

Folkestone Town Council

Minutes of the Planning Committee Meeting held on Thursday 30 January 2025 at the Town Council Offices, The Town Hall, 1-2 Guildhall Street, Folkestone.

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

In attendance: Mr Leo Griggs (25/0035/FH)

OFFICERS PRESENT: 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

The Committee was asked to receive the Minutes of the meeting of the Planning Committee held on 17 December 2025 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 17 December 2025 be received and that the Chair of the meeting be authorised to sign them as a correct record.

Proposed: Councillor John Renshaw

Seconded: Councillor Bridget Chapman

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

4. WEEKLY LIST

Councillors noted the comments sent to Folkestone & Hythe District Council via the Weekly Lists dated 19 December 2024 and 6 January 2025.

5. STREET NAMING

Councillors considered the proposed Street names suggested by the Developers for the new development in Cheriton and felt the proposed street names were acceptable.

6. DRAFT TRANSPORT STRATEGY CONSULTATION

Councillors will consider the Strategy and bring comments back to the next meeting.

7. PLANNING APPLICATIONS

Application no 25/0035/FH

Location Land Rear Of Earlscliffe Mews, Shorncliffe Road

Proposal Erection of a three-storey block of six residential flats together with associated parking facilities.

Closing date 05/02/2025
Comment The Committee thanked Mr Griggs for attending the meeting and providing clarification on some points of the application. The Committee were still concerned about the windows being black UPVC windows and felt that they should be timber framed windows as this is a conservation area. There was also concern around amenity access to future residents which could be overcome with minor amendments to the proposal. Cllrs were also concerned about the fire safety of the proposal which need to be addressed but felt that overall, this would be a helpful development to the residents of Folkestone.

Application no 25/0007/FH
Location The Southcliffe Hotel, 22-26 The Leas
Proposal Part retrospective for new roof finishes to front, top, side, rear sections of main roof and all pitched and flat roof dormers.

Closing date 06/02/2025
Comment Object, the slates are artificial and should be natural slate.

Application no 25/0005/FH
Location The Southcliffe Hotel, 22-26 The Leas
Proposal Listed Building Consent for new roof finishes to front, top, side, rear sections of main roof and all pitched and flat roof dormers.

Closing date 06/02/2025
Comment Object, see comment for 25/0007/FH.

Application no 25/0058/FH
Location Flat 1, 20 London Street
Proposal Single storey rear extension
Closing date 10/02/2025
Comment No objection

Application no 24/1650/FH
Location Bus Station, Bouverie Square
Proposal Change of use of existing Bus Station to outdoor park, including construction of new surfaces, seating areas and hard and soft landscaping

Closing date 12/02/2025
Comment On balance, the Committee support this application however there are concerns for people with mobility issues transferring between buses due to the gradient, issues with

wind, facilities for bus drivers and members of the public; would the existing building be used to provide these facilities. There is an opportunity for the building to be used to benefit the local community by providing information especially to the elderly and vulnerable. Cllrs were concerned that there are no details on the play space, which is integral to this concept, more public consultation should take place with regard to what the public would like to see in this space and consideration should be given to the type of seating and furniture that should be used.

Application no	25/0074/FH
Location	Land Adjoining Broadmeadow Registered Care Centre, Park Farm Road
Proposal	Works to trees the subject of TPO No. 15 of 1998 T2 Sycamore & T5 Cherry Fell, T3 Sycamore & T6 Maple prune large deadwood, T7 Bay re-coppice close to ground level & T8 Holm Oak reduce overall height by a max of 3 meters.
Closing date	11/02/2025
Comment	No objection

KCC APPLICATION

Application no	KCC/FH/0121/2023
Location	Mcaleers Yard, Caesars Way
Proposal	Aggregate washing plant and erection of a workshop/office building to replace the existing open-sided shelter and removal of temporary office/welfare portacabins.
Closing date	13/02/2025
Comment	No objection

PREMISES LICENCSE

Application no	PR202501-112357
Location	Minutas Argentine Street Food & Bar, Folkestone Harbour, Harbour Approach Road
Proposal	Alcohol Sales Off & On Premise, Films, Indoor Sporting Events, Live Music, Recorded Music
Closing date	12/02/2025
Comment	No objection

8. LATE PLANNING APPLICATIONS

Application no 24/2025/FH
Location Former Rotunda Amusement Park, Plot C1, Marine Parade
Proposal Reserved matters application relating to layout, access, scale and appearance, public open spaces, landscaping and play space of Plot C1 as approved under planning permission Y17/1099/SH for the erection residential units and associated amenity space, commercial space, car and cycle parking, landscaping, and plant.
Closing date 13/02/2025
Comment Cllrs agreed to meet to discuss this further to agree a comment before the closing date.

Application no 25/0077/FH
Location 2A St Michaels Street
Proposal Conversion and alterations to existing garage unit (use class B2) to create 1 no. 2 bedroom apartment (use class C3) with external amenity space and bin and bike storage. Alterations to rear extension and existing balcony above.
Closing date 14/02/2025
Comment Object, the Committee felt the proposed screening for the bedroom does not fix the issue of privacy, the living space would have poor lighting. Some progress has been made but there are still issues that need to be addressed prior to approval, such as the noise disturbance from the flat above, light issues, privacy has not been overcome with the proposed barrier.

Application no 25/0105/FH
Location South Kent Christian Community Church, 32 Cheriton Road
Proposal Change of use of church and church hall into a two-bedroom house on two levels and a one-bedroom house on one level.
Closing date 17/02/2025
Comment Object, the Committee felt the size of unit 1 was insufficient, there were concerns over the quality of the amenity which has not been addressed. There is limited head height in the proposed bedroom area of unit 1, the daylighting would be very awkward due to the low windows close to the floor on the mezzanine. A possible solution would be to have two single storey dwellings as the Committee welcome bringing the building back into use.

Application no 25/0108/FH/PA
Location 42 Cheriton High Street
Proposal Determination as to whether the prior approval of the Local Planning Authority is required under Schedule 2, part 3, Class G of the Town and Country Planning (General Permitted Development) (England) Order 2015 for the change of use of the first-floor storage area to a 1 x 3 bed flat Class (C3).
Closing date 17/02/2025
Comment No objection

Application no 25/0117/FH
Location Flat 4, 2 East Cliff Gardens
Proposal Installation of rear facing dormer roof window into existing roofscape
Closing date 18/2/25
Comment No objection

KENT COUNTY COUNCIL

The Kent County Council
(Various Roads) (District of Folkestone & Hythe)
(Various Traffic Movements)
(Consolidation) Order
(Amendment No1) Order 2025
7.5T weight limit (except for buses and access), change a section of Middleburg Square from one way to two-way traffic, place a bus gate and lane on Cheriton Road and Middleburg Square and close up a section of Foresters Way, remove the bus restriction and make one way for all traffic due to the new road layout on Cheriton Place, Cheriton Road, Foresters Way and Middleburg Square.
Comment No objection

The Kent County Council
(Various Roads, Folkestone & Hythe)
(Waiting Restrictions and Street Parking Places)
(Consolidation) Order 2021
(Amendment No33) Order 2025
Double yellow lines (DYL) waiting restrictions on the following roads: Bouverie Place, Bouverie Road West, Bouverie Square, Broadmead Road, Cheriton Gardens, Cheriton Road, Foresters Way, Middelburg Square, Radnor Park Road, Shorncliffe Road and Shellons Street.
Comment No objection

The Kent County Council

(Various Roads, Folkestone & Hythe) (Speed Limits)
(Consolidation) Order 2020
(Amendment No8) Order 2025

Introduce a 20MPH speed limit on the following roads: Albion Mews Road, Alexandra Gardens, Bouverie Place, Bouverie Square, Cheriton Gardens, Cheriton Place (2034), Church Street, Foresters Way, Gloucester Place, Guildhall Street, Middelburg Square, Millfield, Oxford Terrace, Shellons Street, St Eanswythe Way, Rendezvous Street, Sandgate Road and Shorncliffe Road.

Comment No objection

6. DATE OF NEXT MEETING

Thursday, 27 February 2025 at 7pm.

The meeting concluded at 9.10pm.

..... **Chair**

DRAFT