

FOLKESTONE TOWN COUNCIL



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AGENDA

Meeting: **Planning Committee**
Date: **Thursday 26 September 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 August 2024 and authorise the Chair of the Committee to sign them as a correct record.
4. **WEEKLY LIST**
For Councillors to note the comments sent to Folkestone & Hythe District Council via the Weekly List dated 28 August 2024.

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, 31 October 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 29 August 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: Jennifer Griffin (Administration Officer)
Georgina Wilson (Corporate Support Officer)

1. APOLOGIES FOR ABSENCE

There were no apologies

2. DECLARATIONS OF INTEREST

There were no declarations of interest.

3. PLANNING COMMITTEE MEETING 25 JULY 2024

The Committee was asked to receive the Minutes of the meeting of the Planning Committee held on 25 July 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 25 July 2024 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: 6, Ag: 0, Ab: 0

4. APPLICATION 24/0885/FH

The Committee met with the Earlscliffe Developer for a short presentation and brief answering of Committee member questions.

The Committee discussed the application and decided to remain with the Comment from the Committee's Weekly List.

COMMENT: *"Object. Insufficient parking, inadequate access (see response from KCC Highways), disputes over the boundaries of the property and overbearing, impacting neighbouring properties (see comments), impact on trees subject to a TPO. Note that the site is within the Conservation Area. The scale, bulk and appearance of the proposals would not protect the character of the conservation area. The proposed black UPVC windows would be wholly inappropriate in the conservation area"*

5. PLANNING APPLICATIONS

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

Comment	No Objection
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
Comment	Object. While we do not object in principle to the application, there is no justification for the replacement of the front four windows. The existing pattern of glazing reflects the buildings history and should be retained.
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
Comment	Object. While we do not object in principle to the application, there is no justification for the replacement of the front four windows. The existing pattern of glazing reflects the buildings history and should be retained.
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
Comment	No Objection
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
Comment	No Objection
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
Comment	No Objection
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
Comment	No Objection
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
Comment	No Objection
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
Comment	Objection. The principle is fine but there is not enough information on what materials are proposed for cladding or fenestration and whether these materials would comply with fire regulations.
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
Comment	Object. No elevation drawings have been submitted to show where the windows will be replaced. Object to the proposed bar pattern which does not match the original,

attractive, margined glazed windows.
The proposed cross sections are acceptable.

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
Comment	No Objection
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
Comment	Object. There would be too large an impact on the neighbouring private garden.
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
Comment	No Objection
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
Comment	Object. The proposed placement would cause obstruction to the pavement and may attract anti-social behaviour. It would also affect the visibility of the junction. The remodelling of the SAGA building do not seem to have been taken into account.
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
Comment	Object. The proposed placement would cause obstruction on the pavement and may attract anti-social behaviour. In addition, the placement would have the potential of encouraging illicit behaviours which will

increase levels of crime and vandalism.

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
Comment	Object. The proposed placement would cause obstruction on the pavement and may attract anti-social behaviour. The remodelling of the SAGA building do not seem to have been taken into account.

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
Comment	Object. The proposed placement would cause obstruction on the pavement. The Committee does not see the benefit in this area when there are existing phone boxes. The light pollution emitted from the advertising board would not protect the character of the Conservation Area.

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
Comment	No Objection

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
Comment	No Objection

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
Comment	No Objection

Application no	24/1293/FH
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Location	1 Herdson Road
Proposal	Double-Storey Side Extension
Closing date	10/09/2024
Comment	No Objection
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
Comment	Object. Some of the proposed units appear not to satisfy minimum size standards. There are no outdoor amenities provided and very long escape routes in case of fire. This application does require prior approval.
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
Comment	No Objection

7. LATE PLANNING APPLICATIONS

Application no	24/1327/FH
Location	Land Outside 61 Sandgate Road
Proposal	Advertisement consent for the Installation of 1 no. new communication Kiosk with integrated advertising display
Closing date	12/09/2024
Comment	Object. The proposed placement would cause obstruction on the pavement. The Committee does not see the benefit in this area when there are existing phone boxes. The light pollution emitted from the advertising board would not protect the character of the Conservation Area.
Application no	24/1328/FH
Location	Land Outside 5 Guildhall Street
Proposal	Advertisement consent for the Installation of 1 no. new communication Kiosk with integrated advertising display
Closing date	12/09/2024
Comment	Object. The proposed placement would cause

obstruction on the pavement and may attract anti-social behaviour. In addition, the placement would have the potential of encouraging illicit behaviours which will increase levels of crime and vandalism.

Application no	24/1330/FH
Location	Land Outside 7 West Terrace
Proposal	Installation of 1 no. new communication Kiosk with integrated advertising display
Closing date	12/09/2024
Comment	No Objection

Application no	24/1333/FH
Location	Land Outside 31 Guildhall Street
Proposal	Advertisement Consent for the installation of 1 no. new communication Kiosk with integrated advertising display
Closing date	12/09/2024
Comment	No Objection

Application no	24/1332/FH
Location	Land Outside 36 Cheriton High Street
Proposal	Advertisement Consent for the installation of 1 no. new communication Kiosk with integrated advertising display
Closing date	12/09/2024
Comment	No Objection

8. DATE OF NEXT MEETING
Thursday, 26th September 2024

The meeting concluded at 8:58pm.

..... Chair

Year	Application number	Location	Proposal	Comment CBS and JD	Closing date	Link
24/	1295/FH	31 Cheriton High Street	Installation of external extractor flue and ducting to rear of restaurant/cafe	Object. The flue by nature of its siting would cause occupants of nearby dwellings disturbance in noise and odours. It is only slightly higher than the flue already installed without permission.	17.9.24	Planning Application: 24/1295/FH (site.com)
24/	1334/FH	Queens House, Guildhall Street	Erection of 5 x 2 bedroom self-contained flats above existing building Listed Building Consent for internal renovation, remodeling and thermal upgrade within the existing confines of the apartment and the immediate communal hall and stairs with the creation of new entrances at fourth floor level on each side of the property.	Object on the grounds that there is insufficient information about the fire safety considerations relating to the cladding and evacuation of the building in case of fire. There is no information as to the additional weight bearing capacity of the structure required to support additional storeys. Note due to the substantial alteration to a building designed for an entirely different purpose, the applicant needs to give full assurance that the requirements of the Building Safety Act have been adhered to at planning stage.	18.9.24	Planning Application: 24/1334/FH (site.com)
24/	1345/FH	Fiat 27, St Andrews, The Durlocks	Remodeling and thermal upgrade within the existing confines of the apartment and the immediate communal hall and stairs with the creation of new entrances at fourth floor level on each side of the property.	No Objection.	23.9.24	Planning Application: 24/1345/FH (site.com)
24/	1348/FH	Garden Flat, 11 Clifton Crescent	Listed Building Consent for replacement windows & doors from UPVC to timber at ground floor	No Objection. The application is commendable and will enhance the character of the Conservation Area.	20.9.24	Planning Application: 24/1348/FH (site.com)
24/	1227/FH/TCA	5 Albion Villas	Works to tree situated in a conservation area reduce the height of Eucalyptus by 4 - 5 meters	No Objection	23.9.24	Planning Application: 24/1227/FH/TCA (site.com)
24/	1217/FH	TESCO Stores LTD, Cheriton High Street	Reconfiguration of existing click and collect area, together with the erection of two free-standing canopies and associated traffic bollards	No Objection	23.9.24	Planning Application: 24/1217/FH (site.com)
24/	1304/FH	Channel View, North Street	Installation of bin storage units	Object. This application is confusing and unclear and there is insufficient information. The proposals would cause a nuisance with outdoors under the living room windows of ground floor flats and have a highly adverse effect on the character of the adjacent conservation area.	24.9.24	Planning Application: 24/1304/FH (site.com)
24/	1364/FH	1 ST Manys Walk, Broadfield Road	Works to trees the subject of TPO No. 06 of 2008 T1 Horse Chestnut, T3 Sycamore, T4 Copper Beach crown reduction of 4 metres in height and 2 metres laterally & T2 Poplar reduce height by 6 meters	Comment. These trees contribute considerably to the character of the conservation area and were there before the houses. The tree officer should satisfy themselves that the works would conserve the vitality of the trees especially the poplar which is susceptible to harsh reduction.	24.9.24	Planning Application: 24/1364/FH (site.com)
24/	1174/FH/TCA	8 Castle Hill Avenue	Works to tree situated in a Conservation Area felling of a Bay Tree	Object. No justification is given for the felling of what looks to be a valuable contribution to the character of the Conservation Area. The tree looks as though it could be pruned.	24.9.24	Planning Application: 24/1174/FH/TCA (site.com)
24/	1360/FH	5 Audley Road	Ground floor rear extension to include patio extension and steel frame pergola. Garage roof to be replaced.	No Objection	24.9.24	Planning Application: 24/1360/FH (site.com)
24/	1373/FH	1A Jolinton Road	Works to trees subject of TPO No. 01 of 1971 9 x Lime Trees pollard trees & branches to previous pollard points	No Objection	25.9.24	Planning Application: 24/1373/FH (site.com)
24/	1387/FH	Strawberry Cottage, Ashley Avenue	Area of hardstanding for one off street parking space	Object. In line with Kent Highways notification. The proposal would remove valuable green space to the streetscape and all outside amenity to the existing dwelling. It would narrow the pavement, is of insufficient size to safely manoeuvre a vehicle and would cause an obstruction to neighbouring properties using the driveway.	26.9.24	Planning Application: 24/1387/FH (site.com)
		PREMISES LICENCE				
	PR202408-1067	Shalu Mini Mart, 33 Cheriton Road	Supply of alcohol Off Sales, Late night refreshment	Object, Premier already run a convenience store at the other end of the road operating until midnight which causes considerable antisocial behaviour in the area with people buying alcohol after pub hours, disturbing residences nearby and parking illegally on pavements at all hours. There are no safe parking provisions on this part of Cheriton Road.	18.9.24	Process: PR202408-106775 (site.com)
		Jackpot 500, Stop 24 Folkstone Services, Junction 11	Gambling premise licence	There are no search results for this application but we were sent it through the F&H email updates on Licensing. I have emailed enquiring about this application.	16.9.24	

FOLKESTONE TOWN COUNCIL

Planning Applications for the meeting of the Planning Committee on Thursday 26th September 2024 at 7pm

Application no 24/1183/FH
Location 5 Paddock Mews, Paddock Close
Proposal Work to tree subject of TPO No. 8 of 2003, reduce height of Lawson Fir by 2 meters
Closing date 01/10/2024
Link [Planning Application: 24/1183/FH \(site.com\)](#)

Application no 24/0737/FH
Location The Old Stables (The Old Riding School), Coolinge Lane
Proposal Erection of two, two-storey semi-detached dwellings, change of use and conversion of an existing building to form a single storey detached dwelling, conversion of an existing building to form stores associated with the proposed dwellings, formation of vehicular and pedestrian access, and associated car parking.
Closing date 10/10/2024
Link [Planning Application: 24/0737/FH \(site.com\)](#)

Application no 24/1399/FH
Location BT Telephone Exchange, Bouverie Place
Proposal Installation of additional ventilation to enable upgrade for broadband and landline technology
Closing date 04/10/2024
Link [Planning Application: 24/1399/FH \(site.com\)](#)

Application no 24/1258/FH
Location Land Adjoining 11 Canterbury Road
Proposal Proposed two bedroom dwelling
Closing date 08/10/2024
Link [Planning Application: 24/1258/FH \(site.com\)](#)

Application no 24/1421/FH
Location 18 Lynwood
Proposal Single storey side extension
Closing date 08/10/2024
Link [Planning Application: 24/1421/FH \(site.com\)](#)