

FOLKESTONE TOWN COUNCIL



The Town Hall
1-2 Guildhall Street
Folkestone
Kent
CT20 1DY

Telephone: (01303) 257946
Email: enquiries@folkestone-tc.gov.uk
Web: www.folkestone-tc.gov.uk

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AGENDA

Meeting: **Planning Committee**
Date: **Thursday 11 September 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.

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 meetings of the Planning Committee held on 14 August 2025 authorise the Chair of the Committee to sign them as a correct record.
6. **PLANNING APPLICATIONS**
(See attached list)
7. **RE-CONSULTATIONS**
(See attached List)
8. **PREMISES LICENCES**
(See attached list)
9. **LATE PLANNING APPLICATIONS**

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

10. DATE OF NEXT MEETING

Thursday 2 October 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 14 August 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 and Christine Dickinson.

OFFICERS PRESENT: Georgina Wilson (Corporate Support Officer)

1. APOLOGIES FOR ABSENCE

Apologies were received from Cllr Bridget Chapman.

2. DECLARATIONS OF INTEREST

Cllr Laura Davidson declared an interest in 25/1026/FH.

3. PLANNING COMMITTEE MEETING

The Committee was asked to receive the Minutes of the meetings of the Planning Committee held on 10 July 2025 and 31 July 2025 and to authorise the Chair of the Committee to sign them as a correct record.

RESOLVED: That the Minutes of the meetings of the Planning Committee held on 10 July 2025 and 31 July 2025 be received and that the Chair of the meeting be authorised to sign them as a correct record.

Proposed: Councillor Christine Dickinson

Seconded: Councillor Jane Darling

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

7. PLANNING APPLICATIONS

Application no	25/1391/FH
Location	65 to 67 Sandgate Road
Proposal	Installation of two air conditioning condenser units and four extract grilles to the rear elevation.
Closing date	19/08/2025
Comment	No objection

Application no	25/1329/FH
Location	28 Holywell Avenue
Proposal	Two storey rear extension.
Closing date	20/08/2025
Comment	Object, the Committee were concerned that the natural light to adjacent dwellings and gardens, which are there only private outdoor area, would be significantly compromised by the proposal affecting their amenities.

Application no	25/1401/FH
Location	104 Bouverie Road West

Proposal	Single storey extension on the east side and a two-storey extension on the west side following demolition of garage, conservatory and office.
Closing date	28/07/2025
Comment	No objection
Application no	25/1407/FH
Location	Flat 1, 19 Grimston Gardens
Proposal	Variation of condition 3 (approved plans) of planning permission 22/0555/FH to allow for the amendment to the layout to make better use of the space.
Closing date	25/08/2025
Comment	The Committee do not object to the principal of the proposal but object to UPVC windows as they are not an appropriate material as it is not recyclable, nor does UPVC preserve or enhance the character of the conservation area. UPVC is not necessary to use when there are timber alternatives available.
Application no	25/1406/FH
Location	Flat 2, 19 Grimston Gardens
Proposal	Single storey rear extension.
Closing date	25/08/2025
Comment	The Committee do not object to the principal of the proposal but object to UPVC windows as they are not an appropriate material as it is not recyclable, nor does UPVC preserve or enhance the character of the conservation area. UPVC is not necessary to use when there are timber alternatives available.
Application no	25/1417/FH
Location	Sailbox, Folkestone Harbour, Harbour Approach Road
Proposal	Temporary approval for additional unit to existing restaurant as approved under planning permission 22/0298/FH.
Closing date	27/08/2025
Comment	No objection
Application no	25/1415/FH
Location	162 Dolphins Road
Proposal	Single storey rear extension and a two-storey side extension.
Closing date	26/08/2025
Comment	No objection

Application no	25/1427/FH
Location	Tesco Stores Ltd, Cheriton High Street
Proposal	Two compressor installed at ground level. Two gas cooler installed on steel deck at high level with open mesh walkway, access steps and handrails. 2.2m timber fence and access gate with 1.1m high armco barrier on 2 sides installed at ground level and new door.
Closing date	28/08/2025
Comment	No objection

8. RE CONSULTATIONS

Application no	25/1026/FH
Location	The Manor Office, 43 Castle Hill Avenue
Proposal	Erection of two new detached dwellings.
Amendment	Revised plans
Closing date	27/08/2025
Comment	No objection

Application no	25/0971/FH
Location	Ground Floor Business, 30 Rendezvous Street
Proposal	Variation of condition 5 (opening hours) of planning permission Y14/0122/SH to vary hours of operation.
Closing date	26/08/2025
Comment	The Committee maintains their previous objection: Object. The Committee feels the opening hours should remain the current hours (07:30 to 23:00) during the weekdays. On a Friday, Saturday and bank/public holidays the Committee have no objection to the premises remaining open till 1am in line with other licenced establishments in the town

8. PREMISES LICENCES

Application no	PR202507-121106
Location	Salty Cup, 8 Church Street
Proposal	Alcohol OFF Sales ONLY
Closing date	01/09/2025
Comment	No objection

Application no	PR202507-121235
Location	Cheriton Food & Wine, 135 Cheriton High Street
Proposal	Variation Premise Licence - Alcohol OFF Sales ONLY
Closing date	01/09/2025

Comment	Object as the amenity to neighbouring properties would be negatively affected by the 24-hour nature of alcohol sales.
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9. LATE PLANNING APPLICATIONS

Application no	25/1446/FH
Location	Flat 27, St Andrews, The Durlocks
Proposal	Temporary removal of a window and reinstatement with a new sill. As well as replacement lanterns to the roof.
Closing date	01/09/2025
Comment	No objection

Application no	25/1461/FH
Location	Flat 27, St Andrews, The Durlocks
Proposal	Listed Building Consent for the temporary removal of a window and reinstatement with a new sill. As well as replacement lanterns to the roof.
Closing date	01/09/2025
Comment	No objection

Application no	25/1390/FH
Location	47 Broadfield Road
Proposal	Two storey side extension and part single storey and part two storey rear extension.
Closing date	02/09/2025
Comment	No objection

10. DATE OF NEXT MEETING

Thursday, 11 September at 7pm.

The meeting concluded at 8.15pm.

..... Chair

FOLKESTONE TOWN COUNCIL

Planning Applications for the meeting of the Planning Committee on
Thursday 11 September 2025 at 7pm

Application no	25/1389/FH
Location	47 & 49 Broadfield Road
Proposal	Part two storey extension to rear and side and part single storey rear extension and sub-division of property.
Closing date	02/09/2025
Link	Planning Application: 25/1389/FH
Application no	25/1527/FH/TCA
Location	1 Albion Villas
Proposal	Works to trees in a conservation area comprising of T1 Magnolia reduce by 2m in height, T2 Copper Beech reduce by 1.5m, T3 Bay reduce by 3m in height and 2m off lateral limbs, T5 Silver Birch, raise to give 2m clearance over path.
Closing date	04/09/2025
Link	Planning Application: 25/1527/FH/TCA
Application no	25/1484/FH
Location	227 Dover Road
Proposal	Change of use from residential (C3) to a house of multiple occupation (HMO).
Closing date	04/09/2025
Link	Planning Application: 25/1484/FH
Application no	25/1487/FH
Location	20 Cornwallis Avenue
Proposal	Proposed single storey rear extension & erection of detached garage. Conversion of existing integral garage to habitable room.
Closing date	04/09/2025
Link	Planning Application: 25/1487/FH
Application no	25/1534/FH/TCA
Location	3 Albion Villas
Proposal	Works to a tree in a Conservation Area comprising of T1 Yew fell to ground level.
Closing date	04/09/2025
Link	Planning Application: 25/1534/FH/TCA

Application no	25/1306/FH/PA
Location	252 Cheriton Road
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 a change of use of the ground floor from commercial, business and service (Use Class E) to dwellinghouse (Use Class C3).
Closing date	05/09/2025
Link	Planning Application: 25/1306/FH/PA
Application no	25/1416/FH
Location	Land to the West of Folkestone Harbour Arm, Harbour Approach Road
Proposal	Temporary planning permission of 8 years for various saunas, hot tub, cold plunge, reception, cafe, kitchen, changing rooms, wcs, stores and external boardwalks.
Closing date	05/09/2025
Link	Planning Application: 25/1416/FH
Application no	25/1367/FH/TCA
Location	Augusta Gardens, (Communal Gardens), Sandgate Road
Proposal	Works to trees in a Conservation area T1 Large Beech crown reduction to a height of approximately 9 metres. T2 & T3 Holly reduce to a height of approximately 2 metres.
Closing date	09/09/2025
Link	Planning Application: 25/1367/FH/TCA
Application no	25/1434/FH
Location	Land Opposite Chipchase Lodge, St Stephens Way
Proposal	Variation of conditions 4 & 5 of planning permission Y18/1096/FH to allow for changes to parking and landscaping.
Closing date	09/09/2025
Link	Planning Application: 25/1434/FH
Application no	25/1462/FH
Location	Flat 1, 48 Earls Avenue
Proposal	Replacement of windows to front bay window, 4 side windows, 1 rear window and door.
Closing date	09/09/2025
Link	Planning Application: 25/1462/FH

Application no 25/1369/FH
Location 60 Guildhall Street
Proposal Retrospective change of use from grocery store (Class E) to 24hr taxi office (Sui Generis).
Closing date 09/09/2025
Link [Planning Application: 25/1369/FH](#)

Application no 25/1494/FH
Location Queens House, Guildhall Street
Proposal Retrospective Advertisement consent for internally illuminated vertical sign & circular fascia picture sign.
Closing date 09/09/2025
Link [Planning Application: 25/1494/FH](#)

Application no 25/1515/FH
Location 12 Cheriton Place
Proposal Listed Building Consent for full renovation and repair of existing listed building and conversion to 9 bedroom HMO.
Closing date 11/09/2025
Link [Planning Application: 25/1515/FH](#)

Application no 25/1511/FH
Location 12 Cheriton Place
Proposal Change of use to 9 bedroom HMO, addition of a metal staircase & door to rear, renovations & repairs to include re-rendering, 2 new windows & repair to windows.
Closing date 11/09/2025
Link [Planning Application: 25/1511/FH](#)

Application no 25/1512/FH
Location Clifton Hotel, 1-6 Clifton Gardens
Proposal Installation of a static canopy to cover the walkways at four entrances.
Closing date 12/09/2025
Link [Planning Application: 25/1512/FH](#)

Application no 25/1532/FH
Location South Kent Christian Community Church, 32 Cheriton Road
Proposal Conversion of church to 1no. two-bedroom dwelling.
Closing date 17/09/2025
Link [Planning Application: 25/1532/FH](#)

Application no	25/1530/FH
Location	12 Sandgate Road
Proposal	Part change of use to rear of existing ground floor retail unit (Class E) to residential use (C3) to create 1 x 1-bed apartment, including alterations to the remaining retail unit to create 2 x smaller retail units.
Closing date	17/09/2025
Link	Planning Application: 25/1530/FH
Application no	25/1465/FH
Location	Flat 1, 92 Bouverie Road West
Proposal	New window and glazed door openings to the rear, replacement of existing window and door to the side and the erection of a pergola with open top and sides.
Closing date	17/09/2025
Link	Planning Application: 25/1465/FH
Application no	25/1146/FH/PA
Location	Ground Floor Business Premises, 11 Earls Avenue
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 a change of use from commercial, business and service (Use Class E) to dwellinghouses (Use Class C3).
Closing date	17/09/2025
Link	Planning Application: 25/1146/FH/PA
Application no	25/1418/FH
Location	The Leas Lift, Lower Sandgate Road
Proposal	Listed Building Consent for the replacement of the timber carriages, a new steel frame and an emergency escape door.
Closing date	18/09/2025
Link	Planning Application: 25/1418/FH
Application no	25/1602/FH
Location	22-24 Cheriton Gardens
Proposal	Change of use and conversion of office building to provide 5 no. 1 bed and 3 no. 2 bed residential flats, including construction of 2.5 storey infill rear extension.
Closing date	22/09/2025
Link	Planning Application: 25/1602/FH

Application no 25/1613/FH
Location 336 Cheriton Road
Proposal Installation of a digital 6 sheet small format advertisement display.
Closing date 22/09/2025
Link [Planning Application: 25/1613/FH](#)

Application no 25/1396/FH
Location Land Adjoining 3 London Street
Proposal Erection of 1 bedroom apartment and to extend existing shed to front into a larger summer house with a small workshop.
Closing date 22/09/2025
Link [Planning Application: 25/1396/FH](#)

Application no 25/1626/FH
Location 169 Shorncliffe Road
Proposal Single storey rear extension.
Closing date 22/09/2025
Link [Planning Application: 25/1626/FH](#)

Application no 25/1616/FH
Location 60 Wear Bay Road
Proposal Variation of condition 2 (approved plans) of planning permission 25/0630/FH to allow for changes to the roof design.
Closing date 22/09/2025
Link [Planning Application: 25/1616/FH](#)

The Committee did not object to application 25/0630/FH

Application no 25/1627/FH
Location 39 Linden Crescent
Proposal Single storey in-fill rear extension and patio area to rear garden.
Closing date 22/09/2025
Link [Planning Application: 25/1627/FH](#)

Application no 25/1636/FH
Location 95 Downs Road
Proposal Single storey front porch extension and new roof to existing bay window.
Closing date 23/09/2025
Link [Planning Application: 25/1636/FH](#)

RE-CONSULTATIONS

Application no	25/1406/FH
Location	Flat 2, 19 Grimston Gardens
Proposal	Single storey rear extension.
Amendment	Proposal has been amended to Retrospective planning application for a single storey rear extension.
Previous Comment	<i>"The Committee do not object to the principal of the proposal but object to UPVC windows as they are not an appropriate material as it is not recyclable, nor does UPVC preserve or enhance the character of the conservation area. UPVC is not necessary to use when there are timber alternatives available."</i>
Closing date	10/09/2025
Link	Planning Application: 25/1406/FH