

## Folkestone Town Council

**Minutes of the Planning Committee Meeting held on Thursday 24 April 2025 at the Town Council Offices, The Town Hall, 1-2 Guildhall Street, Folkestone.**

**PRESENT:** Councillors Charles Bain Smith, John Renshaw, Jane Darling, Christine Dickinson, Belinda Walker (Sub for Cllr Bridget Chapman).

**OFFICERS PRESENT:** Liz Timmins (Communities and Grants Officer)

**1. APOLOGIES FOR ABSENCE**

Apologies were received from Councillors Bridget Chapman and Laura Davison. Cllr Belinda Walker attended the meeting in place of Cllr Chapman

**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 27 March 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 27 March 2025 be received and that the Chair of the meeting be authorised to sign them as a correct record.

Proposed: Councillor J Renshaw

Seconded: Councillor C Dickinson

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 26 March 2025.

**5. PLANNING APPLICATIONS**

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
Comment	No objection

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

Comment	Object – the large proposed south facing window would have an adverse impact on the amenities and privacy of the rear garden of 308, the adjacent property to the south.
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
Comment	No objection
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
Comment	No objection
Application no	25/0666/FH
Location	11 St Michaels Street
Proposal	Loft Conversion
Closing date	30/04/2025
Comment	Object – no objection to the principle of converting the attic, however the proposed dormer to the street would make an unsightly obtrusion to an otherwise uniform terrace, by virtue of its position in line with the plane of the front wall and its balconette form.
Application no	25/0575/FH
Location	Flat B, 7 Grimston Avenue
Proposal	Erection of rear extension
Closing date	01/05/2025
Comment	No objection
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

Comment	No objection – the Council support the application but note there are no clear proposals for refuse collection and bike storage.
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
Comment	Object – the Town Council maintains its previous objection
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
Comment	No objection
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
Comment	No objection
Application no	25/0562/FH
Location	Flat A, 32 Morehall Avenue
Proposal	Single storey rear extension.
Closing date	05/05/2025
Comment	No objection
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
Comment	No objection
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
Comment	No objection
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
Comment	Object – on the grounds of amenities to future occupants, the kitchen in the basement has very little light and ventilation and the top two bedrooms have little head height and are cramped. Overall, this appears to be an over intensive proposal for the site.
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
Comment	No objection
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
Comment	No objection

## 6. RE-CONSULTATIONS

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
Comment	Object – although we appreciate that some alterations have been made in the right direction, these have not been sufficient to overcome our original objections.

## 7. PREMISES LICENCES

Application no	PR202503-115005
Location	Harbour Fish Bar, 1-3 Lower Sandgate Road
Proposal	Alcohol ON Sales Only
Closing date	06/05/2025
Comment	No objection
Application no	PR202503-115035
Location	Mama Stores, 119 Sandgate Road
Proposal	Alcohol OFF Sales Only
Closing date	06/05/2025
Comment	No objection
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
Comment	No objection

## 8. LATE PLANNING APPLICATIONS

Application no	25/0715/FH
Location	1-3 Risborough Lane
Proposal	Conversion and change of use of retail and storage areas to residential flat on lower floors. Internal alterations to upper existing flat.
Closing date	08/05/2025
Comment	Object – loss of employment floor space on the ground floor, the kitchen to flat 1 has no natural light or ventilation which would adversely affect the amenities of future occupants.

**9. DATE OF NEXT MEETING**  
Thursday, 29 May 2025 at 7pm.

The meeting concluded at 8.40 pm.

..... **Chair**