

## Folkestone Town Council

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

**PRESENT:** Councillors Charles Bain Smith, Laura Davison (Sub for Liz McShane), John Renshaw, Jane Darling, Bridget Chapman, Christine Dickinson.

**ABSENT:** Councillor Liz McShane

**MEMBERS OF THE PUBLIC:** 8

**OFFICERS PRESENT:** Jennifer Griffin (Administration Officer)

**1. APOLOGIES FOR ABSENCE**

There were no Apologies.

**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 11 September 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 11 September 2025 be received and that the Chair of the meeting be authorised to sign them as a correct record.**

Proposed: Councillor John Renshaw

Seconded: Councillor Bridget Chapman

Voting: F: 6, Ag: 0; Ab: 0

**4. 227 DOVER ROAD**

The Committee were asked for feedback on their Objection to Application 25/1484/FH.

|                |                                                                              |
|----------------|------------------------------------------------------------------------------|
| Application no | 25/1484/FH                                                                   |
| Location       | 227 Dover Road                                                               |
| Proposal       | Change of use from residential (C3) to a house of multiple occupation (HMO). |
| Feedback       | No Objection                                                                 |

## 5. PLANNING APPLICATIONS

|                |                                                                                                                                                                                                                                 |
|----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Application no | 25/1090/FH                                                                                                                                                                                                                      |
| Location       | Land to the rear of 3 Wilton Road                                                                                                                                                                                               |
| Proposal       | Detached dwelling and associated annexe/ car-port within rear portion of existing residential site.                                                                                                                             |
| Closing date   | 07/10/2025                                                                                                                                                                                                                      |
| Comment        | Objection. There is not enough detail in the drawings to judge the quality of the design. A proper tree survey does not accompany the application, so it is impossible to judge the proposals on the impact of quality habitat. |
| 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                                                                                                                                                                                                                      |
| Comment        | No Objection                                                                                                                                                                                                                    |
| 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                                                                                                                                                                                                                      |
| Comment        | No Objection                                                                                                                                                                                                                    |
| 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                                                                                                                                                                                                                      |
| Comment        | No Objection                                                                                                                                                                                                                    |
| 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                                                                                                                                                                                                                      |
| Comment        | Objection. The trees make a contribution to the Conservation Area and could be reduced instead.                                                                                                                                 |

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|----------------|----------------------------------------------------------------------------------------------------------------|
| 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                                                                                                     |
| Comment        | No Objection                                                                                                   |
| 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                                                                                                     |
| Comment        | No Objection                                                                                                   |
| 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                                                                                                     |
| Comment        | No Objection                                                                                                   |
| Application no | 25/1687/FH                                                                                                     |
| Location       | 7 Marine Parade                                                                                                |
| Proposal       | Partial change of use from hotel to residential dwelling.                                                      |
| Closing date   | 23/10/2025                                                                                                     |
| Comment        | No Objection                                                                                                   |
| 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                                                                                                     |
| Comment        | No Objection                                                                                                   |
| 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                                                                                                     |
| Comment        | No Objection                                                                                                   |

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| 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                                                                                                                                                                                             |
| Comment        | Objection. The Committee supports the conversion and welcome the principle of the provision of outside space but feel that side screens should be added to maintain reasonable privacy for neighbours. |

## 6. PRE-CONSULTATIONS

|          |                                                                  |
|----------|------------------------------------------------------------------|
| Proposal | Cornerstone 11288135                                             |
| Location | Compound Storage Depot, The Cherry Garden, Shearway Road         |
| Proposal | REG 5 application for a telecommunications base station upgrade. |
| Comment  | No Objection                                                     |

## 7. APPEALS

|                |                                                                                                                                                                                                                                                                                                                               |
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| 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.                                                                                                                                                                                                                                                      |
| Closing date   | 15/10/2025                                                                                                                                                                                                                                                                                                                    |
| 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 |

## **8. 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                                                                                                                                                                                |
| Comment        | Objection. The Committee has no objections to the principle of the rear extension or the conversion of the existing garage. However, the Committee maintains it's previous objection in respect to the trees. |

## **9. PREMISES LICENCES**

|                |                                                                  |
|----------------|------------------------------------------------------------------|
| 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                                                       |
| Comment        | No Objection                                                     |

## **10. LATE PLANNING APPLICATIONS**

|                |                                                                         |
|----------------|-------------------------------------------------------------------------|
| Application no | PR202508-121443                                                         |
| Location       | Slices by Barney & The Pizza, Folkestone Harbour, Harbour Approach Road |
| Proposal       | Alcohol OFF Sales ONLY                                                  |
| Closing date   | 21/10/2025                                                              |
| Comment        | No Objection                                                            |

|                |                                                    |
|----------------|----------------------------------------------------|
| Application no | PR202508-121445                                    |
| Location       | Vinnies, Folkestone Harbour, Harbour Approach Road |
| Proposal       | Alcohol OFF Sales ONLY                             |
| Closing date   | 21/10/2025                                         |
| Comment        | No Objection                                       |

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|----------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| Application no | 25/1670/FH                                                                                                                                    |
| Location       | Flat 1, 37 Augusta Gardens                                                                                                                    |
| Proposal       | Replacement of 5 windows to the front elevation.                                                                                              |
| Closing date   | 20/10/2025                                                                                                                                    |
| Comment        | No Objection. The Committee would like to say that they are delighted to see a proposal for timber windows to upgrade them to double glazing. |

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|----------------|--------------------------------------------------------------------------|
| Application no | 25/1808/FH/TCA                                                           |
| Location       | 59 Earls Avenue                                                          |
| Proposal       | Situated in a Conservation area. T1 Birch- 3m all round crown reduction. |
| Closing date   | 22/10/2025                                                               |
| Comment        | No Objection                                                             |

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|----------------|----------------------------------------------------------------------------------------------------------------------|
| Application no | 25/1809/FH/TCA                                                                                                       |
| Location       | 5 Albion Villas                                                                                                      |
| Proposal       | Works to trees in a conservation area comprising of T1, T2 and T3 Sycamores re-pollard to previous reduction points. |
| Closing date   | 21/10/2025                                                                                                           |
| Comment        | No Objection                                                                                                         |

**11. DATE OF NEXT MEETING**  
Thursday, 16 October at 7pm.

The meeting concluded at 8:09pm.

..... **Chair**