

Folkestone Town Council

Minutes of the Planning Committee Meeting held on Thursday 31 October 2024 at the Town Council Offices, The Town Hall, 1-2 Guildhall Street, Folkestone.

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

OFFICERS PRESENT: Georgina Wilson (Corporate Support Officer)

1. APOLOGIES FOR ABSENCE

Apologies were received from Cllr Laura Davison.

2. DECLARATIONS OF INTEREST

There were no declarations of interest.

3. PLANNING COMMITTEE MEETING

The Committee was asked to receive the Minutes of the meeting of the Planning Committee held on 26 September 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 26 September 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: 5, Ag: 0, Ab: 0

4. WEEKLY LIST

The Committee noted the comments sent to Folkestone & Hythe District Council via the Weekly List dated 2 October 2024, also planning application 24/1559/FH, received after the Weekly List was distributed.

5. PLANNING APPLICATIONS

Application no	24/1168/FH
Location	Flat I 47 Augusta Gardens
Proposal	Installation of a velux rooflight to rear roof slope
Closing date	07/11/2024
Comment	No information on the FHDC website.

Application no	24/1576/FH
Location	The Metropole, Metropole Nursery, The Leas
Proposal	Listed building consent for internal works to basement
Closing date	14/11/2024
Comment	No objection

Application no	24/1513/FH/GPD
Location	37 Buttermere Close

Proposal	Notification under the Town and Country Planning (General Permitted Development) (England) Order 2015 for the erection of a single storey rear & porch extension
Closing date	04/11/2024
Comment	Object, as in the Building Safety Act this should be designed in accordance with the building regulations. This design has created an inner room with no means of escape should there be a fire. You are less able to ventilate a room through a sky light.
Application no	24/1391/FH
Location	20 Chart Road
Proposal	Single storey rear extension
Closing date	05/11/2024
Comment	No objection
Application no	24/1574/FH
Location	114 Cheriton Road
Proposal	Three storey side extension to create three additional flats and parking space at ground floor level including internal alterations
Closing date	05/11/2024
Comment	No objection
Application no	24/1608/FH
Location	28 Walton Gardens
Proposal	Single storey rear extension together with garage conversion into a habitable room
Closing date	05/11/2024
Comment	No objection
Application no	24/1600/FH
Location	Folkestone Prime Court, 9 Trinity Crescent
Proposal	Change of use of 2 rooms in a HMO to one self-contained 2 bed, 3-person flat
Closing date	05/11/2024
Comment	No objection
Application no	24/1607/FH
Location	31 Beachborough Road
Proposal	Subdivision of the existing property together with the erection of a two-storey side and rear extension and creation of rear parking area, following demolition of the existing outbuilding, to form a total of six self-contained flats.
Closing date	06/11/2024

Comment	Object, this requires mechanical ventilation to meet standards, four of the proposed flats have inner rooms, flats 2 & 5 have very little day light to the dining areas due to the depth of the extension. There is no outdoor amenity to the upper flats and parking arrangements will cause noise disturbance to neighbours.
Application no	24/1616/FH
Location	Land Opposite 22, Pilgrim Spring
Proposal	Construction of 12 residential units (Use Class C3) with associated car parking, refuse stores and landscaping.
Closing date	12/11/2024
Comment	No objection
Application no	24/1463/FH
Location	Flat A 2, The Priory, 4 & 6 The Bayle
Proposal	Replacement of timber fence with brick wall.
Closing date	07/11/2024
Comment	No objection
Application no	24/1465/FH
Location	33 Cheriton Road
Proposal	Removal of an existing window, installation of a new automatic sliding door, and the addition of three condenser units.
Closing date	07/11/2024
Comment	Object, this is not a suitable site for a shop, it is on a busy junction with no parking.
Application no	24/1466/FH
Location	33 Cheriton Road
Proposal	Advertisement consent for the installation of an aluminium sign
Closing date	13/11/2024
Comment	Object, as per application 24/1465/FH
Application no	24/1646/FH
Location	156 Wear Bay Road
Proposal	Subject of TPO No. 6 of 2003 - Liliodendron Tulipifera (T1) -Reduce Canopy Height by approximately 3-4m, reduce lateral branches by approximately 2-3m and raise canopy to approximately - 2-3m
Closing date	10/11/2024
Comment	Object, the tree is not identified in the plans. The Committee query the practice of heavily pruning a liliodendron tulipifera which could comprise it.

Application no	24/1453/FH
Location	Clifton Hotel, 1-6 Clifton Gardens
Proposal	Advertisement Consent to replace external signage
Closing date	19/11/2024
Comment	No objection
Application no	24/1615/FH
Location	Turner Free School, Tile Kiln Lane
Proposal	Variation of Condition 2 (Plans) & 15 (Cycle Parking) of planning permission Y19/0752/FH to update the approved plans list and the wording of condition 15 to reflect the revised location of future cycle storage
Closing date	11/11/2024
Comment	No objection
Application no	24/1637/FH
Location	140 Sandgate Road
Proposal	Redecoration of Entrance doors and timber panels above, including door frame and two external doors.
Closing date	19/11/2024
Comment	The Committee is generally supportive of this application, apart from the speech bubble sign directly over the door, the Committee feels this negatively impacts the architectural design of a historic façade.
Application no	24/1660/FH
Location	140 Sandgate Road
Proposal	Advertisement consent for new signage, all non illuminated on various elevations. 1 new low level sign on grass verge.
Closing date	19/11/2024
Comment	Same comment as 24/1637/FH

PREMISES LICENCE

Application no	PR202404-101119
Location	Gaia Studio, Folkestone Harbour, Harbour Approach Road
Proposal	Alcohol Sales On & Off
Closing date	10/11/2024
Comment	No objection
Application no	PR202410-108908
Location	Cavells Mediterranean Lounge, Folkestone Harbour, Harbour Approach Road

Proposal	Live music, Recorded music, Performances of dance, Provision of late night refreshment, Supply of alcohol On & Off sales
Closing date	11/11/2024
Comment	No objection

7. LATE PLANNING APPLICATIONS

Application no	24/1668/FH
Location	140 Sandgate Road
Proposal	Redecoration of entrance doors and timber panels above, including door frame and two external doors.
Closing date	28.11.24
Comment	Same comment as 24/1637/FH

Application no	24/1633/FH
Location	Land at Neptune Drive
Proposal	Variation of condition 2 (approved plans) of planning permission Y17/0248/SH to allow for changes to the layout of dwellings of plots 29-34
Closing date	5.12.24
Comment	No objection

Application no	24/1644/FH
Location	19 Ashley Avenue
Proposal	Replacement of existing garage with a one bedroom annex.
Closing date	15.11.24
Comment	No objection

Application no	24/1510/FH
Location	109 Sandgate Road
Proposal	Conversion of the upper floors into a three-bedroomed self-contained maisonette.
Closing date	28.11.24
Comment	No objection

Application no	24/1658/FH/CON
Location	Flat A, 162 Sandgate Road
Proposal	Approval of details pursuant to conditions 3 (water efficiency), 6 (detailing), 9 (contamination), 10 (biodiversity) and 12 (landscaping) of planning permission 24/0713/FH
Closing date	18.11.24
Comment	No objection

Application no	24/1656/FH
----------------	------------

Location	Metropole Nursery, The Metropole, The Leas
Proposal	Change of use from Nursery (Use Class E (f)) to Health Clinic (Use Class E (e))
Closing date	28.11.24
Comment	No objection

8. DATE OF NEXT MEETING
Thursday, 28 November 2024

The meeting concluded at 8pm.

..... **Chair**