

# FOLKESTONE TOWN COUNCIL



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## AGENDA

Meeting: **Planning Committee**  
Date: **Thursday 10 July 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 19 June 2025 and authorise the Chair of the Committee to sign them as a correct record.

**4. SOLAR FARM PLANNING PROPOSALS**

At the Shepway Area Committee meeting on 19 June 2025, it was suggested that all town and parish councils be asked to respond to SSE Renewables proposal for solar farms on Romney Marsh. The Committee is asked to consider whether it wishes to make a response to the solar farm proposals. Please see proposals here: [Shepway Energy Park | SSE Renewables](#)

**5. STREET NAMING**

Councillors are asked for their opinion on the proposed street names for a new development of 19 new dwellings that are currently being built on the former land of the Royal Victoria Hospital in Radnor Park Avenue.

Please find the proposed street names below:

- **Donnelly Crescent** - The hospital was founded by a retired naval surgeon named Dr. Donnelly as a charitable clinic for the poorer residents of Folkestone
- **Florence Crescent** – Honouring Florence Nightingale and her association with military and hospital reform.
- **Hillview Crescent**
- **Town Crescent**

**6. GAMBLING ACT 2005 – UPDATE TO THE STATEMENT OF PRINCIPLES**

The Gambling Act 2005 requires Folkestone & Hythe District Council, in its role as the local licensing authority, to prepare a Statement of Principles related to the exercise of its licensing functions.

This must be reviewed every three years. The current statement ends this year and has been reviewed and updated to cover the next three-year period to 2028.

The draft version of the 2025-2028 Statement of Principles is currently out for consultation.

The Committee is asked if it wishes to comment on the draft.

Please find further information here: [Gambling Act 2005 - Update to the Statement of Principles | Folkestone & Hythe District Council](#)

**7. DIRECTIONAL SIGNAGE**

Kent County Council have received an application regarding the renewal of directional signage for a new development at Shorncliffe Heights.

As part of the process, KCC is now required to seek consent from the relevant local, parish, or town councils before any extension approval can be granted.

The Committee is asked to review the attached documentation and consider whether it wishes to approve the application.

**8. PLANNING APPLICATIONS**

(See attached list)

**9. RE-CONSULTATIONS**

(See attached List)

**10. PREMISES LICENCES**

(See attached list)

**11. LATE PLANNING APPLICATIONS**

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

**12. DATE OF NEXT MEETING**

Thursday 31 July 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 19 June 2025 at the Town Council Offices, The Town Hall, 1-2 Guildhall Street, Folkestone.**

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

**OFFICERS PRESENT:** Georgina Wilson (Corporate Support Officer)

**1. APOLOGIES FOR ABSENCE**

Apologies were received from Councillor Jane Darling.

**2. APPOINTMENT OF CHAIR**

Councillors were asked to appoint a Chair of the Planning Committee for the 2025/26 municipal year.

**RESOLVED: That Councillor Charles Bain Smith be appointed Chair of the Planning Committee for the 2025/26 Municipal Year**

Proposed: Councillor Christine Dickinson

Seconded: Councillor Laura Davison

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

**3. APPOINTMENT OF VICE CHAIR**

Councillors were asked to appoint a Vice Chair for the Planning Committee for the 2025/26 municipal year.

**RESOLVED: That Councillor John Renshaw be appointed Vice Chair of the Planning Committee for the 2025/26 municipal year.**

Proposed: Councillor Charles Bain Smith

Seconded: Councillor Laura Davison

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

**4. DECLARATIONS OF INTEREST**

Cllr Bain Smith declared an interest in 25/0951/FH and Cllr Davison abstained from application 25/1026/FH.

**5. PLANNING COMMITTEE MEETING**

The Committee was asked to receive the Minutes of the meeting of the Planning Committee held on 29 May 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 29 May 2025 be received and that the Chair of the meeting be authorised to sign them as a correct record, with the amendment to Application 25/0831/FH.**

Proposed: Councillor Christine Dickinson

Seconded: Councillor John Renshaw

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

## 6. REVIEW OF THE TERMS OF REFERENCE

Councillors were asked to consider the Terms of Reference for the Planning Committee.

### **RESOLVED: To adopt the Terms of Reference for 2025/26.**

Proposed: Councillor John Renshaw

Seconded: Councillor Bridget Chapman

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

## 7. PLANNING APPLICATIONS

Application no	25/0964/FH
Location	69 Sandgate Road
Proposal	Retrospective application for the Installation of external flue on rear elevation.
Closing date	26.06.25
Comment	No objection however, the Committee would encourage the applicant to take note of the neighbour's concerns.

Application no	25/0967/FH
Location	12 Middle Mead
Proposal	Single storey side and rear extension
Closing date	18.06.25
Comment	No objection

Application no	25/0969/FH
Location	Hillcroft, Crete Road West
Proposal	Proposed erection of detached garage outbuilding.
Closing date	18.06.25
Comment	No objection

Application no	25/0944/FH
Location	82 Guildhall Street
Proposal	Conversion of 3 self-contained flats to 4 self-contained flats, re - build of front entrance staircase, addition of front rooflight, front bay window re -configuration and enlarged rear existing dormer.
Closing date	19.06.25
Comment	No objection

Application no	25/0951/FH
Location	Mermaid Beach, Marine Walk
Proposal	Temporary siting of mobile sauna
Closing date	03/07/2025
Comment	No objection

Application no	25/0968/FH
Location	5 Stanley Court, Shearway Road, Shearway Business Park
Proposal	New window to the side elevation.
Closing date	24/06/2025
Comment	No objection
Application no	25/0846/FH
Location	10 Radnor Park Road
Proposal	Formation of a new vehicular access onto classified road with hardstanding.
Closing date	26/06/2025
Comment	Object, the Committee were concerned that a vehicle cannot be turned on the driveway with 2 cars parked, meaning there is a risk of vehicles reversing onto the road at what is an already busy roundabout. There was also concern that there is no information on drainage from the hard standing, this could result in water running on to the highway. The appearance of the new hardstanding would erode the soft landscape of the front garden and character of the area.
Application no	25/1000/FH
Location	56 Surrenden Road
Proposal	Erection of dormer window to front roof slope.
Closing date	26/06/2025
Comment	No objection
Application no	25/0994/FH
Location	13 Joyes Road
Proposal	Variation of condition 2 (approved plans) of planning permission 25/0546/FH to allow for amendment to roof from hip to gable.
Closing date	27/06/2025
Comment	No objection
Application no	25/0940/FH
Location	65 to 67 Sandgate Road
Proposal	Installation of air conditioning condensers and extract grilles.
Closing date	26/06/2025
Comment	No objection
Application no	25/1040/FH



Location	43 Sandgate Road
Proposal	Listed Building Consent for the installation of replacement ATM tablet with new branding.
Closing date	27/06/2025
Comment	No objection
Application no	25/1026/FH
Location	The Manor Office, 43 Castle Hill Avenue
Proposal	Erection of two new detached dwellings.
Closing date	02/07/2025
Comment	No objection
Application no	25/1062/FH
Location	Ground Floor Business Premises, 2 Church Street
Proposal	Retrospective application for the retention of commercial extract flu to rear of property.
Closing date	10/07/2025
Comment	No objection

## 5. RECONSULTATIONS

Application no	25/0562/FH
Location	Flat A, 32 Morehall Avenue
Proposal	Single storey rear extension
Closing date	25.06.25
Comment	No objection

## 5. PREMISES LICENCES

Application no	PR202505-117325
Location	Delish Chicken, 87 Cheriton High Street
Proposal	Alcohol ON & OFF Sales
Closing date	01/07/2025
Comment	No objection

## 5. LATE PLANNING APPLICATIONS

Application no	25/1088/FH/TCA
Location	Flat G, 201 Sandgate Road
Proposal	Works to trees in a Conservation Area comprising of T1) Reduce height of conifer by 6m & works to roots.
Closing date	04/07/2025
Comment	No objection to the reduction of height but the Committee objects to the root work which could lead to the tree dying.

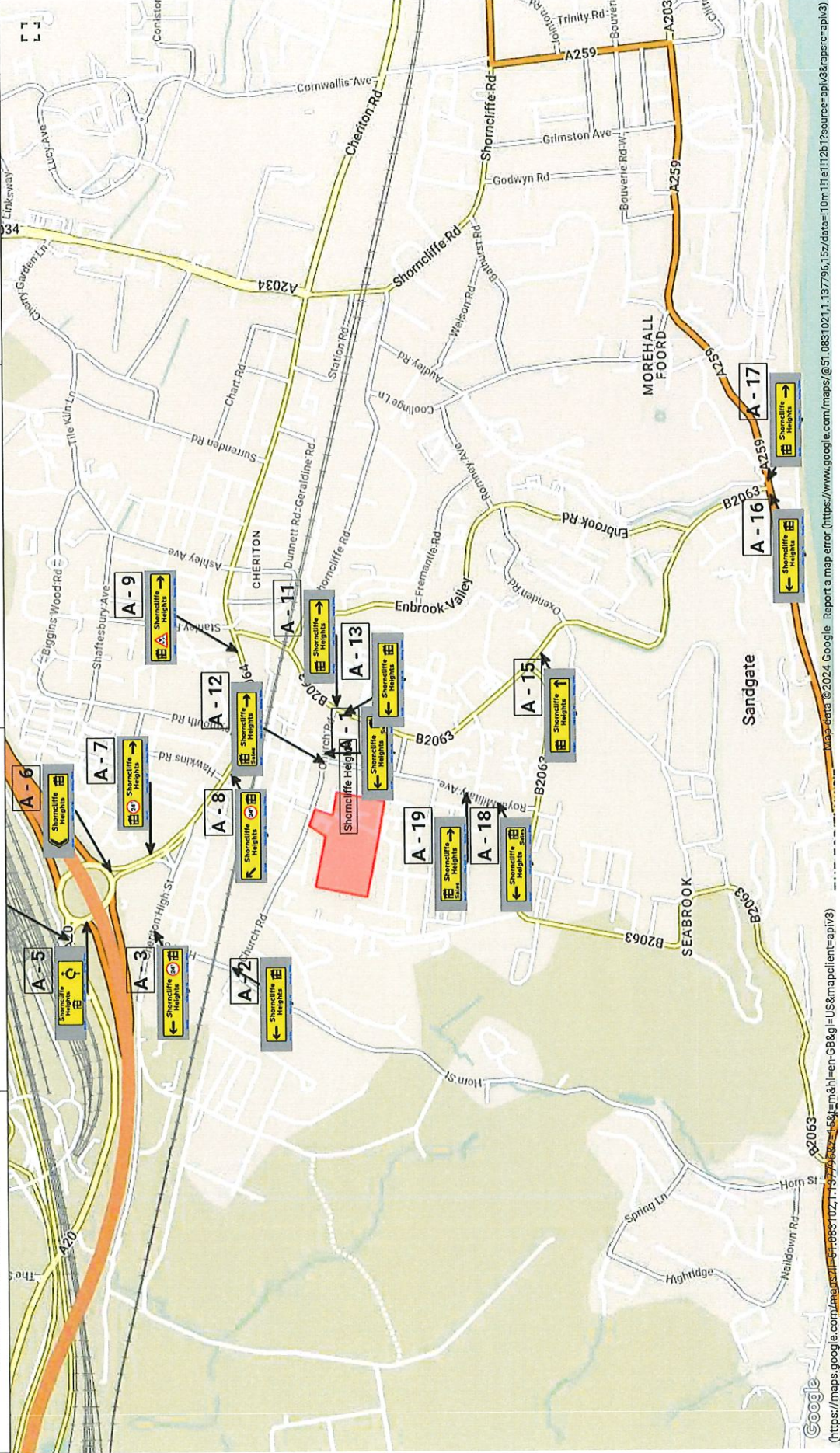
Application no	N/A
Location	Cherry Garden Lane
Proposal	Proposed Upgrades at CS 11288132
Closing date	14 days from email dated 13/06/2025
Comment	No objection
Application no	25/0986/FH
Location	Flat 4, 11 Trinity Crescent
Proposal	Replacement of timber french doors with aluminium french doors.
Closing date	07/07/2025
Comment	No objection
Application no	25/1070/FH
Location	Town Hall, 2 Guildhall Street
Proposal	Installation of new lightning protection system including air terminal conductor rod.
Closing date	08/07/2025
Comment	No objection
Application no	25/1081/FH
Location	Town Hall, 2 Guildhall Street
Proposal	Listed Building Consent for installation of new lightning protection system including air terminal conductor rod.
Closing date	08/07/2025
Comment	No objection

**6. DATE OF NEXT MEETING**  
Thursday 10 July 2025, at 7pm.

The meeting concluded at 8.15pm.

..... Chair



Taylor Wimpey (South East)				
Shorncliffe Heights		Site Reference - 6728	Horn Street, Folkestone, CT20 3JB	
Number of Signs - 17	Scheme - 3199	Erected - 22-03-2016	Removed - N/A - Still in place	
				

<b>Highways Asset Management (County Hall - Maidstone)</b> <b>Kent County Council</b> <b>County Hall</b> <b>Kent</b> <b>ME14 1XQ</b>	<b>Site</b>		Shorncliffe Heights, Horn Street, CT20 3JB
	<b>Developers</b>		Taylor Wimpey, (South East)

Sign No	Street Furniture	Road	Direction of sign	Additional Info	Sign Size
A - 1 - (BH211)	CFS number unknown	Church Road	Advance Arrow Left	SSC-AM	1100mm x 300mm
A - 11 - (BH220)	NRF007	Risborough Lane	Advance Arrow Right	SSC-EM	1100mm x 300mm
A - 12 - (BH221)	CHS number Unknown	Church Road	Advance Arrow Right	SSC-AM	1100mm x 300mm
A - 13 - (BH222)	NRF010	Risborough Lane	Advance Arrow Left	-	1100mm x 300mm
A - 15 - (BH223)	Directional Pole	Military Road	Straight Ahead	FLY-S,OM,	1100mm x 300mm
A - 16 - (BH224)	NSAO 011	Sandgate High Street	Advance Arrow Left	-	1100mm x 300mm
A - 17 - (BH225)	NSAO 008	Sandgate High Street	Advance Arrow Right	-	1100mm x 300mm
A - 18 - (BH226)	Directional Pole	Royal Military Avenue	Advance Arrow Left	OM	1100mm x 300mm
A - 19 - (BH227)	RFK011	Royal Military Avenue	Advance Arrow Right	-	1100mm x 300mm
A - 2 - (BH212)	NHHS010A	Horn Street	Advance Arrow Left	-	1100mm x 300mm
A - 3 - (BH213)	Directional Pole	Cheriton High Street	Advance Arrow Left	FLY-S,OM	1300mm x 300mm
A - 4 - (BH214)	Directional Pole	Ashford Road	Roundabout - Right	FLY-S,OM	950mm x 380mm
A - 5 - (BH215)	UDN22	Unknown Road	Roundabout - Right	-	950mm x 380mm
A - 6 - (BH216)	Directional Pole	Unknown Road	Flag Left	OM	1100mm x 300mm
A - 7 - (BH217)	Directional Pole	A20	Advance Arrow Right	FLY-S,OM, LIM ACC WEIGHT- 24T	1300mm x 300mm
A - 8 - (BH218)	Directional Pole	Cheriton High Street	North West	FLY-S,OM, LIM ACC	1300mm x 300mm

A - 9 - (BH219)	Directional Pole	Cheriton High Street	Advance Arrow Right	WEIGHT- 24T	FLY-S,OM, LIM-ACC- HEIGHT 14'6"	1300mm x 300mm
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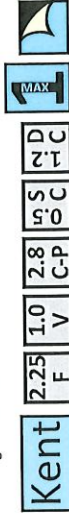
Preference should be given to DP's lighting columns can be used but makes the application process longer





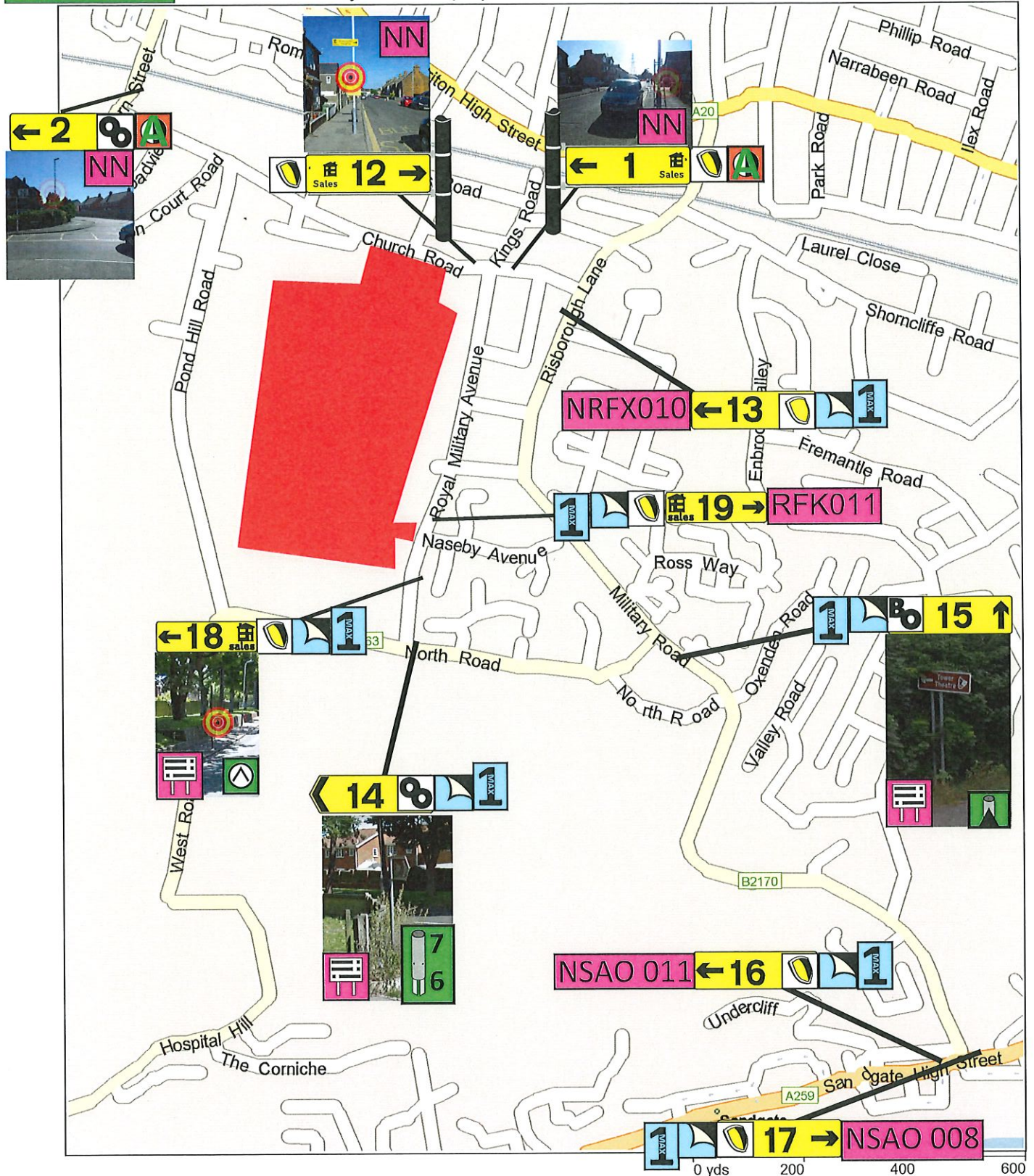
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Preference should be given to DP's lighting columns can be used but makes the application process longer



## FOLKESTONE TOWN COUNCIL

Planning Applications for the meeting of the Planning Committee on  
Thursday 10 July 2025 at 7pm

Application no	25/1061/FH
Location	29 Connaught Road
Proposal	Conversion from 5 self-contained flats to 6 self-contained flats with associated bin storage, cycle storage, fencing and private amenity.
Closing date	08/07/2025
Link	<a href="#">Planning Application: 25/1061/FH</a>
Application no	25/1027/FH
Location	10 Broomfield Road
Proposal	Change of use from private member's club (sui generis use) to 6 residential flats, including the retention of existing 3-bed maisonette. Demolition of external rear staircase and rear extensions and installation of rear balconies. Reinstatement of front light well, erection of railings to front and creation of bike and refuse storage areas.
Closing date	08/07/2025
Link	<a href="#">Planning Application: 25/1027/FH</a>
Application no	25/1058/FH/PA
Location	7 Rendezvous Street
Proposal	Determination as to whether the prior approval of the Local Planning Authority is required under Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for the change of use & conversion from first floor commercial, business and service (Class E) to 1 self contained flat (Class C3).
Closing date	09/07/2025
Link	<a href="#">Planning Application: 25/1058/FH/PA</a>
Application no	25/0882/FH
Location	8 Coolinge Lane
Proposal	Single storey rear/side extension, rear extension & replacement porch.
Closing date	09/07/2025
Link	<a href="#">Planning Application: 25/0882/FH</a>

Application no 25/1085/FH  
Location Sainsburys, 5 Bouverie Road West  
Proposal Installation of new refrigeration, condensing units (with associated acoustic panels) and gas cooler units, protected with safety barrier.  
Closing date 09/07/2025  
Link [Planning Application: 25/1085/FH](#)

Application no 25/1087/FH  
Location 7 Marten Road  
Proposal Conversion of first floor and roof level from one unit to two units (1 x two-bed flat and 1 x three-bed flat) and the reconfiguration of the two ground floor flats to create 2 x two-bed flats. To include alterations to fenestration on side elevation at ground level and two new roof lights.  
Closing date 10/07/2025  
Link [Planning Application: 25/1087/FH](#)

Application no 25/1134/FH/TCA  
Location 49 Earls Avenue  
Proposal Works to a tree situated in a Conservation Area comprising crown reduction of Beech by 3.5m in height and 2.5m off lateral limbs.  
Closing date 14/07/2025  
Link [Planning Application: 25/1134/FH/TCA](#)

Application no 25/1049/FH  
Location 47 Broadfield Road  
Proposal Infill of north east corner of rear extension and the addition of a first floor extension.  
Closing date 16/07/2025  
Link [Planning Application: 25/1049/FH](#)

Application no 25/1072/FH  
Location The Old Stables, Coolinge Lane  
Proposal Erection of a two-storey dwelling, together with extensions and alterations to the existing outbuildings to form ancillary accommodation, creation of associated hardstanding, landscaping, extension of existing footway, and erection of boundary treatments.  
Closing date 16/07/2025  
Link [Planning Application: 25/1072/FH](#)

Application no	25/1100/FH
Location	9 Earls Avenue
Proposal	Installation of gas supply pipes at front & side elevations.
Closing date	16/07/2025
Link	<a href="#">Planning Application: 25/1100/FH</a>
Application no	25/1135/FH
Location	15 Martello Road
Proposal	Remove existing garage to form a side extension incorporating new garage.
Closing date	17/07/2025
Link	<a href="#">Planning Application: 25/1135/FH</a>
Application no	25/1139/FH
Location	89A Sandgate Road
Proposal	Change of use from offices (Class E) to 10 bedroom 10 person HMO (Sui-Generis) together with construction of refuse and cycle stores.
Closing date	17/07/2025
Link	<a href="#">Planning Application: 25/1139/FH</a>
Application no	25/1104/FH
Location	Royal Victoria Hospital, Radnor Park Avenue
Proposal	Variation of condition 2 (approved plans) to allow for amendments to design of the dwellings (refer to cover letter) of planning permission 20/0532/FH.
Closing date	17/07/2025
Link	<a href="#">Planning Application: 25/1104/FH</a>
Application no	25/1156/FH/GPD
Location	45 Broadfield Road
Proposal	Notification under the Town and Country Planning (General Permitted Development) (England) Order 2015 for a single storey rear extension.
Closing date	17/07/2025
Link	<a href="#">Planning Application: 25/1156/FH/GPD</a>
Application no	25/1155/FH
Location	63 Morehall Avenue
Proposal	Single storey side return extension & first floor rear extension.
Closing date	17/07/2025
Link	<a href="#">Planning Application: 25/1155/FH</a>



Application no	25/1142/FH
Location	74 The Bayle
Proposal	Proposed guard rail to existing dormer roof and access hatch for maintenance & means of escape.
Closing date	18/07/2025
Link	<a href="#">Planning Application: 25/1142/FH</a>
Application no	25/1162/FH
Location	Pier Head Lighthouse, Folkestone Harbour, Harbour Approach Road
Proposal	Listed Building Consent for the retention of painted text artwork (poem) on west facing elevation for a temporary period of three years.
Closing date	21/07/2025
Link	<a href="#">Planning Application: 25/1162/FH</a>
Application no	25/1122/FH
Location	McDonalds Restaurant Ltd, West Terrace
Proposal	Refurbishment of shopfront to include the redecoration of the fascia panels, window frames and doors, replacement awning and associated works.
Closing date	21/07/2025
Link	<a href="#">Planning Application: 25/1122/FH</a>
Application no	25/1157/FH
Location	McDonalds Restaurant Ltd, West Terrace
Proposal	Advertisement consent for the retention of 5 no. fascia signs and 1 no. projecting sign following the redecoration of the fascia panel and the introduction of 1 no. new vinyl "Golden Arch" on the replacement fabric awning.
Closing date	21/07/2025
Link	<a href="#">Planning Application: 25/1157/FH</a>
Application no	25/1101/FH
Location	10 Grimston Avenue
Proposal	Part retrospective application for the erection of fence, replacement of pathway & demolition of garage and replace with concrete hardstanding.
Closing date	21/07/2025
Link	<a href="#">Planning Application: 25/1101/FH</a>

Application no 25/1179/FH  
Location 53 Greenfield Road  
Proposal Single storey rear extension and external alterations.  
Closing date 23/07/2025  
Link [Planning Application: 25/1179/FH](#)

Application no 25/1177/FH  
Location 36 Walton Gardens  
Proposal Variation of condition 2 (approved plans) of planning permission 23/1215/FH to allow for modifications to roof finish.  
Closing date 22/07/2025  
Link [Planning Application: 25/1177/FH](#)

#### **PREMISES LICENCE**

Application no PR202506-118441  
Location The South East Emporium, 2B The Old High Street  
Proposal Alcohol ON & OFF Sales  
Closing date 16/07/2025  
Link [Process: PR202506-118441](#)

Application no PR202506-117867  
Location Herberts, 2 Fish Market  
Proposal Recorded Music, Alcohol Off Sales Only.  
Closing date 15/07/2025  
Link [Process: PR202506-117867](#)