

Folkestone Town Council

Minutes of the Planning Committee Meeting held on Thursday 19 February 2026 at the Town Council Offices, The Town Hall, 1-2 Guildhall Street, Folkestone.

PRESENT: Councillors Charles Bain Smith, John Renshaw, Jane Darling.

APOLOGIES: Councillors Christine Dickinson and Liz McShane.

ABSENT: Councillor Bridget Chapman.

OFFICERS PRESENT: Jennifer Griffin (Administration Officer)

1. APOLOGIES FOR ABSENCE

Apologies were received from Councillors Christine Dickinson and Liz McShane.

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 29 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 29 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 Jane Darling

Voting: F: 3, Ag: 0; Ab: 0

4. PRE-CONSULTATION

The Committee were asked to review the pre-consultation documents for a proposed telecommunications installation at the Channel Tunnel Terminal, Ashford Road and decide if they wished to comment.

No Comment

5. REVIEW OF APPLICATION 26/0052/FH

The Committee were asked to review their Objection of Application 26/0052/FH, 38 Morehall Avenue.

RESOLVED: The Committee understand a re-consultation has been lodged. This will come before the Planning Committee at the Meeting of 19 March 2026. The Committee will look at the Marketing Report carefully and consider revising their comment at that point.

Proposed: Councillor Charles Bain Smith

Seconded: Councillor John Renshaw

Voting: F: 3, Ag: 0; Ab: 0

6. PLANNING APPLICATIONS

Application no	26/0115/FH
Location	Snowdrop Walk, Shornccliffe Road
Proposal	Works to trees the subject of TPO No. 1 of 1972, G1 Snowdrop Walk - Individual Prescriptions. Opposite No.6 reduce height of dead tree to 8 metres. Opposite No.8, Sycamore reduce height to 12 metres. Opposite No. 10-11 Group of Hollies, remove abundant deadwood at height 0-6 metres. Fell dead triple-stem at height of 2 metres. Snowdrop walk Collective Prescription, remove small dead trees and sever Ivy. Crown reduction to give 1.5 metres clearance from dwellings (Pine, Sycamore & Holm Oak) and TPO No 12 of 2006, T1 reduce deadwood & T 2 Sycamore reduce western limb to half height (10 metres).
Closing date	23/02/2026
Comment	No Objection. However, the Committee are familiar with these trees, and it would have been useful to see Report PWARB 250802 v4, which was not uploaded.

Application no	26/0121/FH
Location	46 Radnor Park Road
Proposal	Erection of a single storey rear extension.
Closing date	27/02/2026
Comment	No Objection

Application no	26/0106/FH
Location	Land Adjoining 25, Westbourne Gardens
Proposal	Retrospective application for siting an InPost Parcel Locker.

Closing date 23/02/2026
Comment No Objection to the principle, the Committee understand concerns of the neighbour over light shed and would urge the planning authority to look at this carefully and any conditions pursuant to the application.

Application no 25/2151/FH
Location Flat 27, St Andrews, The Durlocks
Proposal Listed building consent for various internal and external works.
Closing date 23/02/2026
Comment No Objection

Application no 25/2150/FH
Location Flat 27, St Andrews, The Durlocks
Proposal Installation of flue and rooflight.
Closing date 24/02/2026
Comment No Objection

Application no 25/2080/FH
Location Lower Leas Coastal Park, Lower Sandgate Road
Proposal Replacement of main timber play structure.
Closing date 25/02/2026
Comment No Objection

Application no 25/2308/FH
Location Historic Toilet Block, Road of Remembrance
Proposal Proposed military memorial including a metal soldier, flagpole and associated signage.
Closing date 26/02/2026
Comment No Objection. The Committee is whole heartedly in favour of this application

Application no 26/0128/FH
Location 82 Guildhall Street
Proposal Demolition of existing rear extension and erection of new single-storey rear extension and extended paving area.
Closing date 26/02/2026
Comment No Objection

Application no 26/0123/FH
Location Flat A, 19 Clifton Crescent
Proposal Listed Building Consent for damp-proofing maintenance work to flat A.
Closing date 02/03/2026
Comment Object. There is no specified proposal, but the principle is supported

Application no 26/0188/FH
Location Flat 5, The Manor House, 1 Earls Avenue
Proposal Listed Building Consent for the installation of an internal stair lift.
Closing date 04/03/2026
Comment Object. The Committee support the principle, this is a removable addition, and the need is justified but there are no drawings that show how the lift engages with the structure of the staircase

Application no 26/0180/FH/PA
Location Communications Mast, Opposite Harvey Grammar School, Cheriton Road
Proposal Determination as to whether the prior approval of the Local Planning Authority is required under Schedule 2, Part 16, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 for the installation of a 20m monopole supporting 6 no. antennas and 2 no. 0.3m dishes, 2 no. cabinets, associated ancillary equipment at works thereto.
Closing date 04/03/2026
Comment Object. The Committee is not opposed to the principle; communications are important but there are no options appraisals for alternative sightings that would mitigate potential harm to residents and the public

Application no 26/0166/FH
Location Ground Floor Business Premises, 14 Sandgate Road
Proposal Advertisement consent for installation of fascia signage.
Closing date 04/03/2026
Comment No Objection

Application no 26/0194/FH
Location 31 Lucy Avenue
Proposal Erection of a single-storey side/rear extension to create an annexe, new enclosed entrance porch & associated alterations.
Closing date 05/03/2026
Comment No Objection

Application no 26/0197/FH
Location 8 Lynwood
Proposal Conversion of existing garage into a bedroom en-suite.
Closing date 05/03/2026
Comment No Objection

APPEALS

Appeal no AP-6764
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 04/03/2026
Comment No Objection

RE-CONSULTATIONS

Application no 25/2160/FH
Location 47 & 49 Broadfield Road
Proposal Variation of condition 1 (drawings) and removal of condition 3 (carport) of planning permission 25/1389/FH to allow for the carport to be converted to an entrance lobby with a door inserted into the front elevation.
Amendment Change to proposal 02.02.2026
Closing date 12/02/2026
Comment No Objection

Application no 26/0029/FH
Location 5 Ash Tree Road
Proposal Conversion of integral garage to provide annexe accommodation.
Amendment Change of description 02/02/2026
Closing date 16/02/2026
Comment Object. The Committee maintains its previous objection – “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.”

Application no 26/0001/FH
Location Flat 2B, 21 Grimston Gardens
Proposal Retrospective planning application for the replacement and extension of rear decking and erection of fence.
Amendment Revised plan & amendment to proposal added 04.02.2026.
Closing date 26/02/2026
Comment No Objection

7. LATE PLANNING APPLICATIONS

Application no 26/0207/FH/TCA
Location 38A Castle Hill Avenue
Proposal Works to tree in a Conservation Area comprising of T1 Monterey Pine removal.
Closing date 06/03/2026
Comment Object. This is a fine specimen of a tree that is sound and contributes to the positive character of the Conservation Area

Application no 26/0221/FH/GPD
Location 56 Coolinge Lane
Proposal Notification under the Town and Country Planning (General Permitted Development) (England) Order 2015 for a single storey rear extension.
Closing date 10/03/2026
Comment No Objection

PREMISIES LICENCE

Application no PR202601-128967
Location The Leas
Proposal (3-day event taking place 23/05/2026, 24/05/2026 and 25/05/2026) Live Music, Recorded Music, Alcohol ON & OFF sales.
Closing date 06/03/2026
Comment No Objection

RE-CONSULTATION

Application no 25/1605/FH
Location Land Opposite Century House, Park Farm Road
Proposal Reserved matters application relating to access, appearance, layout, scale of hybrid planning application 22/1347/FH for the erection of 2 drive thru restaurants and details pursuant to conditions 22 (in part), 25, 26, 27 & 29.
Closing date 03/03/2026
Comment No Objection, however the Committee were concerned about an increase in traffic in an already congested area

APPEALS

Appeal Number AP-6768
Application no 25/1963/FH
Location Telephone Box Opposite 114, Sandgate Road
Proposal Advertisement consent for the installation of 1no. BT street hub, incorporating 2no. digital 75" LCD advert screens, and associated BT phone kiosk removals.
Closing date 17/03/2026
Comment Object - unnecessary light pollution and potential for vandalism. Only one would be justified in the town centre. It would also have an impact on the conservation area as acknowledged by the applicant

Appeal Number AP-6767
Application no 25/1931/FH

Location Telephone Box Opposite 114, Sandgate Road
Proposal Installation of 1no. BT street hub, incorporating 2no. digital 75" LCD advert screens, and associated BT phone kiosk removals.

Closing date 17/03/2026
Comment Object - unnecessary light pollution and potential for vandalism. Only one would be justified in the town centre. It would also have an impact on the conservation area as acknowledged by the applicant

Appeal no AP-6769
Application no 25/1919/FH
Location Telephone Box Opposite, 67 Sandgate Road
Proposal Installation of 1no. BT street hub, incorporating 2no. digital 75" LCD advert screens, and associated BT phone kiosk removals.
Comment No Objection – single facility may be justified in this location

Appeal no AP-6770
Application no 25/1962/FH
Location Telephone Box Opposite 67, Sandgate Road
Proposal Advertisement consent for the Installation of 1no. new BT street hub, incorporating 2no. digital 75" LCD advert screens, and associated BT phone kiosk removals.
Comment No Objection – single facility may be justified in this location

Appeal no AP-6765
Application no 25/1918/FH
Location Telephone Box Opposite, 137-139 Sandgate Road
Proposal Installation of 1no. BT Street Hub, incorporating 2no. digital 75" LCD advert screens, and associated BT phone kiosk removals.
Comment Object - unnecessary light pollution and potential for vandalism. Only one would be justified in the town centre. It would also have an impact on the conservation area as acknowledged by the applicant

Appeal no AP-6766
Application no 25/ 1964/FH

Location	Telephone Box Opposite, 137-139 Sandgate Road
Proposal	Advertisement consent for the installation of 1no. BT street hub, incorporating 2no. digital 75" LCD advert screens, and associated BT phone kiosk removals.
Comment	Object - unnecessary light pollution and potential for vandalism. Only one would be justified in the town centre. It would also have an impact on the conservation area as acknowledged by the applicant

8. DATE OF NEXT MEETING

Thursday, 19 March 2026 at 7pm.

The meeting concluded at 7.36pm.

..... **Chair**

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