site.com\)](#)

Application no 24/1043/FH
Location The Southcliffe Hotel, 22-26 The Leas
Proposal New roof finishes to front, top, side and rear sections of main roof and proposed repair/replacement to all pitched and flat roof dormers.
Closing date 31/07/2024
Link [Planning Application: 24/1043/FH \(site.com\)](#)

Application no 24/1044/FH
Location The Southcliffe Hotel, 22-26 The Leas
Proposal Listed Building Consent for new roof finishes to front, top, side and rear sections of main roof and proposed repair/replacement to all pitched and flat roof dormers
Closing date 31/07/2024
Link [Planning Application: 24/1044/FH \(site.com\)](#)

Application no 24/1057/FH
Location Building 40, Pond Hill Road
Proposal Variation to condition 5 (lighting & refuelling) of planning permission 23/1839/FH to allow for amendment to wording of condition 5
Closing date 01/08/2024
Link [Planning Application: 24/1057/FH \(site.com\)](#)

Application no 24/1031/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 01/08/2024
Link [Planning Application: 24/1031/FH \(site.com\)](#)

Application no	24/1068/FH
Location	45-47 Canterbury Road
Proposal	Installation of air conditioning/extraction equipment
Closing date	05/08/2024
Link	Planning Application: 24/1068/FH (site.com)
Application no	24/0599/FH
Location	25 Appledore Crescent
Proposal	Single storey rear extension formation of vehicular access to include hard standing and ramp to entrance doors.
Closing date	05/08/2024
Link	Planning Application: 24/0599/FH (site.com)
Application no	24/1015/FH
Location	Premier Inn, Cherry Garden Lane
Proposal	Extension to existing hotel to provide additional bedrooms together with alterations to the car park and all associated works
Closing date	15/08/2024
Link	Planning Application: 24/1015/FH (site.com)