

Folkestone Town Council

Minutes of the Planning Committee Meeting held on Thursday 10 July 2025 at the Town Council Offices, The Town Hall, 1-2 Guildhall Street, Folkestone.

PRESENT: Councillors John Renshaw (acting Chair), Jane Darling, Bridget Chapman and Christine Dickinson.

APOLOGIES: Councillors Charles Bain Smith and Laura Davison.

OFFICERS PRESENT: Liz Timmins (Communities & Grants Officer)

1. APOLOGIES FOR ABSENCE

Apologies were received from Councillors Charles Bain Smith and 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 19 June 2025 and to authorise the Chair of the Meeting to sign them as a correct record.

RESOLVED: That the Minutes of the meeting of the Planning Committee held on 19 June 2025 be received and that the Chair of the Meeting be authorised to sign them as a correct record.

Proposed: Councillor Bridget Chapman

Seconded: Councillor Christine Dickinson

Voting: F: 4 , Ag: 0; Ab: 0

4. SOLAR FARM PLANNING PROPOSALS

The Committee was asked if it wished to make a response to SSE Renewables proposal for solar farms on Romney Marsh.

RESOLVED: Councillor Renshaw will email a response

Proposed: Councillor John Renshaw

Seconded: Councillor Christine Dickinson

Voting: F: 4, Ag: 0; Ab: 0

5. STREET NAMING

Councillors were 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.

- **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**

RESOLVED: Councillors agree with the suggestions of Donnelly Crescent and Florence Crescent, but would like to suggest that Hillview Crescent be changed to Fletcher Crescent, to commemorate Frank Rex

Fletcher, and Town Crescent be changed to Seacole Crescent to commemorate Mary Seacole.

Proposed: Councillor Christine Dickinson
Seconded: Councillor Jane Darling
Voting: F: 4, Ag: 0 ; Ab: 0

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

The Committee was asked if it wished to comment on the draft 2025 – 2028 Statement of Principles together by Folkestone & Hythe District Council in accordance within its role as the local licensing authority.

RESOLVED: To defer discussion until the next Meeting of the Planning Committee on 31 July 2025.

7. PLANNING APPLICATIONS

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
Comment	No Objection

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
Comment	No Objection – Although the Committee would rather not see the loss of the community space. As with the community room on the Bayle, it would be nice to consider retaining part of the building for community use.

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
Comment	No Objection

Application no	25/0882/FH
Location	8 Coolinge Lane
Proposal	Single storey rear/side extension, rear extension & replacement porch.
Closing date	09/07/2025
Comment	No Objection
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
Comment	No Objection
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
Comment	No Objection
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
Comment	No Objection – Subject to the views of the Tree Officer
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
Comment	No Objection
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
Comment	No Objection

Application no	25/1100/FH
Location	9 Earls Avenue
Proposal	Installation of gas supply pipes at front & side elevations.
Closing date	16/07/2025
Comment	No Objection
Application no	25/1135/FH
Location	15 Martello Road
Proposal	Remove existing garage to form a side extension incorporating new garage.
Comment	No Objection
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.
Comment	No Objection – Subject to Building Regulations. The Committee would recommend the inclusion of a communal space for the use of the residents.
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
Comment	Object – on the basis of the published comments, the Committee is concerned that the development may have gone beyond the scope of the original application and the changes proposed in the covering letter.
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
Comment	No Objection
Application no	25/1155/FH
Location	63 Morehall Avenue
Proposal	Single storey side return extension & first floor rear extension.
Closing date	17/07/2025
Comment	Object - The proposed roof light immediately below the windows of the living rooms to the adjacent house will engender a lack of privacy for future occupants.

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
Comment	No Objection
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
Comment	No Objection
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
Comment	No Objection
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
Comment	No Objection
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
Comment	No Objection
Application no	25/1179/FH
Location	53 Greenfield Road
Proposal	Single storey rear extension and external alterations.
Closing date	23/07/2025
Comment	No Objection

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
Comment	No Objection

8. 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
Comment	No Objection

Application no	PR202506-117867
Location	Herberts, 2 Fish Market
Proposal	Recorded Music, Alcohol Off Sales Only.
Closing date	15/07/2025
Comment	No Objection

9. LATE PLANNING APPLICATIONS

Application no	25/0927/FH
Location	63 Dolphins Road
Proposal	Erection of garden studio and retrospective erection of garden shed.
Closing date	24/07/2025
Comment	No Objection – Subject to building control (drainage and sewerage)

Application no	25/1221/FH
Location	5 Searle Grove
Proposal	Works to trees subject to TPO No 08 of 2016. T1 Birch fell to ground level and plant a replacement tree.
Closing date	28/07/2025
Comment	No Objection

Application no	25/1225/FH
Location	7 Bodenham Road
Proposal	Construction of garden building with pitched roof.
Closing date	29/07/2025
Comment	Object – insufficient information about the garden building.

Application no	25/1229/FH
Location	132 Cheriton High Street
Proposal	Proposed single storey rear extension.

Closing date	28/07/2025
Comment	Object – the proposed rooflight immediately below the windows of the living rooms to the adjacent house will engender a lack of privacy for future occupants.
Application no	25/1089/FH
Location	Grand Court, Earls Avenue
Proposal	Installation of gas supply pipes at front, side & rear elevations.
Closing date	29/07/2025
Comment	No Objection
Application no	Rob Roy's Guest House
Location	227 Dover Road
Proposal	Change of use from Use Class C1 (8 bedroom Guest House) to Sui Generis (high end 13 bedroom HMO)
Closing date	N/A
Comment	Noted - on the basis of the information available the Committee are concerned about the lack of washing and toilet facilities on the 2 nd floor. There is no proposal for the storage of bins and bikes.

10. DATE OF NEXT MEETING

Thursday 31 July at 7pm.

The meeting concluded at 8.35 pm.

..... **Chair**