

Folkestone Town Council

Minutes of the Planning Committee Meeting held on Thursday 16 October 2025 at the Town Council Offices, The Town Hall, 1-2 Guildhall Street, Folkestone.

PRESENT: Councillors Charles Bain Smith, John Renshaw, Belinda Walker (sub for Bridget Chapman), Connor McConville (sub for Christine Dickinson) and Laura Davison (arrived at 7.20pm) (sub for Liz McShane).

APOLOGIES: Liz McShane, Bridget Chapman, Christine Dickinson and Jane Darling.

OFFICERS PRESENT: Georgina Wilson (Corporate Support Officer)

1. APOLOGIES FOR ABSENCE

To accept the apologies from Councillors Liz McShane, Bridget Chapman, Christine Dickinson and Jane Darling.

2. DECLARATIONS OF INTEREST

Councillors declared an interest in Applications 25/1786/FH and 25/1822/FH. Cllr Connor McConville declared an interest in 25/1826/FH.

3. PLANNING COMMITTEE MINUTES

The Committee was asked to receive the Minutes of the meeting of the Planning Committee held on 2 October 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 2 October 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 Charlie Bain Smith

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

4. PLANNING APPLICATIONS

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

Comment No objection

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

Comment	No objection
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
Comment	No objection
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
Comment	No objection
Application no	25/1799/FH
Location	15 Godwyn Road
Proposal	Single storey rear extension pool building and glass link.
Closing date	22/10/2025
Comment	No objection
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
Comment	No objection
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
Comment	No comment on any issue with the variations, apart from conditions 2, 9 and 14 with Southern Water commenting that there is no flood risk assessment. Since the area in question has been under construction the area has been regularly waterlogged, so this is a key consideration, the Committee also note there is no response from the Environmental Agency.
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
Comment	No objection

5. 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.
Closing date	10/11/2025
Comment	The Committee wish to maintain their objection to this application: <i>“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.”</i>

6. 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
Closing date	24/10/2025
Comment	The Committee feel the design has been well conceived and justified. The Committee agree with KCC Ecological comments and Southern Water and feel these should be included as conditions of approval.

7. LATE PLANNING APPLICATIONS

Application no	25/1844/FH
Location	14 Neptune Drive
Proposal	Conversion of garage to habitable living accommodation.
Closing date	03/11/2025
Comment	No objection

Application no	25/1661/FH
Location	Studio1, Brewery Tap, 53 Tontine Street
Proposal	Retrospective change of use from educational/community activities to a hospitality venue with a training & development hub.
Closing date	04/11/2025
Comment	The Committee wish to maintain the objection they had to the Premises Licence for this premises, as below, and also note there is a complete lack of detail on any educational and training provision: <i>"There are no details available, however the Committee wishes to note its strong objection to the loss of a community space where young artists were able to exhibit."</i>
Application no	25/1852/FH
Location	Sainsburys, Park Farm Road
Proposal	Erection of a car sales pod (Sui Generis).
Closing date	04/11/2025
Comment	No objection
Application no	25/1871/FH
Location	Sainsburys, Park Farm Road
Proposal	Advertisement consent for a car sales pod in conjunction with 25/1852/FH (<i>please see above</i>)
Closing date	04/11/2025
Comment	No objection

APPEALS

Application no	AP-6752
Application no	25/1263/FH
Location	Flat C, 31 Kingsnorth Gardens
Proposal	Loft conversion consisting of a hip-to-gable roof, rear dormer & roof lights.
Closing date	13/11/2025
Comment	Maintain previous objection: <i>"Object. In terms of oppressive and ill balanced design."</i>

PREMISES LICENCES

Application no	PR202509-123364
Location	The Leas Lift, Lower Sandgate Road

Proposal	Plays, Films, Live Music, Recorded Music, Performances of Dance, Other Entertainment Involving Music or Dance, Late Night Refreshment, and Alcohol ON & OFF Sales.
Closing date	03/11/2025
Comment	No objection

8. DATE OF NEXT MEETING
Thursday, 6 November at 7pm.

The meeting concluded at 8.10pm.

..... **Chair**