

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

Date of Publication: 26 September 2025

AGENDA

Meeting: **Planning Committee**
Date: **Thursday 2 October 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 11 September 2025 authorise the Chair of the Committee to sign them as a correct record.
4. **227 DOVER ROAD**
The Committee is asked to give feedback on it's Objection to Planning Application 25/1484/FH. Documents attached to the Agenda.
5. **PLANNING APPLICATIONS**
(See attached list)
6. **PRE-CONSULTATIONS**
(See attached List)

7. **APPEALS**

(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 16 October 2025.

Councillors on Committee:

Councillor Charles Bain Smith

Councillor Bridget Chapman

Councillor Jane Darling

Councillor Christine Dickinson

Councillor Liz McShane

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 11 September 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, Bridget Chapman, Connor McConville (Sub for Christine Dickinson).

APOLOGIES: Councillor Christine Dickinson.

OFFICERS PRESENT: Liz Timmins (Communities & Grants Officer)

MEMBERS OF THE PUBLIC: 8

1. APOLOGIES FOR ABSENCE

Apologies were received from Councillor Christine Dickinson.

2. DECLARATIONS OF INTEREST

There were no declarations of interest.

3. PLANNING COMMITTEE MINUTES

The Committee was asked to receive the Minutes of the meeting of the Planning Committee held on 14 August 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 14 August 2025 be received and that the Chair of the meeting be authorised to sign them as a correct record.

Proposed: Councillor Jane Darling

Seconded: Councillor John Renshaw

Voting: F: 5 , Ag:0 ; Ab: 1

4. PLANNING APPLICATIONS

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
Comment	No objection
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
Comment	No objection
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
Comment	Maintain previous objection
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
Comment	Object – the Committee has no objections to the principle of the rear extension or the conversion of the existing garage. However, there are important details missing from the proposal to erect a new garage with access on to Avereng Gardens. Whether trees are proposed to be removed and how visibility, degree of setback and transition to the roadway is to be formed.
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
Comment	Object – the tree in question makes a very positive contribution to a group of trees clearly visible from Pound Way, within the conservation area.
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
Comment	No comment – decision made before the meeting
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
Comment	Object – the committee support the principle of the facilities proposed but there is no assessment of the flood risk. The location raises concerns and would encourage people to enter and exit the water at an unsafe gradient and at a location where the weather and tides can be severe. There is also no detail around how the structures would be founded on a shifting bank of shingle or how this might affect maintenance of the beach shingle.
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
Comment	No objection
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
Comment	No objection
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
Comment	No objection
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

Comment	No objection
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
Comment	Objection – the committee maintains its previous objection
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
Comment	No objection
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
Comment	No objection
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
Comment	No objection
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
Comment	No objection
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
Comment	Object – There is no natural light to the principal living spaces, engendering an unacceptable level of amenities for future occupants.
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
Comment	No objection
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
Comment	No objection
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
Comment	No objection
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
Comment	No objection

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
Comment	No objection
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
Comment	No objection
Application no	25/1626/FH
Location	169 Shorncliffe Road
Proposal	Single storey rear extension.
Closing date	22/09/2025
Comment	No objection
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
Comment	No objection
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
Comment	No objection
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
Comment	No objection

5. RECONSULTATIONS

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.
Closing date	10/09/2025
Comment	The committee maintains its previous comments

6. LATE PLANNING APPLICATIONS

Application no	25/1588/FH
Location	Basement Flat, Folkestone Prime Court, 9 Trinity Crescent
Proposal	Conversion of three rooms into a self-contained 1-bedroom, 2-person apartment.
Closing date	26/09/2025
Comment	No objection

Application no	25/1498/FH
Location	Building Rear 29 To 37 Broomfield Road
Proposal	First floor extension to an existing flat roofed, single storey building to include external staircase.
Closing date	26/09/2025
Comment	No objection

Application no	25/1453/FH/TCA
Location	5 Jointon Road
Proposal	Works to tree in a Conservation Area T1 Holm Oak fell. To be replaced with Magnolia.
Closing date	29/09/2025
Comment	Object – at the owners admission the tree is not dangerous and a fine specimen of a Holm Oak within the conservation area.

Application no	25/1660/FH
Location	The Manor Office, 43 Castle Hill Avenue
Proposal	Works to trees subject of Tree Preservation Order No. 1 of 1972. T2 Lime tree, remove shoots at base. T3 Sycamore, reduce to height 10m (half-height), reducing limbs to length 1-2m. reduce tree above 4m height. T4 Sycamore, prune shoots arising around 2m height. T5 Horse Chestnut, sever ivy at ground level. Remove all regrowth flush with trunk to height 4m. T7 English Oak, remove limb separated from the crown and extending northeastward. T8 Sycamore, fell at height 2 metres, leaving low growth.
Closing date	29/09/2025

Comment No objection

Application no 25/1316/FH
Location Former Gasworks, Ship Street
Proposal Outline planning application (with all matters reserved) for a residential development (Use Class C3) of up to 135 dwellings and non-residential floorspace comprising flexible retail (Use Class E). To include car parking, cycle parking, pedestrian and vehicular accesses, landscaping, refuse storage, servicing areas and other associated infrastructure works.
Closing date 29/09/2025
Comment Cllr McConville will speak with the district planners.

KCC

Application no KCC/FH/0137/2025
Location Ground Floor Business Premises, 14 Sandgate Road
Proposal Temporary change of use of the ground floor premises from Use Class E (commercial, business and service) to Class F1 (community and learning) for a period of 5 years.
Closing date 06/10/2025
Comment No objection

APPEAL

Appeal no AP-6740
Application no 25/0831/FH
Location Flat 1, 30 Grimston Gardens
Proposal Retrospective application for timber office pod in front garden. (Resubmission of planning application 24/0875/FH).
Closing date 06/10/2025
Comment No objection

PRE-APPLICATION CONSULTATION

Applicant Beaconcomms
Location Folkestone College (Rooftop)

Proposal	Proposed MBNL Telecommunications Base Station – Folkestone College (Rooftop), Shorncliffe Road, CT20 2TZ (FAH001) Replacing Folkestone Police Station (Rooftop), Bouverie Road West, CT20 2SG (SHP022)
Comment	Noted

7. DATE OF NEXT MEETING
Thursday, 2 October at 7pm.

The meeting concluded at 8.45 pm.

..... **Chair**

FOLKESTONE TOWN COUNCIL

Planning Applications for the meeting of the Planning Committee on
Thursday 2 October 2025 at 7pm

227 DOVER ROAD

Application no	25/1484/FH
Location	227 Dover Road
Proposal	Change of use from residential (C3) to a house of multiple occupation (HMO).
Documents	Attached to Agenda

PLANNING APPLICATIONS

Application no	25/1090/FH
Location	Land to the rear of 3 Wilton Road
Proposal	Erection of a two-storey detached dwellinghouse, associated detached annexe and car port, together with the construction of an access drive and associated hardstanding.
Closing date	13/10/2025
Link	Planning Application: 25/1090/FH

Application no	25/1713/FH
Location	Eton Suite, The Grand, The Leas
Proposal	Listed Building Consent for alterations to internal walls and relocation of boiler to reinstate original external fabric.
Closing date	16/10/2025
Link	Planning Application: 25/1713/FH

Application no	25/1707/FH
Location	1 Welson Road
Proposal	Works to Trees subject to TPO No 05 of 2003 T1 Atlantic Blue Cedar- Cut back to previous reduction points, approx. 2 m reduction.
Closing date	07/10/2025
Link	Planning Application: 25/1707/FH

Application no	25/1725/FH
Location	43 Sandgate Road
Proposal	Proposed Listed Building Consent for removal and replacement of existing signage.
Closing date	16/10/2025
Link	Planning Application: 25/1725/FH

Application no 25/1706/FH/TCA
Location 12 Ingles Road
Proposal Works to trees in a conservation area comprising of T1 Bay fell to ground level.
Closing date 10/10/2025
Link [Planning Application: 25/1706/FH/TCA](#)

Application no 25/1695/FH
Location 7 Marine Parade
Proposal Listed Building Consent for the partial change of use from hotel to dwelling.
Closing date 08/10/2025
Link [Planning Application: 25/1695/FH](#)

Application no 25/1683/FH
Location 13 Eton Walk, Scholars Village
Proposal Conversion of garage to habitable room to include a bicycle store.
Closing date 08/10/2025
Link [Planning Application: 25/1683/FH](#)

Application no 25/1593/FH
Location 55 Broadmead Road
Proposal Partial demolition of existing building and conversion into 4no. residential apartments.
Closing date 13/10/2025
Link [Planning Application: 25/1593/FH](#)

Application no 25/1687/FH
Location 7 Marine Parade
Proposal Partial change of use from hotel to residential dwelling.
Closing date 23/10/2025
Link [Planning Application: 25/1687/FH](#)

Application no 25/1644/FH
Location Flat 2, 13 Grimston Avenue
Proposal Erection of a single storey rear extension following the removal of the existing rear extension.
Closing date 23/10/2025
Link [Planning Application: 25/1644/FH](#)

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 16/10/2025
Link [Planning Application: 25/1389/FH](#)
FTC Comment “No Objection”

Application no 25/1762/FH
Location 5 Ash Tree Road
Proposal Conversion of garage to self contained annexe and rear balcony to first floor.
Closing date 16/10/2025
Link [Planning Application: 25/1762/FH](#)

PRE-CONSULTATION

Proposal Cornerstone 11288135
Location Compound Storage Depot, The Cherry Garden, Shearway Road
Proposal REG 5 application for a telecommunications base station upgrade.
Documents Attached to Agenda.

APPEAL

Appeal no AP-6731
Application no 25/0745/FH
Location 12 & 12A Bouverie Road West
Proposal Retrospective application for change of windows and rear and side doors.
FTC Comment *Object. UPVC is 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. The form of the proposed windows doesn't even respect the historic shape and opening of the building*
Closing date 15/10/2025
Link to documents [Appeal: AP-6731](#)

RE-CONSULTATIONS

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.
Amendment	Updated plans added 19.09.2025
FTC Comment	<i>"Object – the Committee has no objections to the principle of the rear extension or the conversion of the existing garage. However, there are important details missing from the proposal to erect a new garage with access on to Avereng Gardens. Whether trees are proposed to be removed and how visibility, degree of setback and transition to the roadway is to be formed."</i>
Closing date	06/10/2025
Link	Planning Application: 25/1487/FH

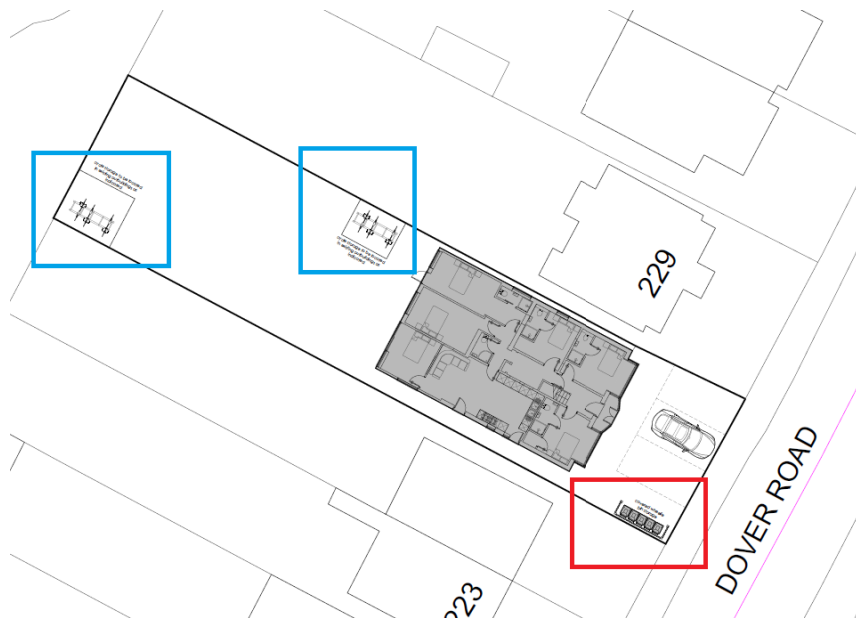
PREMISES LICENCE

Application no	PR202509-122894
Location	SIP at the Signal Box, Folkestone Harbour, Harbour Approach Road
Proposal	Alcohol ON & OFF Sales
Closing date	13/10/2025
Link	Process: PR202509-122894

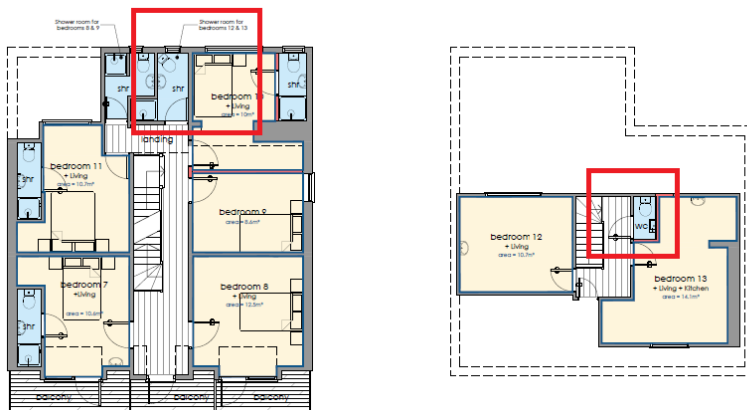
We are writing to seek follow up feedback on the subject site following our initial consultation with you in July. I am pleased to advise that we have taken on board your considered comments and have addressed these in the planning application drawings attached and the HMO Management Plan for background.

Your comments being **1. Storage for bins and bikes** **2. Toilet facilities for the top floor**

1. The red box indicates the location of the enclosed bin store. The bin enclosure will ensure the bins are not visible from the roadside and will keep the bins secure ready for collection (Just to note this is the current location of where the bins are kept by the guest house). 13 cycle spaces are being provided located in the blue boxes via double stackers in the secure rear garden, which will be access via the side gate.



2. The red box indicates that toilet facilities have been provided on the top floor. Additionally, we have included extra toilets dedicated specifically for the top floor rooms. As a result, the top floor rooms benefit from two separate toilet facilities.



Introduction

MJ Real Estate is a family owned and privately funded property development and investment company, with over 20 years of real estate experience. MJ Real Estate has an extensive record of successfully delivering residential properties throughout Kent and has proven experience managing successful HMO properties.

Our focus is 'Build to Rent', so we deliver residential projects and rent them back to local residents 'Local Homes, for Local People'. We have delivered a number of homes through converting dis-used office buildings into residential homes in the Folkestone area that are now rented to local residents.

Proposal

We propose a change of use for the existing 8-bedroom guest house, which has ceased trading for commercial reasons, into a high-end 13-bedroom HMO for professional tenants.

The proposal seeks a change of use from Use Class C1 (Guest House) to Sui Generis (HMO), and is supported by detailed Proposed Drawings and a comprehensive Management Plan, which outlines how the property will be operated and maintained.

Planning History

The property recently obtained planning approval for conversion into a single residential dwelling. However, following market evaluation and professional advice, it has become clear that an 8-bedroom house is a highly niche product with limited market appeal. Large properties of this type fall outside the norm for family housing demand in the area

and are therefore not viable for private sale or long-term occupation as a single dwelling.

This reinforces our view that a well-managed HMO for professional tenants is a more appropriate and sustainable use for the site, aligning better with local housing needs and market conditions.

Ref No.	Proposal	Decision
25/0677/FH	121 Dover Road, Folkestone, CT20 1NL Change of use from mixed use (ground floor takeaway with residential flat above) to a 7 bedroom (HMO)	Pending
24/0101/FH	126 Dover Road, Folkestone, CT20 1NN Change of use from flats (Class C3) into an HMO (Sui Generis).	Granted 18.04.2024
22/1623/FH	99 Dover Road, Folkestone, CT20 1LA Lawful Development Certificate (existing) for the continued use as a 10 bedroom HMO (with individual kitchenette facilities) (Resubmission of application 22/0181/FH)	Certificate granted

We've held a Pre-Application meeting with the Folkestone & Hythe District Council planning team, who were supportive of our proposal

Planning Considerations

The site is within the defined settlement boundary of Folkestone and in a sustainable location within walking distance of shops and services. This accords with the principles of Core Strategy Review policies SS1 and SS3, which direct development toward existing sustainable settlements with opportunity for increased densities.

In terms of the change of use the existing Guest House, FHDC Place and Policies Local Plan Policy E4 sets criteria for loss of visitor accommodation. This includes:

- *Where the premises or site are poorly located in relation to the areas of main tourist activity or tourist routes, and uses in the immediate vicinity are predominantly unrelated to tourism or incompatible with the continued tourist use of the premises;*

- *It has been demonstrated that the business has been marketed at a reasonable rate and for a period of 12months*

Whilst in a sustainable location, the area is predominantly residential and not considered to be an area of main tourist activity. The immediate neighbourhood comprises of residential dwellings it localised shops and services, not aimed at tourism. Furthermore, the property has been marketed since January 2023 with no interest expressed to retain the current Guest House use. As noted above, the current application proposed residential use. However, the principle for a changes of use should be supported as it would accord with Policy E4.

The most relevant policy for HMOs is FHDC Place and Policies Local Plan Policy HB13. It seeks to ensure that proposals will only be permitted where they would not result in an unacceptably harmful impact on the following criteria discussed below.

1. Residential amenity, caused by increased noise and disturbance;

The existing Guest House has 8 bedrooms which would accommodate up to 22 guests at any one time. The proposed change of use to a 13 bedroom HMO would not result in a materially different impact in terms of potential noise and disturbance. The number of maximum occupiers would decrease.

Attached is a Management Plan which sets out the management framework for safe, secure and effective operation of the premises to ensure living conditions are protected for existing neighbours and future occupiers. This would form part of the planning application and is retained in perpetuity for the operation of the HMO. Residential amenity would therefore be sufficiently protected.

2. The character or appearance of the street scene or neighbourhood;

There are no external changes proposed as part of the change of use, apart from two additional side windows to serve bedrooms. The character of the street would not materially alter from a Guest House function to an HMO. Activity associated with the operation, including comings and goings, and the general intensity of use would be broadly similar.

3. The character or appearance of the building, including from inappropriate or insufficient arrangements for storage, including for refuse and bicycles; and

As above, there is no material external change proposed as a result of the HMO. Refuse storage would remain as existing. As set out in the Management Plan, the manager will take all measures to ensure the Bin Store is being used correctly by the occupants. Collection will be every two weeks, with large Euro bins will be provided to house the general waste and recycling for the property. Weekly checks will be undertaken to ensure smooth usage of the bins.

As part of the welcome pack to the new occupants, the correct usage of the bins will be explained to the tenants. Cycle storage will be provided for 13 spaces at the rear of the site in a covered, secure unit. This would accord with policy T5 of the Places and Policies Local Plan.

4. Highway safety, caused by insufficient on-site parking provision thereby resulting in an unacceptable increase in on-street parking.

Four existing parking spaces are proposed to be retained in association with the development. The site is in an edge of centre location.

The controls on Dover Road (double yellow lines) would preclude parking there, with permit only parking in the remaining areas. The transport impacts associated with an HMO use are not considered materially different to the existing Guest House operation.

The site is located within walking distance of shops and services with good access to public transport (bus stops) and pedestrian footways. Any increased demand for parking would be mitigated by the sustainable location and regulated via the controlled parking (permits) and double-yellow lines. Consequently, there would be no significant detrimental impact likely from the lack of on or off-street parking and it would accord with policy T2 of the Places and Policies Local Plan.

Summary

The proposed change of use accords with the key adopted planning policies mentioned above.

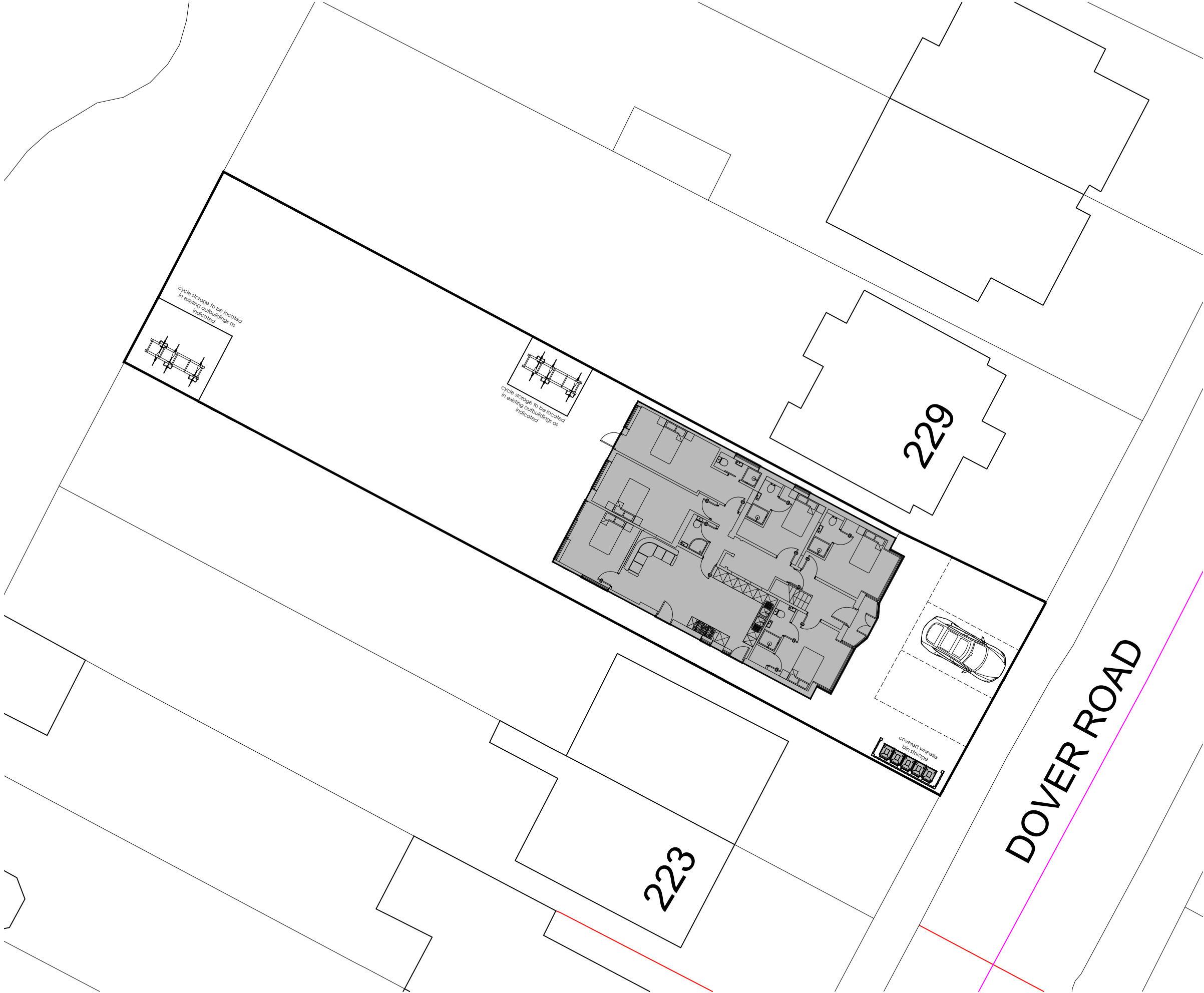
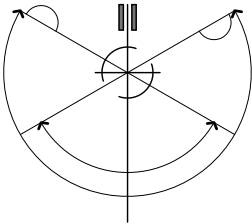
This scheme will:

- Provide high-quality, professionally managed housing for local professionals and key workers,
- Protect the amenity of neighbours and preserve the character of the area,
- Offer sustainable living in a highly accessible location, and
- Bring a vacant building back into meaningful, long-term use.

Next Steps

We would greatly appreciate receiving your feedback post your committee meeting next week.

Thank you for your time and consideration. We look forward to hearing from you.



Architectural & Planning Consultants
Unit 42 Canterbury Innovation Centre Canterbury Kent CT2 7FG
T: 01227 281743 M: 07771 616348 E: info@blackrock-architecture.co.uk

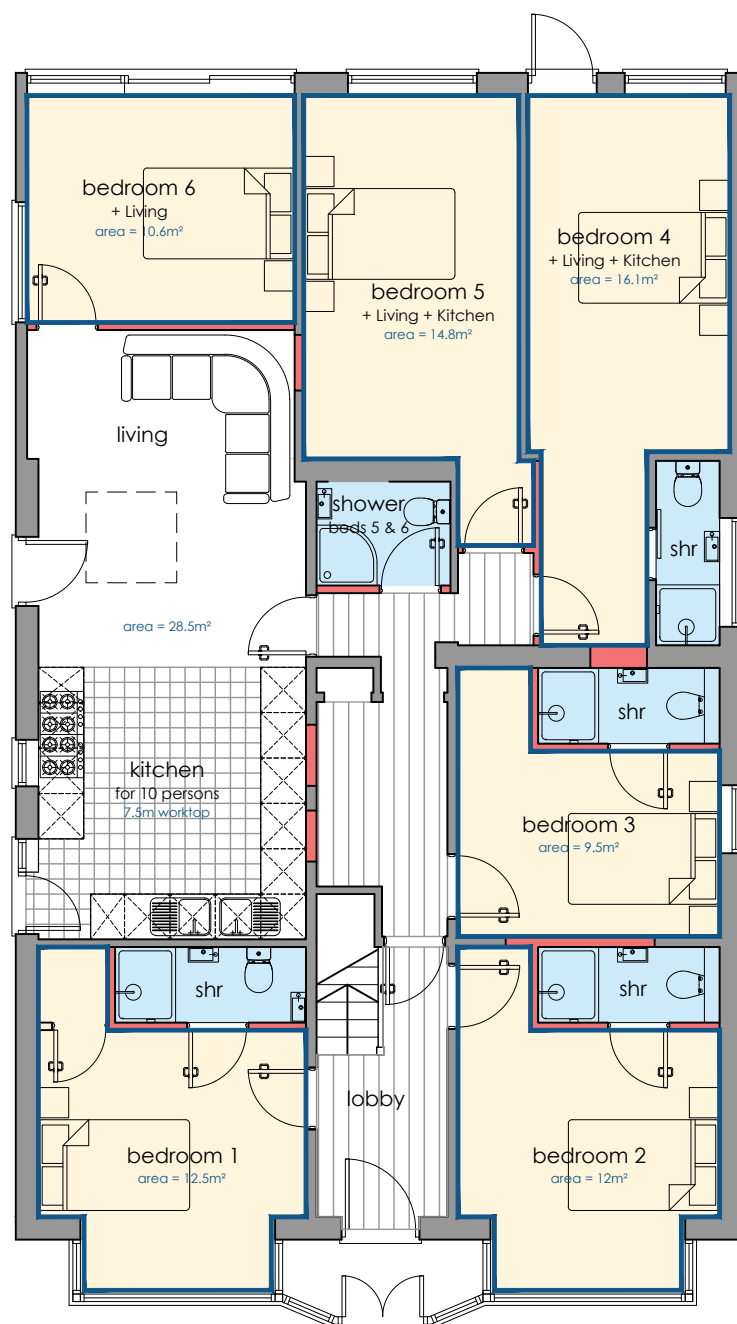
Project: 227 Dover Road, Folkestone
Drawing Title: Proposed site block plan

Client: Mr Dominique
Scale: 1:200 @ A3
Drawing No.: 2324/06 B

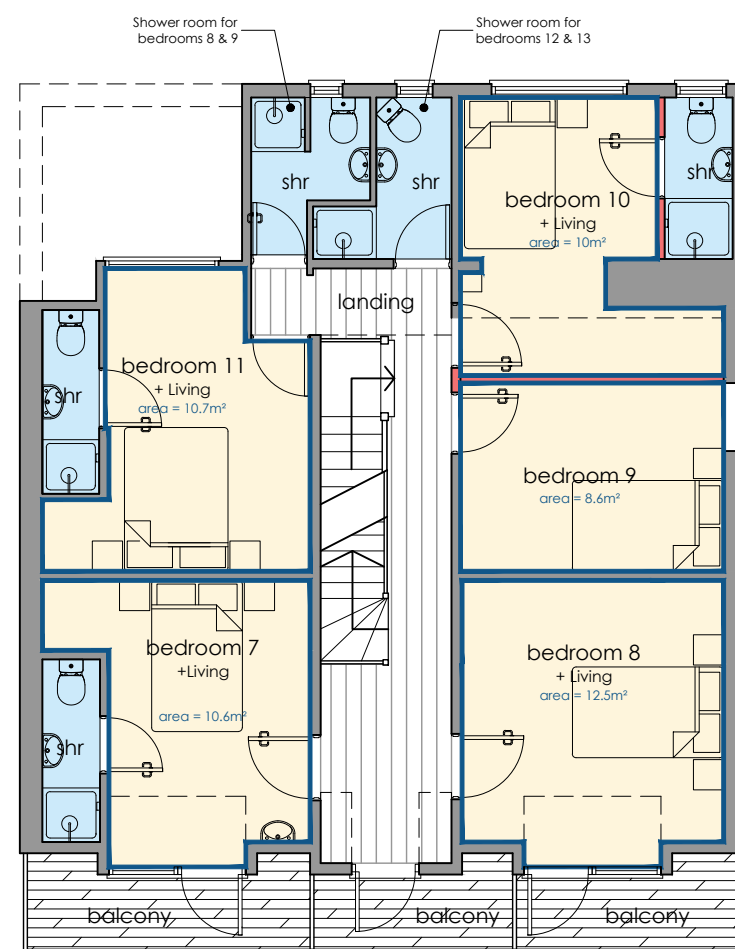
block plan

B July 25 LQ Updated inline with clients comments
A July 25 LQ Issued for approval

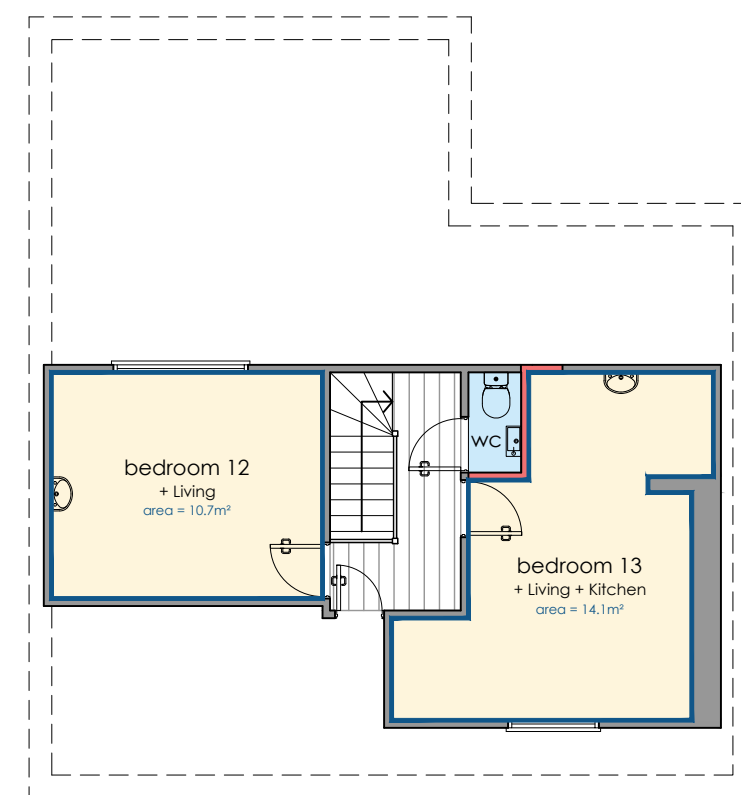




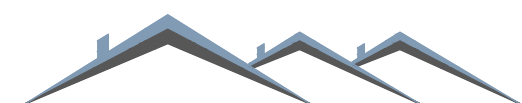
ground



first



second



Blackrock Architecture Ltd

Architectural & Planning Consultants

Unit 42 Canterbury Innovation Centre Canterbury Kent CT2 7FG

T: 01227 281743 M: 07771 616348 E: info@blackrock-architecture.co.uk

Project

227 Dover Road, Folkestone

Drawing Title

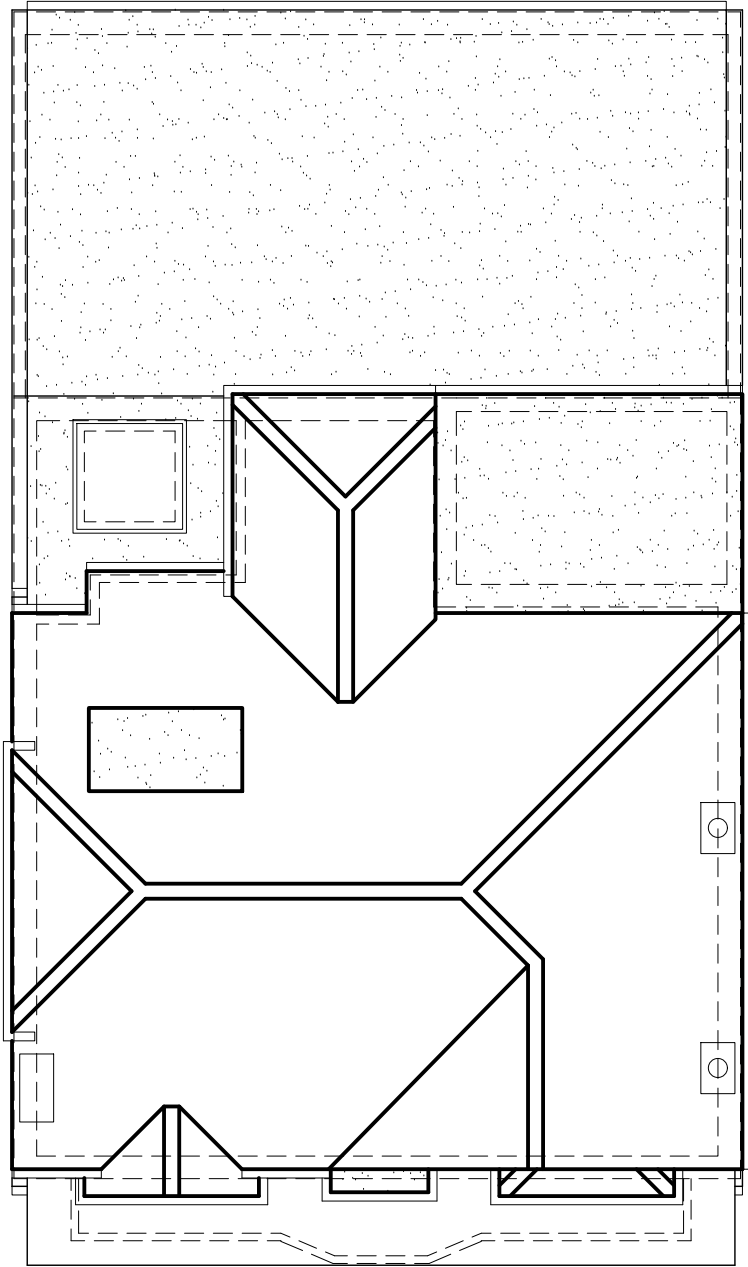
Proposed floor plans

Client
Mr Dominique

Scale
1:100 @ A3

Drawing No.
2324/07 E





roof



Blackrock Architecture Ltd

Architectural & Planning Consultants
Unit 42 Canterbury Innovation Centre Canterbury Kent CT2 7FG
T: 01227 281743 M: 07771 616348 E: info@blackrock-architecture.co.uk

Project 227 Dover Road, Folkestone Drawing Title Proposed roof plan

Client Mr Dominique Scale 1:100 @ A3 Drawing No. 2324/08 A

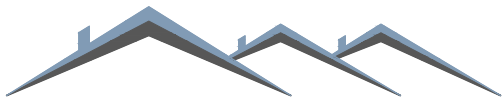




front - south east



side - south west



Blackrock Architecture Ltd

Architectural & Planning Consultants
Unit 42 Canterbury Innovation Centre Canterbury Kent CT2 7FG
T: 01227 281743 M: 07771 616348 E: info@blackrock-architecture.co.uk

Project
227 Dover Road, Folkestone

Drawing Title
Proposed south east & south west elevations

Client
Mr Dominique

Scale
1:100 @ A3

Drawing No.
2324/09 A



JULY 2025

HMO PROPOSAL

Robs Guest House, 227 Dover Road,
Folkestone, Kent, CT19 6NH

‘Local Homes, for Local People’

PRODUCED BY:

MJ
REAL ESTATE

Proposal Summary

MJ Real Estate is a family owned and privately funded property development and investment company, with over 20 years of real estate experience. Our property strategy is 'Build to Rent', so we acquire undervalued assets both commercial and residential properties. We create value via planning gain and extensive refurbishment to upgrade the properties and then we rent the properties to local residents.

Rob's Guest House, has been on the Open Market with multiple agents since April 2023 and has struggled to sell for over two years. We are proposing to convert the building into a professionally let 13 bedroom HMO and carry out major refurbishment to bring the building into modern standards.

The HMO will be finished to a high standard and will be marketed to local working professionals and blue collar workers. To ensure we deliver the right product to capture working professionals the building will be finished to the following standards:

- Large bedrooms above your HMO design standards to improve tenants comfort and liveability
- Oversized kitchen/living area to promote Co-Living and tenant interaction with multiple cooking appliances
- Landscaped rear garden, with communal benches, planting, washing lines and BBQ area for all the tenants to enjoy
- 4 car parking spaces to the front - this will be allocated
- Dedicated laundry room with extra ventilation for washing and drying of clothes to ensure no mould build up in bedrooms
- Fibre Broadband throughout the building to assist working
- Weekly cleaning of the communal areas
- Dedicated local property manager carrying out weekly inspections
- Vigorous referencing procedure to secure suitable tenants

We have In-House property management team who are based in Dover and they will ensure the building is running in a professional manner with no anti-social, speedy response to any repairs/maintenance issues (within 24-48 hours), and communal areas are kept clean and tidy.

Last year we successfully completed a 15 Bedroom HMO in Dover which is let to a range of local people such as (care workers, nurses, dock workers, office staff) so we have the experience, team and infrastructure to deliver a professionally managed HMO in Folkestone.

Management

Our In-House Team will undertake the following management activities at the property::

1. The managers name and contact details are made available to all tenants & displayed within the property.
2. That all means of escape from the property are kept free from obstruction and maintained in good working order and repair.
3. That the fire alarms & any other firefighting equipment provided are maintained in good working order.
4. The manager will take all measures to ensure the Bin Store is being used correctly by the occupants. Collection will be every two weeks, so large Euro bins will be provided to house the general waste and recycling for the property. Weekly checks will be undertaken to ensure smooth usage of the bins.
As part of the welcome pack to the new occupants, the correct usage of the bins will be explained to the tenants.
5. The manager has already meet all the local residents and neighbours to the property, to start to build upon a working relationship to ensure the smooth running of the HMO
6. The manager will ensure that the water supply and drainage system serving the HMO is maintained in good, clean and working condition.
7. The manager will supply to Dover Council within 7 days of receiving a request in writing the latest Gas safety certificate.
8. The manager will ensure that every fixed electrical installation is inspected and tested at intervals not exceeding five years by a person qualified to undertake such inspection and testing.
9. The manager will ensure that all common parts of the HMO are:
 - Maintained in good and clean decorative repair;
 - Maintained in a safe and working condition;
 - Kept reasonably clear from obstruction.

Upon the tenants entering the house they will be given a detailed Welcome Pack containing all the information about the property and they will be introduced to the house rules to ensure a pleasant residency.

HMO Experience

MJ Real Estate has an extensive record of successfully managing residential properties throughout Kent and has proven experience delivering large HMO properties. See below before and after photos of a recent completed 15 bedroom HMO in Dover last year which is fully let to local working professionals.

BEFORE



AFTER

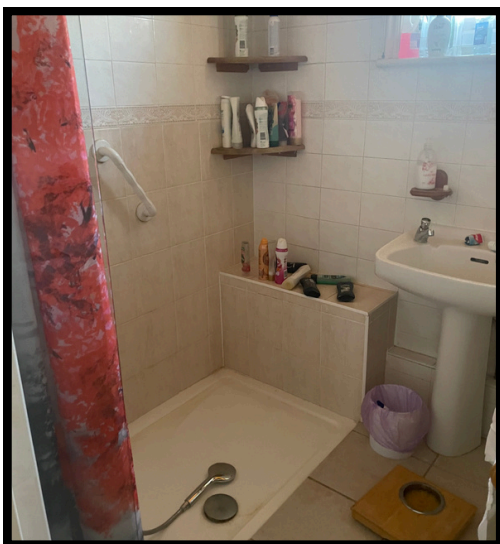
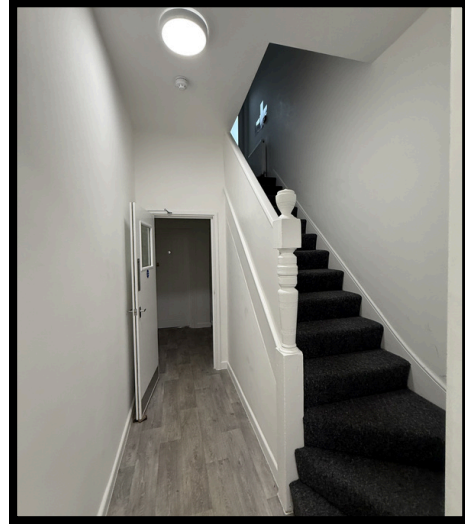


HMO Experience

BEFORE



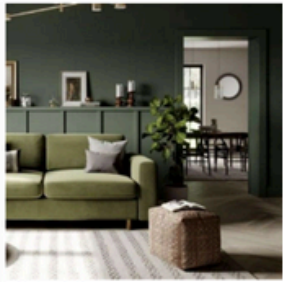
AFTER



HMO Tenant Welcome Pack

Drewdrop Inn

Welcome Pack



Welcome

This is your welcome pack for your home from MJ Real Estate

Drewdrop Inn
26-27 Tower Hamlets Road,
Dover, Kent, CT17 0DY

Welcome to your new home! I hope you're excited about your move and that you enjoy living here. This welcome pack is designed to help you settle in and give you all the information you need about the property and the area.

If you have any questions or queries about anything in this pack or if you need to contact me for any reason, please don't hesitate. My contact details are listed below for your reference:

Gareth Dominique
+44 XXXXXXX
gareth@mj-re.co.uk

2



1. Your tenancy agreement

As you know, you've already signed the agreement which includes all the details of your tenancy. For your ease and reference, I have included a copy of the signed tenancy agreement.



2. Keys

You'll be provided two sets of keys for the property. Each set will have a key that opens the front door and back door to the property. We expect that all sets of keys will be returned at the end of the lease.



3. Inventory

Your inventory lists all the fixtures and fittings, along with a description of each item's condition. The purpose of this is to provide a detailed account of the property's contents at the start of your tenancy. Please take the time to check the inventory and let me know if you have any suggestions or objections about any of the items' descriptions.



4. Your deposit and paying rent

Your deposit will be held with a secure government backed scheme. Your deposit will be paid back to you at the end of your tenancy ensuring no damages have been made to the property.

Your first month's rent is paid! Your next month's rent is due on the 10th of November 2023, and then on the same calendar day each month going forward. The sum of EX must be paid to the following account:

Name: MJ Real Estate
Bank:
Sort code:
Account number:

3



5. Housekeeping

Every house is different, and it can take time to find out how everything works, however I expect the property to be clean and tidy. Rubbish and recycling must be thrown away in the bins provided. Please be sure that all the bags are securely in the bins to avoid rats and other pests. Please note below the dates the bins are collected:

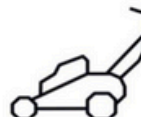
Refuse collection:	Thursday (fortnightly)
Food collection:	Every Thursday
Paper/card collection:	Thursday (fortnightly)
Recycling waste:	Thursday (fortnightly)



6. Preventing damp

Damp is a common issue in many homes, and the best way to tackle it is prevention rather than cure. Try these simple tips:

- Leave your heating on a constant low heat above 12°C during the colder months to help prevent sudden drops and rises in temperature.
- Remember to close the bathroom door during and after a shower to stop moisture and steam spreading through to other rooms.
- Air the property as much as possible by opening windows that mist up, to help avoid condensation build up.
- Avoid drying wet clothes on radiators or other heaters.
- Always cover saucepans while cooking to limit the steam spreading through the kitchen.



7. Gardening advice

I hope you enjoy using the garden. In order to keep it looking lovely and healthy, I'm including some advice on how to take care of it. The garden is an extension of your home, so its maintenance is your responsibility during your tenancy. Please make sure to regularly:

- Mow the lawn/weed outside space and keep it tidy.
- Water flowers and small shrubs when necessary.
- Keep all hedges and trees pruned.

4

HMO Management Checklist

See enclosed the HMO managers checklist for their weekly and monthly site visits to the Rob's Guest House to show the level of checks that will be undertaken.

Weekly	Monthly	Annual	2 Yearly	5 yearly	10 yearly
Fire alarm call points/ detectors testing (grade A systems)	Fire alarm call points/ detectors testing (grade D & E systems)	Fire Detection & Fire Alarm System Inspection & Service Report			
		Fire extinguisher servicing (where provided)			
	Emergency light testing (where fitted)	Emergency lighting Inspection & test Certificate (where fitted)			
	Visual check of common parts/escape routes				
		Landlords Gas Safety Cer- tificate (& submit to council for licensed HMOs)			
		Portable electrical appli- ances – Visual Inspection. Testing for some applian- ces	Portable electrical appliances testing by a competent person (relevant appliances - see HSE's leaflet – Maintaining Portable Electrical Equipment in Low-risk Environments)	Electrical Installation Condition Report (EICR)	
					Energy Performance Certificate

HMO Fire Alarm Checklist

[illegible]



www.MJ-RE.co.uk

'Local Homes, for Local People'

Our ref: 11288135

18/09/2025

Folkestone Parish Council,

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

United Infrastructure Connected,
Building 4,
Clearwater,
Lingley Mere Business Park
Warrington
WA5 3UZ

BY EMAIL ONLY: toni.brenchley@folkestone-tc.gov.uk

Dear Clerk to the Parish Council,

PROPOSED BASE STATION UPGRADE AT: Existing telecommunications base station at Compound Storage Depot, The Cherry Garden, Shearway Road, Folkestone, Kent, CT19 4AP (NGR E: 620956 N: 137576)

Cornerstone is the UK's leading mobile infrastructure services company. Cornerstone acquires, manages, and owns over 20,000 sites and are committed to enabling best in class mobile connectivity for over half of all the country's mobile customers. Cornerstone oversees work on behalf of telecommunications providers and wherever possible aim to:

- promote shared infrastructure
- maximise opportunities to consolidate the number of base stations
- significantly reduce the environmental impact of network development

Cornerstone have identified the above site as suitable for an equipment upgrade for Virgin Media O2 (O2). The purpose of this letter is to consult with you and keep you advised of the proposed work. We understand that you are not always able to provide site specific comments, however, Cornerstone and O2 are committed to engagement with communities for mobile telecommunications proposals.

As part of O2 network improvement program, there is a specific requirement for a base station upgrade at this location to provide network improvements in the area. The works are permitted development and as such do not require a formal approval from the Local Planning authority. We are in the process of Notifying the Local Authority of the intention to use Permitted Development Rights for this upgrade.

Mobiles can only work with a network of base stations in place where people want to use their mobile phones or other wireless devices. Without base stations, the mobile phones, and other devices we rely on simply won't work.

Please find below the details of the proposed site: -

In the first instance, all correspondence should be directed to the agent.

Cornerstone Planning Consultation Letter to Councillors - Reg 5 V.3 – 15/04/2021

Registered Address:

Cornerstone Telecommunications, Infrastructure Limited,
Hive 2, 1530 Arlington Business Park, Theale, Berkshire, RG7 4SA.
Registered in England & Wales No. 08087551.
VAT No. GB142 8555 06



Cornerstone, Hive 2,
1530 Arlington Business Park,
Theale, Berkshire, RG7 4SA

Our technical network requirement is as follows:

- Cornerstone 11288135 Compound Storage Depot
- To provide upgraded network coverage and capacity for O2, including 5G.

We consider the best solution is as follows:

Existing telecommunications base station at Compound Storage Depot, The Cherry Garden, Shearway Road, Folkestone, Kent, CT19 4AP (NGR E: 620956 N: 137576)

Description of Development: The upgrade of telecommunications base station comprising the removal of the existing antennas and headframe and installation of a replacement headframe, associated installation of 12 no. antennas, the relocation of 1 no. 300mm diameter dish antenna, installation of radio units and other ancillary works (upgraded radio equipment to be housed within the existing equipment cabin)

Utilising the existing base station site for this upgrade is considered to be the preferred and logical option for minimising visual impact. As a consequence no alternative site options have been considered and discounted.

The Local Planning Authority mast register and our records of other potential sites have already been reviewed, the policies in the Development Plan have been taken into account and the planning history of the site has been examined.

All Cornerstone installations are designed to be fully compliant with the public exposure guidelines established by the International Commission on Non-Ionizing Radiation Protection (ICNIRP). These guidelines have the support of UK Government, the European Union and they also have the formal backing of the World Health Organisation. A certificate of ICNIRP compliance will be included within the Notification.

We look forward to receiving any comments you may have on the proposal within 14 days of the date of this letter.

Should you have any queries regarding this matter, please do not hesitate to contact me (quoting cell number 11288135).

Yours sincerely,



Morgan Thomas
Acquisition Coordinator
United Infrastructure Connected Ltd
E-mail: Morgan.Thomas@unitedinfrastructure.com
(for and on behalf of Cornerstone)

In the first instance, all correspondence should be directed to the agent.

Cornerstone Planning Consultation Letter to Councillors - Reg 5 V.3 – 15/04/2021

Registered Address:

Cornerstone Telecommunications, Infrastructure Limited,
Hive 2, 1530 Arlington Business Park, Theale, Berkshire, RG7 4SA.
Registered in England & Wales No. 08087551.
VAT No. GB142 8555 06




Cornerstone, Hive 2,
1530 Arlington Business Park,
Theale, Berkshire, RG7 4SA

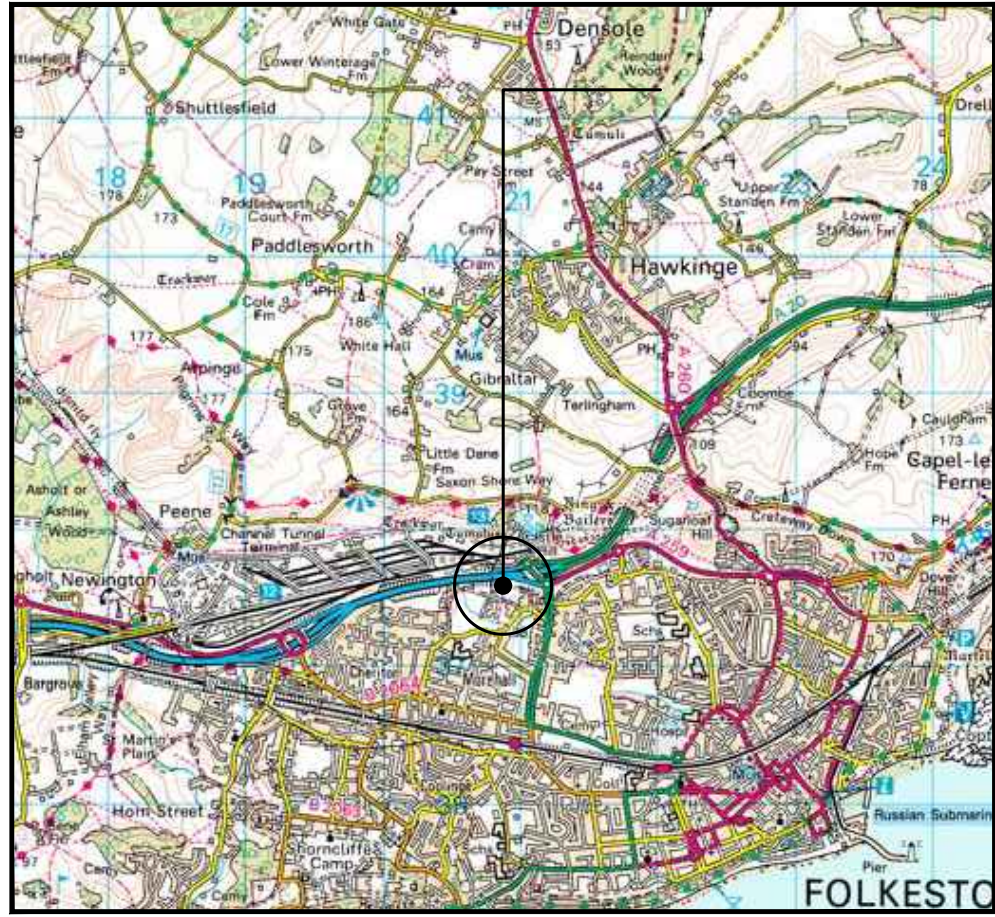
In the first instance, all correspondence should be directed to the agent.

Cornerstone Planning Consultation Letter to Councillors - Reg 5 V.3 – 15/04/2021

Registered Address:

Cornerstone Telecommunications, Infrastructure Limited,
Hive 2, 1530 Arlington Business Park, Theale, Berkshire, RG7 4SA.
Registered in England & Wales No. 08087551.
VAT No. GB142 8555 06

 Cornerstone, Hive 2,
1530 Arlington Business Park,
Theale, Berkshire, RG7 4SA

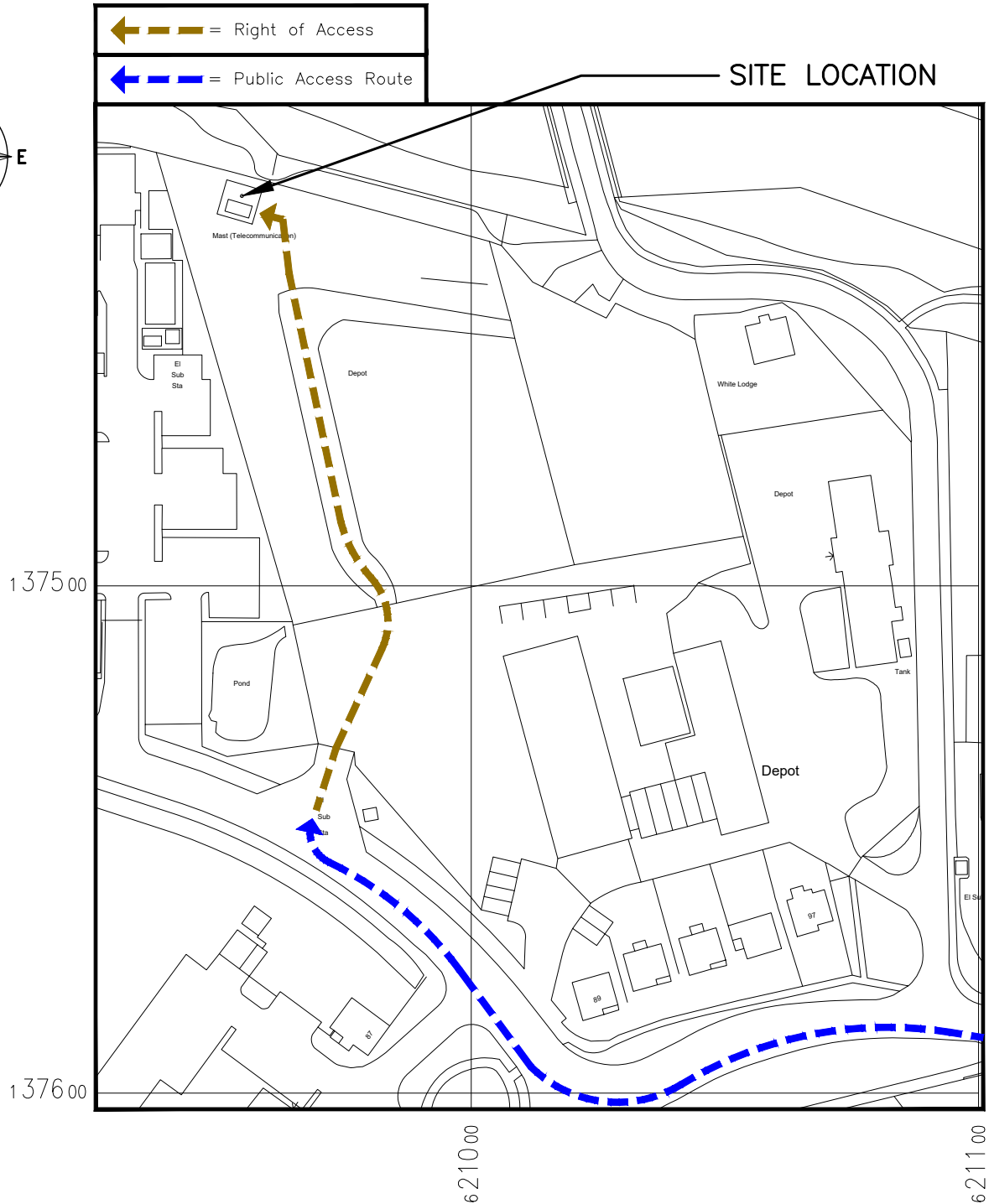
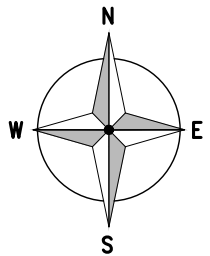


0 1km 2km 3km
1:50k

SITE LOCATION
(Scale 1:50000)
Ordnance Survey map extract
based upon Landranger map series
with the permission of the controller of
His Majesty's Stationery Office
Licence No. 100022432
Crown copyright.



SITE PHOTOGRAPH



DETAILED SITE LOCATION
(Scale 1:1250)
Based upon Ordnance Survey map extract
with the permission of the Controller of
His Majesty's Stationery Office.
Crown copyright.
Licence No. 100022432
0 25m 50m 75m
1:1250

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.G.R E: 620956 N: 137576

NOTES:
DIRECTIONS TO SITE:
HEADING SOUTHBOUND ON THE M20 TAKE
THE EXIT AT JUNCTION 13 AND FOLLOW
THE A20 EXIT TO FOLKESTONE. AT THE
ROUNDBOUT, TAKE THE 3RD EXIT AND
STAY ON THE A20. AT THE NEXT
ROUNDBOUT, TAKE THE 2ND EXIT ONTO
CHERRY GARDEN AVENUE/A20. TURN RIGHT
ONTO CHERRY GARDEN LANE. TURN RIGHT
ONTO SHEARWAY ROAD. ENTER GATES ON
RIGHT HAND SIDE OF ROAD, SITE IS
SITUATED AT REAR OF PROPERTY.

A	PLANNING ISSUE	AR	TC	12/08/25
REV	MODIFICATION	BY	CH	DATE



United Living Connected
4 Clearwater, Lingley Mere Business Park, Lingley Green
Avenue,
Great Sankey, Warrington, WA5 3UZ
t. 44 (0)151 420 4128
www.unitedliving.co.uk



Cell Name	Opt.
COMPOUND STORAGE DEPOT	A

Cell ID No				
CSID	—	VF	✓	TEF
112881	—		18271	
Project No.	✓	TM Cell ID	—	N/A
11288135	55654		—	

Site Address / Contact Details
THE CHERRY GARDEN SHEARWAY ROAD FOLKESTONE KENT CT19 4AP

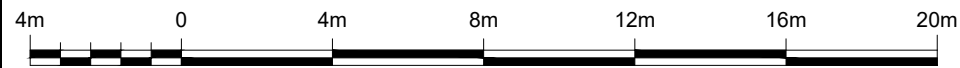
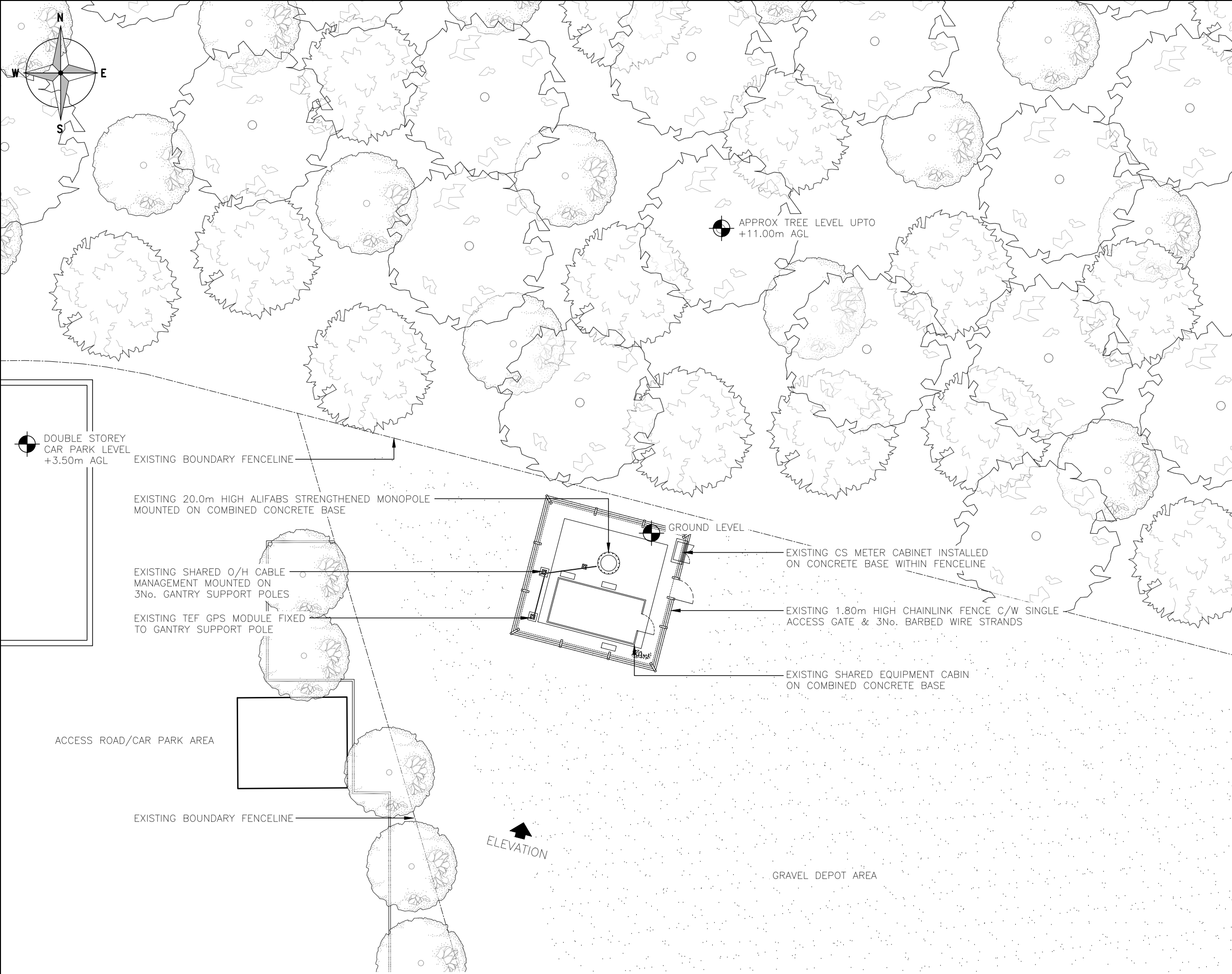
Drawing Title:	SITE LOCATION MAPS
----------------	--------------------

Purpose of issue:	PLANNING	Dwg Rev:
-------------------	----------	----------

Drawing Number:	100	A
-----------------	-----	---

Surveyed By:	Original Sheet Size:	Pack Issue:
CA	A3	

Drawn:	Date:	Checked:	Date:	A
AR	12/08/25	TC	12/08/25	



EXISTING SITE PLAN
(1:200)

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.G.R

E: 620956

N: 137576

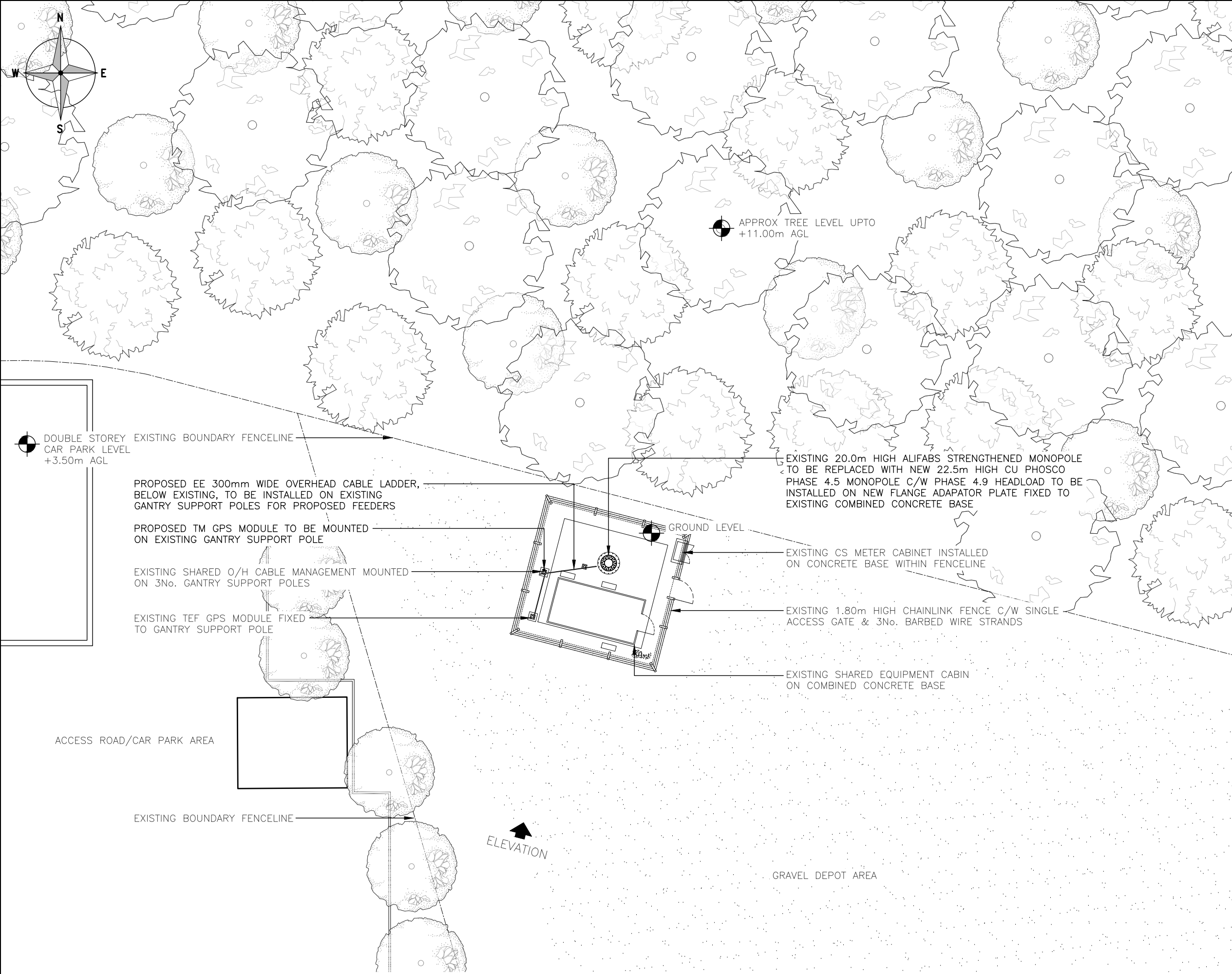
NOTES:

A	PLANNING ISSUE	AR	TC	12/08/25
REV	MODIFICATION	BY	CH	DATE

United Living Connected
4 Clearwater, Lingley Mere Business Park, Lingley Green
Avenue,
Great Sankey, Warrington, WA5 3UZ
t. 44 (0)151 420 4128
www.unitedliving.co.uk

cornerstone

Cell Name				Opt.
COMPOUND STORAGE DEPOT				A
Cell ID No				
CSID	—	VF	✓	TEF
112881	—		18271	
Project No.	✓	TM Cell ID	—	N/A
11288135	55654		—	
Site Address / Contact Details				
THE CHERRY GARDEN SHEARWAY ROAD FOLKESTONE KENT CT19 4AP				
Drawing Title: EXISTING SITE PLAN				
Purpose of issue: PLANNING				Dwg Rev:
Drawing Number: 200				A
Surveyed By: CA		Original Sheet Size: A3		Pack Issue:
Drawn: AR	Date: 12/08/25	Checked: TC	Date: 12/08/25	A



ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.G.R | E: 620956 | N: 137576

NOTES:

A	PLANNING ISSUE	AR	TC	12/08/25
REV	MODIFICATION	BY	CH	DATE



United Living Connected
4 Clearwater, Lingley Mere Business Park, Lingley Green
Avenue,
Great Sankey, Warrington, WA5 3UZ
t. 44 (0)151 420 4128
www.unitedliving.co.uk



cornerstone

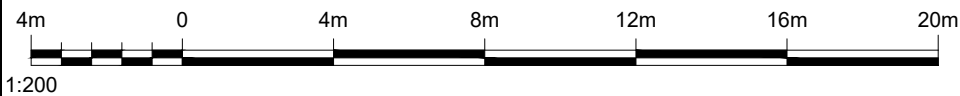
Cell Name	Opt.
COMPOUND STORAGE DEPOT	A

Cell ID No			
CSID	VF	TEF	
112881	—	18271	
Project No.	TM Cell ID	N/A	
11288135	55654	—	

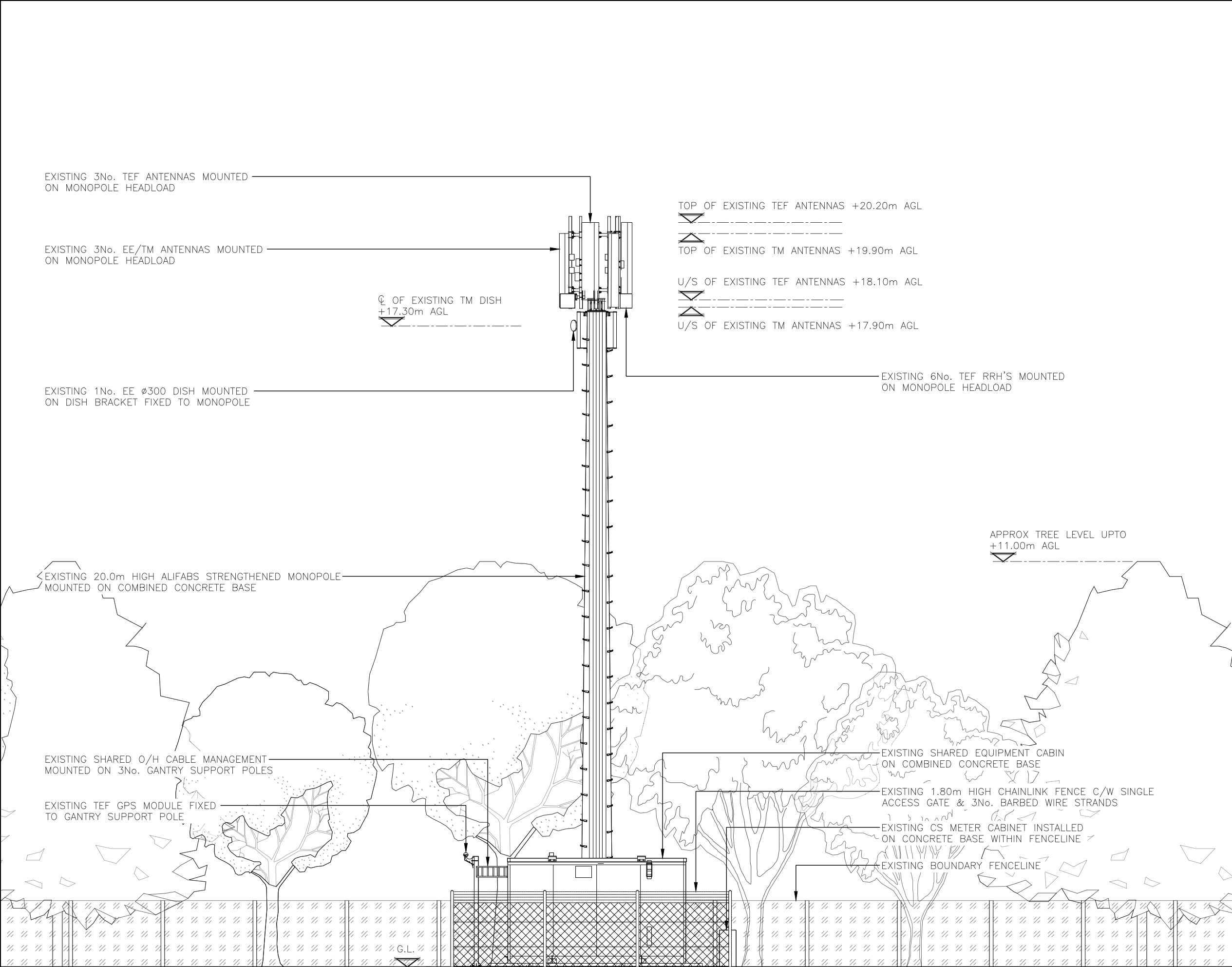
Site Address / Contact Details

THE CHERRY GARDEN
SHEARWAY ROAD
FOLKESTONE
KENT
CT19 4AP

Drawing Title: PROPOSED SITE PLAN			
Purpose of issue: PLANNING			Dwg Rev: A
Drawing Number: 201			Pack Issue: A
Surveyed By: CA	Original Sheet Size: A3		
Drawn: AR	Date: 12/08/25	Checked: TC	Date: 12/08/25



PROPOSED SITE PLAN
(1:200)



ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.G.R E: 620956 N: 137576

NOTES:

A	PLANNING ISSUE	AR	TC	12/08/25
REV	MODIFICATION	BY	CH	DATE



United Living Connected
4 Clearwater, Lingley Mere Business Park, Lingley Green
Avenue,
Great Sankey, Warrington, WA5 3UZ
t. 44 (0)151 420 4128
www.unitedliving.co.uk



Cell Name	Opt.
COMPOUND STORAGE DEPOT	A

Cell ID No			
CSID	VF	TEF	
112881	—	18271	
Project No.	TM Cell ID	N/A	
11288135	55654	—	

Site Address / Contact Details
THE CHERRY GARDEN SHEARWAY ROAD FOLKESTONE KENT CT19 4AP

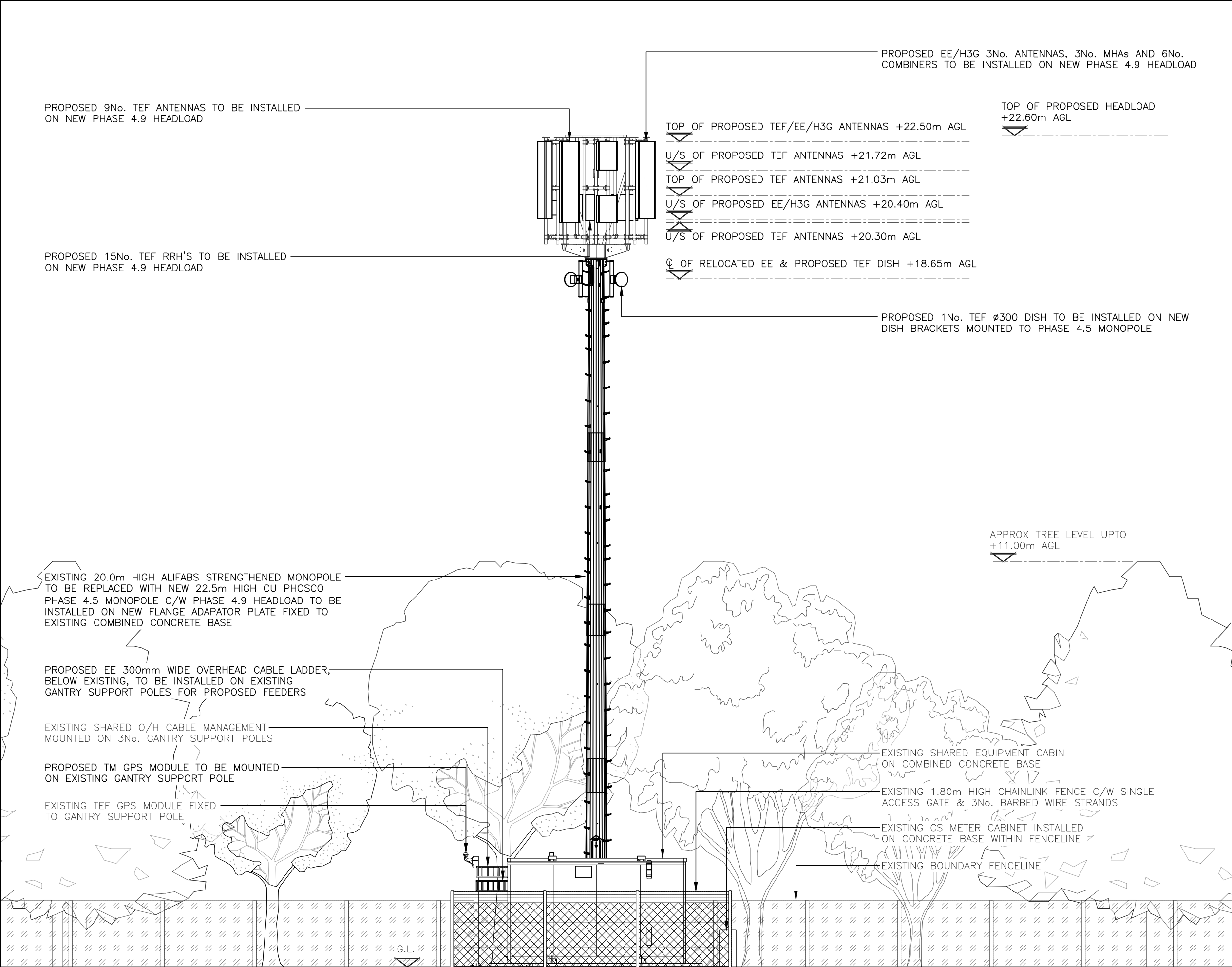
Drawing Title:	EXISTING SITE ELEVATION
----------------	-------------------------

Purpose of issue:	PLANNING	Dwg Rev:
-------------------	----------	----------

Drawing Number:	300	A
-----------------	-----	---

Surveyed By:	Original Sheet Size:	Pack Issue:
CA	A3	

Drawn:	Date:	Checked:	Date:	A
AR	12/08/25	TC	12/08/25	



ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.G.R

E: 620956

N: 137576

NOTES:

A	PLANNING ISSUE	AR	TC	12/08/25
REV	MODIFICATION	BY	CH	DATE



United Living Connected
4 Clearwater, Lingley Mere Business Park, Lingley Green
Avenue,
Great Sankey, Warrington, WA5 3UZ
t. 44 (0)151 420 4128
www.unitedliving.co.uk



Cell Name	Opt.
COMPOUND STORAGE DEPOT	A

Cell ID No			
CSID	VF	TEF	
112881	-	18271	
Project No.	TM Cell ID	N/A	
11288135	55654	-	

Site Address / Contact Details
THE CHERRY GARDEN SHEARWAY ROAD FOLKESTONE KENT CT19 4AP

Drawing Title: PROPOSED SITE ELEVATION			
Purpose of issue: PLANNING			Dwg Rev:
Drawing Number: 301			A
Surveyed By: CA	Original Sheet Size: A3	Pack Issue:	
Drawn: AR	Date: 12/08/25	Checked: TC	Date: 12/08/25 A