

FOLKESTONE TOWN COUNCIL



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AGENDA

Meeting: **Planning Committee**
Date **Thursday 24 April 2025**
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 27 March 2025 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 Lists dated 26 March 2025.
7. **PLANNING APPLICATIONS**
(See attached list)

8. RE-CONSULTATIONS

(See attached List)

9. PREMISES LICENCES

(See attached list)

10. LATE PLANNING APPLICATIONS

To view any applications received since the preparation of the agenda.

11. DATE OF NEXT MEETING

Thursday 29 May 2025.

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 27 March 2025 at the Town Council Offices, The Town Hall, 1-2 Guildhall Street, Folkestone.

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

OFFICERS PRESENT:

1. APOLOGIES FOR ABSENCE

Apologies were received from Councillor 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 30 January 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 30 January 2025 be received and that the Chair of the meeting be authorised to sign them as a correct record.

Proposed: Councillor Charlie Bain Smith

Seconded: Councillor Jane Darling

Voting: F: 5 , Ag: 0 ; Ab: 0

4. WEEKLY LIST

Councillors noted the comments sent to Folkestone & Hythe District Council via the Weekly Lists dated 27 February 2025 and 11 March 2025.

5. PLANNING APPLICATIONS

Application no	25/0421/FH
Location	43 Sandgate Road
Proposal	Replace certain internal timber doors to comply with Health & Safety and Security and repairing others.
Closing date	08/04/2025
Comment	No Objection
Application no	25/0428/FH/GPD
Location	10 Penfold Road
Proposal	Notification under the Town and Country Planning (General Permitted Development) (England) Order 2015 for a single storey rear extension.
Closing date	02/04/2025

Comment Object – Due to loss of light and ventilation to the inner dining/living room effecting the amenities of future occupants.

Application no 24/1931/FH
Location Flat 1, 30 Grimston Gardens
Proposal Retrospective application for the erection of garden wall including railings, double gate to the front and single side gate and installation of a new window.

Closing date 17/04/2025
Comment Object – Our only objection is the material for the proposed new window in UPVC. The UPVC would not conserve or enhance the character of the conservation area.

Application no 25/0374/FH
Location Flat 6, 17 Grimston Gardens
Proposal Replacement of 6no. windows.
Closing date 08/04/2025
Comment Object – on the grounds that the material and detailing of the window would not conserve or enhance the character of the conservation area.

Application no 25/0459/FH
Location 63 Sandgate Road
Proposal Retrospective installation of extraction and filtration equipment, silencers and air intakes on rear roof.
Closing date 08/04/2025
Comment No objection

Application no 25/0457/FH
Location 7 Dennis Way
Proposal Hip to gable loft conversion with rear flat roof dormer.
Closing date 08/04/2025
Comment No objection

6. PREMISES LICENCES

Application no PR202502-114006
Location 4 Cheriton High Street
Proposal Recorded Music, Alcohol ON & OFF Sales.
Closing date 07/04/2025
Comment No objection

Application no PR202502-113936
Location The Blind Pig, 61 Tontine Street

Proposal	Films, Plays, Recorded Music, Alcohol ON & OFF Sales.
Closing date	09/04/2025
Comment	Noted – no details

7. LATE PLANNING APPLICATIONS

Application no	25/0503/FH/TCA
Location	13 Castle Mews
Proposal	Works to trees in a Conservation area comprising of Copper Beech - upper canopy reduction by up to 2 metres and reduction of lateral branches by up to 4 metres. Row of Conifers - height reduction by up to 5 metres.
Closing date	14/04/2025
Comment	No objection
Application no	25/0510/FH/TCA
Location	The Metropole, The Leas
Proposal	Works to trees in a Conservation area comprising of T1 Lime re pollard back to previous pollard points at 11 meters, T2 Rowan fell, T3. Arbutus fell stem, T4 Tamarisk fell.
Closing date	11/04/2025
Comment	Object – no details to justify the application
Application no	25/0509/FH
Location	28 Walton Gardens
Proposal	Variation of conditions 2 (approved drawings) and 3 (materials) of planning permission 24/1608/FH to allow for change in design.
Closing date	14/04/2025
Comment	No objection
Application no	25/0266/FH
Location	The Samuel Peto, 23 Rendezvous Street
Proposal	Advertisement consent for the installation of individual letter signage to front elevation.
Closing date	15/04/2025
Comment	No objection

6. **DATE OF NEXT MEETING**
Thursday, 24 April 2025 at 7pm.

The meeting concluded at 8:05 pm.

..... **Chair**

FOLKESTONE TOWN COUNCIL WEEKLY LIST
26 March 2025

Planning Applications that will have closed for comment by the time of the next
Planning Committee Meeting.

Application no	25/0262/FH
Location	Church & Dwight UK Ltd, Bowles Well Gardens
Proposal	Proposed deaerator & gas line together with supporting structure, brick up roller door & a new pedestrian door & vent.
Closing date	15/04/2025
Link	Planning Application: 25/0262/FH
Comment	No Objection
Application no	25/0540/FH
Location	70-72 Sandgate Road
Proposal	Listed Building Consent for the removal of existing external signage & ATM, replace glass pane with new removal of all loose internal fittings and furniture.
Closing date	18/04/2025
Link	Planning Application: 25/0540/FH
Comment	No Objection
Application no	25/0546/FH
Location	13 Joyes Road
Proposal	Erection of a detached outbuilding
Closing date	21/04/2025
Link	Planning Application: 25/0546/FH
Comment	No Objection
Application no	25/0491/FH
Location	Flat B, 2 Clifton Road
Proposal	Replacement windows
Closing date	01/05/2025
Link	Planning Application: 25/0491/FH
Comment	Object. There is no record that consent was applied for the current windows. UPVC would not enhance or preserve the character of the conservation area. Timber would be the appropriate material.

Application no	25/0596/FH
Location	227 Dover Road
Proposal	Change of use from guest house to residential home use
Closing date	22/04/2025
Link	Planning Application: 25/0596/FH
Comment :	No Objection
Application no	25/0597/FH
Location	68 Firs Lane
Proposal	Works to tree subject to TPO No. 6 of 1995 - T1 - Field Maple - Crown reduction by 3 meters
Closing date	20/04/2025
Link	Planning Application: 25/0597/FH
Comment	No Objection
Application no	25/0636/FH/TCA
Location	2-4 Langhorne Gardens
Proposal	Works to tree situated in a Conservation Area - T1 - Sycamore - To reduce height of tree in front garden by 4 metres, including thinning of crown and removal of any dead wood
Closing date	21/04/2025
Link	Planning Application: 25/0636/FH/TCA
Comment	No Objection
Application no	25/0584/FH
Location	Former Rotunda Amusement Park, Marine Parade
Proposal	Permanent retention of jelly mould pavilion triennial artwork
Closing date	23/04/2025
Link	Planning Application: 25/0584/FH
Comment	No Objection
Application no	25/0523/FH
Location	Garages Rear of 52 Castle Hill Avenue
Proposal	Conversion of 3 detached garages into a one bedroom flat
Closing date	24/04/2025
Link	Planning Application: 25/0523/FH
Comment	Object. The development would result in unacceptable amenities for future occupants. There would be no outdoor amenities or access from the rear of the building in case of fire. and the outlook would be onto garages in frequent use with

manoeuvring vehicles. It would result in loss of parking for neighbouring properties.

Application no 25/0440/FH
Location Flat E, 32 Bouverie Square
Proposal Formation of access to flat roof and the installation of glazed balustrade.
Closing date 24/04/2025
Link [Planning Application: 25/0440/FH](#)
Comment Object. The drawings are difficult to interpret, but there are concerns that the balustrade will not sufficiently protect people from falling at the side of the flat roof.

Application no 25/0592/FH
Location 21 Dolphins Road
Proposal Single storey rear extension
Closing date 25/04/2025
Link [Planning Application: 25/0592/FH](#)
Comment No Objection

Application no 25/0599/FH
Location 15 Turketel Road
Proposal Erection of a rear extension
Closing date 25/04/2025
Link [Planning Application: 25/0599/FH](#)
Comment No Objection

Application no 25/0601/FH
Location 1 Godwyn Gardens
Proposal Replacement 2 storey side extension and single storey rear extension.
Closing date 25/04/2025
Link [Planning Application: 25/0601/FH](#)
Comment No Objection

Application no 25/0602/FH
Location 5 Corone Close
Proposal Conversion of existing garage to create a study. Replacement of garage door with new window and brickwork wall
Closing date 26/04/2025

Link	<u>Planning Application: 25/0602/FH</u>
Comment	No Objection

FOLKESTONE TOWN COUNCIL

Planning Applications for the meeting of the Planning Committee on Thursday 24th April 2025 at 7pm

Application no	25/0629/FH
Location	154 Canterbury Road
Proposal	Change of use from C3 dwellinghouse to 8 bed HMO for 8 persons (Sui Generis), erection of a rear extension and alterations of single storey roof at the rear.
Closing date	29/04/2025
Link	Planning Application: 25/0629/FH
Application no	25/0637/FH
Location	310 Dover Road
Proposal	Erection of side dormer with hip-to-gable rear roof extension, including rooflights.
Closing date	27/04/2025
Link	Planning Application: 25/0637/FH
Application no	25/0630/FH
Location	60 Wear Bay Road
Proposal	Conversion of existing detached dwelling to a pair of semi-detached dwellings with balconies to front and associated landscaping.
Closing date	28/04/2025
Link	Planning Application: 25/0630/FH
Application no	25/0670/FH/GPD
Location	8 Coolinge Lane
Proposal	Notification under the Town and Country Planning (General Permitted Development) (England) Order 2015 for a single storey rear/side extension & replacement porch.
Closing date	30/04/2025
Link	Planning Application: 25/0670/FH/GPD
Application no	25/0666/FH
Location	11 St Michaels Street
Proposal	Loft Conversion
Closing date	30/04/2025
Link	Planning Application: 25/0666/FH

Application no	25/0575/FH
Location	Flat B, 7 Grimston Avenue
Proposal	Erection of rear extension
Closing date	01/05/2025
Link	Planning Application: 25/0575/FH
Application no	25/0516/FH
Location	89A Sandgate Road
Proposal	Change of use from offices (Class E) to 10 bedroom 10 person HMO (Sui-Generis)
Closing date	01/05/2025
Link	Planning Application: 25/0516/FH
Application no	24/1591/FH
Location	Flat 11, 3 Trinity Crescent
Proposal	Retrospective application for the replacement of a fixed glazed roof light with an extension to dormer window to create a double dormer window on the side/north elevation.
Closing date	01/05/2025
Link	Planning Application: 24/1591/FH
Application no	25/0588/FH
Location	Rostrum House, Cheriton Place
Proposal	Erection of second floor to include terrace and addition of solar panels.
Closing date	15/05/2025
Link	Planning Application: 25/0588/FH
Application no	25/0692/FH
Location	Premier Inn, Cherry Garden Lane
Proposal	Variation of Condition 12 (details of electric vehicle charging ports) of planning permission 24/1015/FH to allow for a reduction in charging ports.
Closing date	15/05/2025
Link	Planning Application: 25/0692/FH
Application no	25/0562/FH
Location	Flat A, 32 Morehall Avenue
Proposal	Single storey rear extension.
Closing date	05/05/2025
Link	Planning Application: 25/0562/FH

Application no 25/0706/FH
Location 86 Shaftesbury Avenue
Proposal Demolition of existing flat roof annex/garage and construction of proposed annexe with pitched roof.
Closing date 03/05/2025
Link [Planning Application: 25/0706/FH](#)

Application no 25/0605/FH
Location Castle House, Castle Hill Avenue
Proposal New security fencing & gates to existing rear car park.
Closing date 15/05/2025
Link [Planning Application: 25/0605/FH](#)

Application no 25/0677/FH
Location 121 Dover Road
Proposal Change of use from mixed use (ground floor takeaway with residential flat above) to a 7 bedroom (HMO).
Closing date 07/05/2025
Link [Planning Application: 25/0677/FH](#)

Application no 25/0676/FH
Location 11 Marine Parade
Proposal Conversion of property into 6 x self contained flats together with external refurbishment, insertion of skylights and internal reconfiguration.
Closing date 13/05/2025
Link [Planning Application: 25/0676/FH](#)

Application no 25/0682/FH
Location 11 Marine Parade
Proposal Listed building consent for conversion of property into 6 x self contained flats together with external refurbishment, insertion of skylights and internal reconfiguration.
Closing date 13/05/2025
Link [Planning Application: 25/0682/FH](#)

RE-CONSULTATION

Application no	25/0158/FH
Location	Former Rotunda Amusement Park, Plots F1, F2, G1, G2 and H, Marine Parade
Proposal	Application for all Reserved Matters (Layout, Access, Scale, Appearance, and Landscaping) of Phases 5 and Phase 6 comprising Plots F1, F2, G1, G2, and H and 'the harbour' public realm for the erection of residential dwellinghouses, commercial space, associated car and cycle parking, landscaping, playspace, public realm and associated services, amenities and plant AND the discharge of conditions 8 (Public Open Space), 9 (Water Use) 20 (Biodiversity), 21 (Wind Flow Mitigation), and 27 (Surface Water Drainage), pursuant to S73 outline planning permission Y17/1099/SH
Closing date	07/05/2025
Link	Planning Application: 25/0158/FH

PREMISES LICENCE

Application no	PR202503-115005
Location	Harbour Fish Bar, 1-3 Lower Sandgate Road
Proposal	Alcohol ON Sales Only
Closing date	06/05/2025
Link	Process: PR202503-115005
Application no	PR202503-115035
Location	Mama Stores, 119 Sandgate Road
Proposal	Alcohol OFF Sales Only
Closing date	06/05/2025
Link	Process: PR202503-115035
Application no	PR202503-115318
Location	Knowing Meat Knowing You Harbourside, Folkestone Harbour, Harbour Approach Road
Proposal	Recorded Music, Provision of late Night Refreshment, Alcohol Sales ON & OFF Sales
Closing date	06/05/2025
Link	No files available