

FOLKESTONE TOWN COUNCIL



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AGENDA

Meeting: **Planning Committee**
Date: **Thursday 29 August 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 25 July 2024 and authorise the Chair of the Committee to sign them as a correct record.
4. **APPLICATION 24/0885/FH**
To discuss Application 24/0885/FH

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, 26 September 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 July 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, John Renshaw

OFFICERS PRESENT: Liz Timmins (Communities and Grants Officer)

1. APOLOGIES FOR ABSENCE

There were no apologies

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:

Proposed: Councillor J Renshaw

Seconded: Councillor C Dickinson

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

4. PLANNING COMMITTEE MEETING 27th June 2024

The Committee was asked to receive the Minutes of the meeting of the Planning Committee held on 27th June 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 27th June 2024 be received and that the Chair of the meeting be authorised to sign them as a correct record.

Proposed: Councillor J Renshaw

Seconded: Councillor C Dickinson

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

5. PLANNING APPLICATIONS

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
Comment	Object – Due to lack of information on the application and the tree is of good condition.

Application no	24/1043/FH
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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
Comment	Object – The application is essentially the same as 24/0149/FH only the proposed roof covering has changed to an artificial slate. Our previous objection stands - 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 are significantly different from those removed illegally by previous owners.
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
Comment	Object – The application is essentially the same as 24/0149/FH only the proposed roof covering has changed to an artificial slate. Our previous objection stands - 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 are significantly different from those removed illegally by previous owners.
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
Comment	No Objection
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
Comment	No Objection
Application no	24/1068/FH
Location	45-47 Canterbury Road
Proposal	Installation of air conditioning/extraction equipment.
Closing date	05/08/2024
Comment	No Objection
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
Comment	No Objection
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
Comment	No Objection

7. LATE PLANNING APPLICATIONS

Application no	24/1108/FH/TCA
Location	Land Rear Of Dinard Court, 6 Castle Hill Avenue
Proposal	Works to trees in a conservation area comprising of fell T1 Holly & T2 Apple trees
Closing date	09/08/2024
Comment	Object – the Holly tree no longer compromises the wall adjacent because that part of the wall has been removed. The Holly is a good viable tree that contributes to the conservation area. There is less concern about the Apple tree.
Application no	Amendment Number 28
Location	Foster Way/Marten Road
Proposal	Proposed new road markings
Closing date	05/08/2024

Comment	No Objection
Application no	24/1133/FH
Location	167 Shorncliffe Road
Proposal	Erection of rear extension and hip to gable roof conversion, with dormer window
Closing date	13/08/2024
Comment	Object – the window in the proposed gable is overlooking the 165 adjoining neighbours garden, also both the proposed gable and full width dormer would block out considerable evening light into the garden of 165.
Application no	24/1110/FH
Location	39 Dolphins Road
Proposal	Two storey flat roof side extension and single storey flat roof rear extension
Closing date	14/08/2024
Comment	Object – the proposed first floor side extension is incongruous in bulk and materials. This would create a terracing effect in a row of semidetached houses.

8. DATE OF NEXT MEETING
Thursday, 29th August 2024

The meeting concluded at pm.

..... **Chair**

FOLKESTONE TOWN COUNCIL

Planning Applications for the meeting of the Planning Committee on Thursday 29th August 2024 at 7pm

Application no 24/1107/FH
Location Flat A, 83 Bouverie Road West
Proposal Extension to flat and conversion of store to studio
Closing date 03/09/2024
Link [Planning Application: 24/1107/FH \(site.com\)](#)

Application no 24/1212/FH
Location The Battery, The Bayle
Proposal Single storey rear extension, installation of roof lights and an air source heat pump. Replacement of rear dormer windows with rooflights, installation of external iron handrail within access steps, replace 4 sash windows to front and timber windows to eastern side. Reopening and enlargement of existing first floor balcony extension, replacement of pitched roofs to front dormers with lead roofs.
Closing date 03/09/2024
Link [Planning Application: 24/1212/FH \(site.com\)](#)

Application no 24/1220/FH
Location The Battery, The Bayle
Proposal Listed Building Consent for a single storey rear extension, installation of roof lights and an air source heat pump. Replacement of rear dormer windows with rooflights, installation of external iron handrail within access steps, replace 4 sash windows to front and timber windows to eastern side. Reopening and enlargement of existing first floor balcony extension, replacement of pitched roofs to front dormers with lead roofs
Closing date 03/09/2024
Link [Planning Application: 24/1220/FH \(site.com\)](#)

Application no 24/1216/FH
Location Folkestone Prime Court, 9 Trinity Crescent
Proposal Change of use of 2 rooms in a HMO to one self-contained 1 bed, 2-person flat
Closing date 03/09/2024
Link [Planning Application: 24/1216/FH \(site.com\)](#)

Application no 24/1238/FH
Location 2 Martha Close
Proposal Creation of two additional car parking spaces to front of property together with extension of existing dropped kerb
Closing date 02/09/2024
Link [Planning Application: 24/1238/FH \(site.com\)](#)

Application no 24/1228/FH
Location Ground Floor Flat, 4 Ingles Road
Proposal Proposed detached garage with off road parking and drop kerb to existing dwelling house
Closing date 04/09/2024
Link [Planning Application: 24/1228/FH \(site.com\)](#)

Application no 24/1250/FH
Location 5-6 Westbourne Gardens
Proposal Variation of condition 3 (opening times) of planning permission Y02/0308/FH to allow for to allow opening between the hours 07.30am and 18.30pm Monday to Saturday
Closing date 04/09/2024
Link [Planning Application: 24/1250/FH \(site.com\)](#)

Application no 24/1255/FH
Location The Grand, Chilham Suite, The Leas
Proposal Listed Building Consent to install a downpipe within the block, to replace a temporary plastic one in situ.
Closing date 05/09/2024
Link [Planning Application: 24/1255/FH \(site.com\)](#)

Application no 24/1249/FH
Location Queens House, Guildhall Street
Proposal Re-cladding of the existing building elevations at first, second and third floor, including replacement windows and associated works.
Closing date 05/09/2024
Link [Planning Application: 24/1249/FH \(site.com\)](#)

Application no 24/1260/FH
Location Flats 1 & 2 125 Sandgate Road
Proposal Remodelling & refurbishment of existing 2no. upper floor flats with associated alterations, including the replacement of the external windows & doors
Closing date 06/09/2024
Link [Planning Application: 24/1260/FH \(site.com\)](#)

Application no	24/1197/FH
Location	The Glenmore Centre, Unit 18, Pent Road, Shearway Business Park
Proposal	Installation of 2 x First Floor Windows at the rear of the building at mezzanine level
Closing date	09/09/2024
Link	Planning Application: 24/1197/FH (site.com)
Application no	24/1264/FH
Location	28 Shorncliffe Crescent
Proposal	Erection of two-storey rear extension and construction of front dormer with accompanying rooflight
Closing date	09/09/2024
Link	Planning Application: 24/1264/FH (site.com)
Application no	24/1277/FH
Location	Land Outside 7 West Terrace
Proposal	Installation of 1 no. new communication Kiosk with integrated advertising display
Closing date	17/09/2024
Link	Planning Application: 24/1277/FH (site.com)
Application no	24/1279/FH
Location	Land Opposite The Saga Building, Middelburg Square
Proposal	Installation of 1 no. new communication Kiosk with integrated advertising display
Closing date	17/09/2024
Link	Planning Application: 24/1279/FH (site.com)
Application no	24/1276/FH
Location	Land Outside 5 Guildhall Street
Proposal	Installation of 1 no. new communication Kiosk with integrated advertising display
Closing date	17/09/2024
Link	Planning Application: 24/1276/FH (site.com)
Application no	24/1274/FH
Location	Shellons Street, opposite 20 Cheriton Road
Proposal	Installation of 1 no. new communication Kiosk with integrated advertising display
Closing date	17/09/2024
Link	Planning Application: 24/1274/FH (site.com)

Application no	24/1278/FH
Location	Land Outside 61 Sandgate Road
Proposal	Installation of 1 no. new communication Kiosk with integrated advertising display
Closing date	17/09/2024
Link	Planning Application: 24/1278/FH (site.com)
Application no	24/ 1280/FH
Location	Land Outside 36 Cheriton High Street, Cheriton
Proposal	Installation of 1 no. new communication Kiosk with integrated advertising display
Closing date	17/09/2024
Link	Planning Application: 24/1280/FH (site.com)
Application no	24/1263/FH
Location	2 Guildhall Street
Proposal	Removal of existing rear metal fire escape staircase and replacement with new metal fire escape staircase.
Closing date	17/09/2024
Link	Planning Application: 24/1263/FH (site.com)
Application no	24/1294/FH
Location	2 Guildhall Street
Proposal	Listed Building Consent for the removal of existing rear metal fire escape staircase and replacement with new metal fire escape staircase
Closing date	17/09/2024
Link	Planning Application: 24/1294/FH (site.com)
Application no	24/1293/FH
Location	1 Herdson Road
Proposal	Double-Storey Side Extension
Closing date	10/09/2024
Link	Planning Application: 24/1293/FH (site.com)
Application no	24/1292/FH/PA
Location	The SAGA Building, Middelburg Square
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 change of office use Class E to residential C3 for the conversion to 53 x 2 bed & 33 x 1 bed flats
Closing date	11/09/2024
Link	Planning Application: 24/1292/FH/PA (site.com)

Application no	24/1275/FH
Location	Land Outside 31 Guildhall Street
Proposal	Installation of 1 no. new communication Kiosk with integrated advertising display
Closing date	12/09/2024
Link	Planning Application: 24/1275/FH (site.com)