

FOLKESTONE TOWN COUNCIL



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Date of Publication: 10 October 2025

AGENDA

Meeting: **Planning Committee**
Date: **Thursday 16 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 2 October 2025 authorise the Chair of the Committee to sign them as a correct record.
5. **PLANNING APPLICATIONS**
(See attached list)
7. **APPEALS**
(See attached List)
8. **RE-CONSULTATIONS**
(See attached List)
10. **LATE PLANNING APPLICATIONS**

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

11. DATE OF NEXT MEETING

Thursday 6 November 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 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.

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

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

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.

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

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**

FOLKESTONE TOWN COUNCIL

Planning Applications for the meeting of the Planning Committee on
Thursday 16 October 2025 at 7pm

Application no	25/1653/FH
Location	7 Rendezvous Street
Proposal	Roof extension to 4th floor and alterations to the fenestration in the front elevation.
Closing date	22/10/2025
Link	Planning Application: 25/1653/FH
Application no	25/1754/FH
Location	Motis Business Centre, Cheriton High Street
Proposal	Installation of 2 external recreational padel courts beneath existing open sided canopy.
Closing date	22/10/2025
Link	Planning Application: 25/1754/FH
Application no	25/1786/FH
Location	Town Hall, 2 Guildhall Street
Proposal	Installation of new lightning protection system including air terminal conductor rod.
Closing date	22/10/2025
Link	Planning Application: 25/1786/FH
Application no	25/1822/FH
Location	Town Hall, 2 Guildhall Street
Proposal	Listed building consent for installation of new lightning protection system including air terminal conductor rod.
Closing date	22/10/2025
Link	Planning Application: 25/1822/FH
Application no	25/1799/FH
Location	15 Godwyn Road
Proposal	Single storey rear extension pool building and glass link.
Closing date	22/10/2025
Link	Planning Application: 25/1799/FH
Application no	25/1789/FH
Location	Land Opposite Turner Free School, Tile Kiln Lane
Proposal	Erection of a gas governor kiosk, a new vehicular access, one parking space and landscaping.
Closing date	27/10/2025
Link	Planning Application: 25/1789/FH

Application no 25/1826/FH
Location Three Hills Sports Park, Cheriton Road
Proposal Variation of Conditions 2, 4, 9 and 14 of planning permission Y18/1617/FH to amend the plans for conditions 2 & 4 and allow for the amendment to the wording of conditions 9 and 14.
Closing date 28/10/2025
Link [Planning Application: 25/1826/FH](#)

Application no 25/ 1862/FH/GPD
Location 11 Avereng Road
Proposal Notification under the Town and Country Planning (General Permitted Development) (England) Order 2015 for a single storey rear extension.
Closing date 30/10/2025
Link [Planning Application: 25/1862/FH/GPD](#)

APPEAL

Appeal no AP-6746
Application no 25/0590/FH
Location Flat C, 98 Bouverie Road West
Proposal Replacement of windows from timber to UPVC at the front elevation.
FTC Comment *“Object. The Committee's previous comment still stands - 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.”*
Closing date 10/11/2025
Link to documents [Appeal: AP-6746](#)

RE-CONSULTATIONS

Application no 22/1085/FH
Location Uplands, Crete Road East
Proposal Demolition of an existing dwelling and the erection of a replacement dwelling.
Amendment Amended plans added 01.10.2025
FTC Comment *“Object due to the proposed plans appearing ugly and overly large, the Committee share the concerns of the Kent Downs Area of Outstanding Beauty Unit.”*
Closing date 24/10/2025
Link [Planning Application: 22/1085/FH](#)

Please note that the previous FTC Comment is from the 2022 Planning Committee