

# FOLKESTONE TOWN COUNCIL



The Town Hall  
1-2 Guildhall Street  
Folkestone  
Kent  
CT20 1DY

Telephone: (01303) 257946  
Email: [enquiries@folkestone-tc.gov.uk](mailto:enquiries@folkestone-tc.gov.uk)  
Web: [www.folkestone-tc.gov.uk](http://www.folkestone-tc.gov.uk)

Date of Publication: 24 October 2024

## AGENDA

Meeting: **Planning Committee**  
Date: **Thursday 31 October 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 26 September 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 2 October 2024, also planning application 24/1559/FH, received after the Weekly List was distributed.

## 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, 28 November 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 26 September 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:** Liz Timmins (Communities and Grants Officer)

**1. APOLOGIES FOR ABSENCE**

Apologies were received from Cllr Laura Davidson

**2. DECLARATIONS OF INTEREST**

There were no declarations of interest.

**3. PLANNING COMMITTEE MEETING 29 September 2024**

The Committee was asked to receive the Minutes of the meeting of the Planning Committee held on 29 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 29 September 2024 be received and that the Chair of the meeting be authorised to sign them as a correct record.

Proposed: Councillor B Chapman

Seconded: Councillor C Dickinson

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 28 August 2024.

**5. PLANNING APPLICATIONS**

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
Comment	No Objection

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
Comment	No Objection – subject to Kent Highways compliance

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
Comment	No Objection

Application no	24/1258/FH
Location	Land Adjoining 11 Canterbury Road
Proposal	Proposed two bedroom dwelling
Closing date	08/10/2024
Comment	No Objection

Application no	24/1421/FH
Location	18 Lynwood
Proposal	Single storey side extension
Closing date	08/10/2024
Comment	No Objection

**7. LATE PLANNING APPLICATIONS**

There were no late planning applications for review

**8. DATE OF NEXT MEETING**

Thursday, 31 October 2024

The meeting concluded at 7.40 pm.

..... Chair

Location	Proposal	Comment
Land to the west of 10 Gainsborough Close, Cheriton	Erection of a detached dwelling.	object - the development would result in the loss of trees and biodiversity, would be an alien detached form, the first floor would overlook the properties living rooms to the east and the three storey south gable wall would dramatically overshadow the garden of 52 Cherry Garden Avenue. The objections of the inspector at appeal for the previous scheme have not all been addressed.
20-22 Rendezvous Street	Provision of new external door for utilities cupboard.	object - The principle of the application is not objected to but indeed encourage. However this is a conservation area and the proposed aluminium and perspex projecting advertisements would fail to preserve the character of the conservation area due to their material. There are no details provided of these signs either.
20-22 Rendezvous Street	Advertisement consent for the installation of 6 projecting illuminated signs	ditto
6A Metropole Court, The Leas	Listed Building Consent for internal alterations to non-historic fabric and external new foul cast iron downpipe T-connection	No objection
14 Augusta Gardens	Work to a tree in a conservation area - Crown reduction of up to 3m to Holm Oak	Object - the sketch drawing is wholly inadequate to identify the tree.
Land opposite 24 The Bayle	Situated in a Conservation area - Two Maple trees to be re-pollarded to previous reductions on the grounds of size and location	No objection
Aston Court, 9-11 Trinity Gardens	Situated in a Conservation area - 1x Sycamore and 1x Layland Cypress to cut back by 2 meter clearance of cables	No objection
The Lifeboat, 42 North Street	Listed Building Consent for various external and internal works.	The committee would like to express their support for reopening of The Lifeboat. However, we believe the application should include more detail - including photographs - of the alterations that have been made to the staircase and its hall, since it is a listed building and one of the very few survivals of Folkestone's 17th Century harbour area, which were part of a campaign of demolition in the early 20th Century. It is important to know whether or not the alterations could adversely affect the building.
Land Rear of Earlscliffe Mews, Shorncliffe Road	Erection of a three storey block of six residential flats together with associated parking facilities	Object - After further consideration, our previous objections stand

## FOLKESTONE TOWN COUNCIL

The following planning application will have closed for comments before the meeting of the Planning Committee on Thursday 31<sup>st</sup> October 2024 at 7pm.

Application no	24/1559/FH
Location	28 Calgary Crescent
Proposal	Proposed 2-storey rear and 1-storey front porch extensions with internal alterations.
Closing date	31/10/2024
Link	<a href="#">Planning Application: 24/1559/FH (site.com)</a>
Comment	No Objection

## FOLKESTONE TOWN COUNCIL

Planning Applications for the meeting of the Planning Committee on Thursday 31<sup>st</sup> October 2024 at 7pm

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
Link	<a href="#">Planning Application: 24/1168/FH (site.com)</a>
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
Link	<a href="#">Planning Application: 24/1576/FH (site.com)</a>
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
Link	<a href="#">Planning Application: 24/1513/FH/GPD (site.com)</a>
Application no	24/1391/FH
Location	20 Chart Road
Proposal	Single storey rear extension
Closing date	05/11/2024
Link	<a href="#">Planning Application: 24/1391/FH (site.com)</a>
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
Link	<a href="#">Planning Application: 24/1574/FH (site.com)</a>
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
Link	<a href="#">Planning Application: 24/1608/FH (site.com)</a>

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  
Link [Planning Application: 24/1600/FH \(site.com\)](#)

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  
Link [Planning Application: 24/1607/FH \(site.com\)](#)

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  
Link [Planning Application: 24/1616/FH \(site.com\)](#)

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  
Link [Planning Application: 24/1463/FH \(site.com\)](#)

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  
Link [Planning Application: 24/1465/FH \(site.com\)](#)

Application no 24/ 1466/FH  
Location 33 Cheriton Road  
Proposal Advertisement consent for the installation of an aluminium sign  
Closing date 13/11/2024  
Link [Planning Application: 24/1466/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  
Link [Planning Application: 24/1646/FH](#)

Application no 24/1453/FH  
Location Clifton Hotel, 1-6 Clifton Gardens  
Proposal Advertisement Consent to replace external signage  
Closing date 19/11/2024  
Link [Planning Application: 24/1453/FH](#)

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  
Link [Planning Application: 24/1615/FH](#)

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  
Link [Planning Application: 24/1637/FH](#)

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  
Link [Planning Application: 24/1660/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  
Link [Process: PR202404-101119](#)

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
Link	<a href="#">Process: PR202410-108908</a>