

Folkestone Town Council

Minutes of the Planning Committee Meeting held on Thursday 29 January 2026 at the Town Council Offices, The Town Hall, 1-2 Guildhall Street, Folkestone.

PRESENT: Councillors Charles Bain Smith, John Renshaw, Bridget Chapman and Christine Dickinson.

OFFICERS PRESENT: Liz Timmins (Communities & Grants Officer)

APOLOGIES: Councillors Liz McShane and Jane Darling.

1. APOLOGIES FOR ABSENCE

Apologies were received from Councillor Liz McShane and Jane Darling.

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 8 January 2026 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 8 January 2026 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: 4, Ag: 0; Ab: 0

4. STREET NAMING

The Committee were asked to review the documentation attached to the Agenda for street naming at the new development at the former Burgoyne Barracks, Shorncliffe, and consider whether it wishes to approve the application.

Noted

Proposed: Councillor John Renshaw

Seconded: Councillor Christine Dickinson

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

5. TELECOMMUNICATIONS INSTALLATION - CHERITON ROAD, MOREHALL

The Committee were asked to review the pre-consultation documents for a proposed telecommunications installation on Cheriton Road, Morehall and decide if they wish to comment.

Noted

Proposed: Councillor Christine Dickinson

Seconded: Councillor Bridget Chapman

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

6. PLANNING APPLICATIONS

Application no 26/0001/FH
Location Flat 2B, 21 Grimston Gardens
Proposal Retrospective planning application for the replacement and extension of rear decking.
Closing date 27/01/2026
Comment No Objection

Application no 25/2208/FH
Location 143-147 Dover Road
Proposal Change of use of ground floor flat to retail, removal of the external staircase, alteration and extension of existing external staircase/walkways and increase the height of existing rear extensions.
Closing date 28/01/2026
Comment No Objection

Application no 25/2241/FH
Location Flat 2, 17 Grimston Gardens
Proposal Replacement of 21no. existing Crittall/PVCu windows with aluminium windows.
Closing date 28/01/2026
Comment Object – the committee maintains its previous objection

Application no 26/0029/FH
Location 5 Ash Tree Road
Proposal Conversion of integral garage.
Closing date 30/01/2026
Comment Object – the committee maintains its previous objection

Application no 26/0012/FH
Location Ground Floor Business Premises, 194 Dover Road
Proposal Change Of Use of former office (Class E(g)(i)) into a one bedroom flat (Class C3(a)).
Closing date 06/02/2026
Comment No objection

Application no	26/0026/FH
Location	Leader Vale, 22B Turketel Road
Proposal	Variation of Condition 8 (landscaping) and 2 (drawings) of planning permission 22/2119/FH to allow for alterations to the approved landscaping scheme to remove the pleached trees to the western boundary.
Closing date	03/02/2026
Comment	Object – the committee maintains its objection
Application no	26/0002/FH
Location	East Station Goods Yard, Southern Way
Proposal	Development of a Class E(a) retail food store and Class E units, with associated parking, landscaping and access.
Closing date	12/02/2026
Comment	Object – The committee upholds the comments made by KCC highways and feel that the transport assessment submitted by the applicant doesn't cover the issues raised or the potential impact on the wider context. We feel that some of the residents concerns also have not been addressed.
Application no	26/0052/FH
Location	38 Morehall Avenue
Proposal	Change of Use of Church Hall to Dwelling (Use Class C3) including removal of part of roof to provide a garden.
Closing date	06/02/2026
Comment	Object – it will engender the loss of a community space and the marketing report doesn't explain what measure have taken place to market it.
Application no	25/2242/FH/PA
Location	9 Cambridge Gardens
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 the change of use & conversion from commercial, business and service (Class E) to dwellinghouses (Class C3).
Closing date	09/02/2026
Comment	No objection

Application no	25/2288/FH
Location	Flat 7, 10 Clifton Crescent
Proposal	Installation of one conservation roof light.
Closing date	11/02/2026
Comment	No objection
Application no	25/2290/FH
Location	Flat 7, 10 Clifton Crescent
Proposal	Listed Building Consent for the installation of one conservation roof light.
Closing date	11/02/2026
Comment	No objection
Application no	26/0048/FH
Location	38 Bradstone Road
Proposal	Replacement of all windows and doors with uPVC Windows and doors.
Closing date	12/02/2026
Comment	Object – uPVC is not a material that will enhance or preserve the character of the conservation area when there are timber alternatives, we see no evidence of a previous application to change the windows.
Application no	26/0059/FH/PA
Location	74 Tontine Street
Proposal	Determination as to whether the prior approval of the Local Planning Authority is required under Class G 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 mixed use including up to two flats (Use Class C3).
Closing date	12/02/2026
Comment	No objection

7. RE-CONSULTATIONS

Application no	25/2251/FH
Location	19 Hasborough Road

Proposal	Rear and side extension with rooflights, with additional rooflights in loft space, and replacement of existing garage door and side passage entrance with new garage door and infill brickwork.
Closing date	28/01/2026
Comment	No objection
Application no	25/2055/FH
Location	Rhodesia House, 2 Clifton Crescent
Proposal	Change of use and refurbishment from hotel (Class C1) to 5 self contained flats (Class C3) following fire damage.
Amendment	Amended Plans added 19/01/2026
Closing date	03/02/2026
Comment	No objection – the committee maintains its previous comments

8. APPEALS

Appeal Number	AP-6759
Application no	24/1591/FH
Location	Flat 11, 3 Trinity Crescent
Proposal	Retrospective application for the replacement of a fixed glazed roof light with an extension to dormer window to create a double dormer window on the side/north elevation.
Closing date	06/02/2026
Comment	Object – the committee maintains its previous objection

9. PREMISES LICENCES

Application no	PR202511-125769
Location	Motis Lorry Park, Cheriton Parc, Cheriton High Street
Proposal	Alcohol ON Sales Only
Closing date	12/02/2026
Comment	No objection

10. LATE PLANNING APPLICATIONS

Application no 26/0089/FH
Location 22 The Stade
Proposal Replacement windows and doors.
Closing date 12/02/2026
Comment Object – uPVC is not a material that will enhance or preserve the character of the conservation area when there are timber alternatives, we see no evidence of a previous application to change the windows.

Application no 26/0099/FH/GPD
Location 29 Ashley Avenue
Proposal Notification under the Town and Country Planning (General Permitted Development) (England) Order 2015 for a single storey rear extension.
Closing date 16/02/2026
Comment No objection

11. DATE OF NEXT MEETING
Thursday, 19 February 2026 at 7pm.

The meeting concluded at pm.

..... Chair