

FOLKESTONE TOWN COUNCIL



The Town Hall

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Date of publication: 13 March 2026

AGENDA

Meeting: Planning Committee

Date: Thursday 19 March 2026

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 meeting of the Planning Committee held on 19 February 2026 and authorise the Chair of the Committee to sign them as a correct record.

4. PLANNING APPLICATIONS

(See attached list)

5. RE-CONSULTATIONS

(See attached List)

6. APPEALS

(See attached List)

7. PREMISES LICENCES

(See attached list)

8. LATE PLANNING APPLICATIONS

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

9. DATE OF NEXT MEETING

Thursday 2 April 2026.

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 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, Shorncliffe 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**

FOLKESTONE TOWN COUNCIL

Planning Applications for the meeting of the Planning Committee on Thursday 19 March 2026 at 7pm

Application no 26/0227/FH
Location The Leas Lift, Lower Sandgate Road
Proposal Listed Building Consent for removal of the second sheave wheel to enable wheelchair access.
Closing date 19/03/2026
Link [Planning Application: 26/0227/FH](#)

Application no 26/0181/FH
Location 18 Darby Road
Proposal Change of use from residential (Class C3) to a five bed HMO.
Closing date 11/03/2026
Link [Planning Application: 26/0181/FH](#)

Application no 26/0247/FH/PA
Location 28 Cheriton 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 a change of use from commercial, business and service (Use Class E) to (Class C3) to 6 residential flats.
Closing date 13/03/2026
Link [Planning Application: 26/0247/FH/PA](#)

Application no 26/0219/FH
Location Flat 8, 23-25 Earls Avenue
Proposal Replacement of timber sash windows with uPVC sash style windows to front and side elevations.
Closing date 16/03/2026
Link [Planning Application: 26/0219/FH](#)

Application no 26/0243/FH
Location Flat 2, 51 Augusta Gardens

Proposal Creation of new entrance door to side elevation and rear glazed doorset to replace existing window.
Closing date 18/03/2026
Link [Planning Application: 26/0243/FH](#)

Application no 26/0288/FH
Location Bus Shelter, Opposite The Saga Building, Middelburg Square
Proposal Erection of a double-sided digital display bus shelter advertisement (Retrospective)
Closing date 30/03/2026
Link [Planning Application: 26/0288/FH](#)

Application no 26/0299/FH/TCA
Location Jersey Suite, The Grand, The Leas
Proposal Works to trees in a conservation area comprising of T1-T2 Leylandii removal.
Closing date 27/03/2026
Link [Planning Application: 26/0299/FH/TCA](#)

Application no 26/0287/FH
Location 1 Foster Way
Proposal Loft conversion with side dormers and velux windows.
Closing date 23/03/2026
Link [Planning Application: 26/0287/FH](#)

Application no 26/0209/FH
Location 2 Martha Close
Proposal Retrospective application for the creation of two additional car parking spaces to front of property together with raised steps and planters
Closing date 30/03/2026
Link [Planning Application: 26/0209/FH](#)

Application no 26/0172/FH
Location 6-6A East Cliff
Proposal Replacement of timber white windows and doors with UPVC white and addition of 2 No. rooflights
Closing date 31/03/2026
Link [Planning Application: 26/0172/FH](#)

Application no 26/0258/FH
Location Flat C, 19 Clifton Crescent
Proposal Listed building consent for the replacement of existing sash windows and terrace door, together with minor internal alterations
Closing date 09/04/2026
Link [Planning Application: 26/0258/FH](#)

Application no 26/0284/FH
Location 53 Greenfield Road
Proposal Proposed front and rear dormers and internal first floor alterations
Closing date 31/03/2026
Link [Planning Application: 26/0284/FH](#)

Application no 26/0325/FH
Location Land to north of Coastal Park car park, Lower Sandgate Road
Proposal Variation of conditions 1 (time) & 2 (land restoration) of planning permission 24/0436/FH to allow for the siting and use of the container for an additional 24 months
Closing date 31/03/2026
Link [Planning Application: 26/0325/FH](#)
FTC Comment For Application 24/0436/FH - "*No objection*"

Application no 26/0184/FH
Location La Mer, 49A Wear Bay Road
Proposal First-floor rear and side extensions and relocation of the front porch
Closing date 03/04/2026
Link [Planning Application: 26/0184/FH](#)

Application no 26/0173/FH/GPD
Location 22 Walton Manor Close
Proposal Notification under the Town and Country Planning (General Permitted Development) (England) Order 2015 for a single storey rear extension
Closing date 31/03/2026
Link [Planning Application: 26/0173/FH/GPD](#)

Application no 26/0278/FH
Location 2 - 4 Shellons Street

Proposal Retrospective application for change of use from a mixed use (Class E) to two HMOs, max. 6-persons per unit (Class C4)
Closing date 01/04/2026
Link [Planning Application: 26/0278/FH](#)

Application no 26/0351/FH
Location Enbrook, Risborough Lane
Proposal Works to trees subject to TPO No. 04 of 2002, comprising of T1 Bay, T2 & T3 Holly removal of basal/epicormic lateral shoots at ground level. T4 Sycamore reduce by 3 metres vertically and 1 metre laterally
Closing date 01/04/2026
Link [Planning Application: 26/0351/FH](#)

RECONSULTATIONS

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.
Amendment Further Marketing Information added 17.02.2026
Closing date 05/03/2026
FTC 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.”*
Link [Planning Application: 26/0052/FH](#)

APPEALS

Appeal no AP-6775
Application no 25/1797/FH
Location Land Rear of 16 Julian Road
Proposal Residential development comprising of 2 x 2 bedroom apartments and 4 x 1 bedroom apartments
FTC Comment *“No objection”*
Closing date 09/04/2026
Link to documents [Appeal: AP-6775](#)

PREMISES LICENCE

Application no PR202602-129509
Location Penny Lane, 9-17 Sandgate Road
Proposal Alcohol ON sales ONLY
Closing date 17/03/2026
Link [Process: PR202602-129509](#)

Application no PR202601-128697
Location Get Baked & Loaded, Folkestone Harbour, Harbour Approach Road
Proposal Alcohol OFF sales ONLY
Closing date 26/03/2026
Link [Process: PR202601-128697](#)

Application no PR202602-129509
Location Penny Lane, 9-17 Sandgate Road
Proposal Alcohol ON sales ONLY
Closing date 31/03/2026
Link [Process: PR202602-129509](#)