

Folkestone Town Council

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

PRESENT: Councillors Charles Bain Smith, Liz McShane, Jane Darling,
Bridget Chapman, Christine Dickinson.

APOLOGIES: Councillor John Renshaw.

OFFICERS PRESENT: Liz Timmins (Communities & Grants Officer)

1. APOLOGIES FOR ABSENCE

Apologies were received from Councillor John Renshaw.

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 19 February 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 19 February 2026 be received and that the Chair of the meeting be authorised to sign them as a correct record.

Proposed: Councillor Jane Darling

Seconded: Councillor Charles Bain Smith

Voting: F: 5 , Ag: 0 ; Ab: 0

4. PLANNING APPLICATIONS

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
Comment	Object – the Committee accept on balance of that the wheel should be moved in order to facilitate wheelchair access. However, its retention on site should form part of

the application, albeit byway of a condition required before use of the site. The precise position and way that this is displayed is an important consideration.

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
Comment	No objection
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
Comment	No objection
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
Comment	Object – uPVC is not a recyclable material and it would not enhance or protect the special character of the conservation area. There are other options available.
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
Comment	No objection
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

Comment	No objection
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
Comment	No objection
Application no	26/0287/FH
Location	1 Foster Way
Proposal	Loft conversion with side dormers and velux windows.
Closing date	23/03/2026
Comment	Object – the rear dormer would directly overlook the neighbours private part of the garden and would cause a loss of amenity to neighbouring properties. The front dormer would also be an incongruous addition to a tight return of the building.
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
Comment	Object – What was largely an area of soft landscaping in keeping with other properties is now entirely hard landscaping with no proposal to deal with rain water runoff.
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
Comment	Object – uPVC is not a recyclable material and it would not enhance or protect the special character of the conservation area. There are other options available. This would also apply to the roof lights.
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
Comment	No objection
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
Comment	Object – the incongruous design of the front dormer would detract from the harmony and the street elevation.
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
Comment	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
Comment	No objection
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
Comment	No objection
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
Comment	Object – the committee doesn't object to the principle of the conversion but there is no accompanying detail of how the site is managed, how refuse is dealt with, how cycles are stored or what thought has been given to residents general amenities.
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
Comment	No objection

5. 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
Comment	Noted

6. 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
Comment	Noted

7. PREMISES LICENCE

Application no PR202602-129509
Location Penny Lane, 9-17 Sandgate Road
Proposal Alcohol ON sales ONLY
Closing date 17/03/2026
Comment No objection

Application no PR202601-128697
Location Get Baked & Loaded, Folkestone Harbour, Harbour Approach Road
Proposal Alcohol OFF sales ONLY
Closing date 26/03/2026
Comment No objection

Application no PR202602-129509
Location Penny Lane, 9-17 Sandgate Road
Proposal Alcohol ON sales ONLY
Closing date 31/03/2026
Comment No objection

8. LATE PLANNING APPLICATIONS

Application no 26/0365/FH
Location Telephone Box, Street Kiosk Opposite 21, Guildhall Street
Proposal Installation of 1no. new BT street hub, incorporating 2no. digital 75" LCD advert screens, and associated BT phone kiosk removals.
Closing date 02/04/2026
Comment Object – It would not enhance or preserve the character of the conservation area and would increase street clutter.

Application no 26/0367/FH
Location Telephone Box, Street Kiosk Opposite 21, Guildhall Street
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.
Closing date 02/04/2026
Comment Object – It would not enhance or preserve the character of the conservation area and would increase street clutter.

Application no 26/0326/FH
Location 46 Cherry Garden Avenue
Proposal Single-storey front and rear extension with a two-storey side extension, following the demolition of garage & front porch.
Closing date 02/04/2026
Comment No objection

Application no 26/0353/FH
Location 14 Church Road
Proposal Proposed loft conversion with rear dormer and single storey rear extension.
Closing date 03/04/2026
Comment No objection

Application no 26/0398/FH/PA
Location Ground Floor Business Premises, 21 Grace Hill
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 1 residential flat (Class C3).
Closing date 07/04/2026
Comment Object – it is a ground floor premises and is still in use, clearly viable and contributes in character to the conservation area.

Application no 26/0397/FH
Location 35 Stanbury Crescent
Proposal Erection of a single storey rear extension and loft conversion.
Closing date 07/04/2026
Comment No objection

Application no HF35A
Location Folkestone
Proposal Public Footpath
Closing date 10/04/2026

Comment

No objection

- 9. DATE OF NEXT MEETING**
Thursday, 2 April 2026 at 7pm.

The meeting concluded at 8.00pm.

..... **Chair**