

FOLKESTONE TOWN COUNCIL



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Date of publication: 26 March 2026

AGENDA

Meeting: Planning Committee
Date: Thursday 2 April 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 March 2026 and authorise the Chair of the Committee to sign them as a correct record.

4. PLANNING APPLICATIONS

(See attached list)

5. PREMISES LICENCES

(See attached list)

6. LATE PLANNING APPLICATIONS

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

7. DATE OF NEXT MEETING

Thursday 23 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 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**

FOLKESTONE TOWN COUNCIL

Planning Applications for the meeting of the Planning Committee on Thursday 2 April 2026 at 7pm

Application no	26/0368/FH
Location	Flat 2, 12 Grimston Avenue
Proposal	Replacement of 5 windows to the north & east elevations.
Closing date	08/04/2026
Link	Planning Application: 26/0368/FH
Application no	26/0354/FH
Location	50-52 Folkestone Care Centre & 56 Shorncliffe Road
Proposal	Change of use and conversion of 10no. residential flats (Use Class C3) at ground and first floors only to 20no. bedrooms of care accommodation (Use Class C2) with associated internal and external alterations including a 2 storey link extension.
Closing date	08/04/2026
Link	Planning Application: 26/0354/FH
Application no	26/0335/FH
Location	143, 145, 147 & 145-147 Dover Road
Proposal	Change of use of the ground floor flat at 143 to commercial use, together with alterations to create a shopfront; alterations to the existing ground floor shopfront at 145; relocation of the existing rear metal staircase to serve first floor flat 145-147 alterations to the existing ground floor rear extension to 145 and 147; and removal of the existing first floor rear extensions at 145 and 147 and creation of a single flat roof.
Closing date	08/04/2026
Link	Planning Application: 26/0335/FH
Application no	26/0362/FH
Location	31 Tontine Street
Proposal	Partial change of use of an existing ground floor retail unit (Use Class E) to a one bedroom residential flat (Use Class C3) to include the replacement of an existing glazed roof.
Closing date	09/04/2026
Link	Planning Application: 26/0362/FH

Application no 26/0438/FH/TCA
Location Holy Trinity Church, Sandgate Road
Proposal Works to trees in a conservation area comprising of T1 & T2 Sycamore, lateral reduction of 2 metres back from building.
Closing date 13/04/2026
Link [Planning Application: 26/0438/FH/TCA](#)

Application no 26/0418/FH
Location 3-8, Shakespeare Terrace
Proposal The replacement of existing UPVC windows & doors and all timber windows to No.'s 5 & 6 with heritage style UPVC sliding sash windows & composite doors.
Closing date 13/04/2026
Link [Planning Application: 26/0418/FH](#)

Application no 26/0330/FH
Location Flat 2, 48 Earls Avenue
Proposal Replacement of existing single glazed windows with aluminium double glazed windows.
Closing date 13/04/2026
Link [Planning Application: 26/0330/FH](#)

Application no 26/0340/FH
Location Flat 3, 6-8 Clifton Crescent
Proposal Listed building consent for structural repairs to the timber beam supporting the floor structure between the ground & first floors.
Closing date 13/04/2026
Link [Planning Application: 26/0340/FH](#)

Application no 26/0316/FH
Location St Eanswythes Church Of England Primary School, Church Street
Proposal External alterations including the installation of 2no. of Air Source Heat Pumps to the roof.
Closing date 14/04/2026
Link [Planning Application: 26/0316/FH](#)

Application no 26/0429/FH
Location 5-6 Shakespeare Terrace
Proposal Removal of defective single-storey rear extension to existing hotel including associated alterations.
Closing date 23/04/2026
Link [Planning Application: 26/0429/FH](#)

Application no 26/0429/FH
Location 5-6 Shakespeare Terrace
Proposal Installation of new timber framed windows and timber framed door to rear following demolition of defective single storey rear extension.
Closing date 23/04/2026
Link [Planning Application: 26/0429/FH](#)

Application no 26/0449/FH/PA
Location Folca, 48-66 Sandgate Road
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 of part of the former department store from commercial, business and service use (Class E) to 17no. dwellings to residential use (Class C3).
Closing date 15/04/2026
Link [Planning Application: 26/0449/FH/PA](#)

Application no 26/0460/FH
Location Royal Standard, 60 Canterbury Road
Proposal Variation of condition 2 (approved plans) of planning permission 20/0367/FH to allow for amendments to internal layouts, alterations to roof & fenestration.
Closing date 15/04/2026
Link [Planning Application: 26/0460/FH](#)
FTC Comment *From the previous Committee – “The scheme fits within the scale and character of the neighbourhood. The parties have proved that the parking required for a [new] public house would be technically more, although the Committee doubts that the former corner local with its flat generated much traffic. No objection but with some concern shown about lack of parking.”*

Application no 26/0462/FH
Location 57 Downs Road

Proposal Single storey rear & side extension with a raised rear decking area, with associated 1.8m high screening.
Closing date 16/04/2026
Link [Planning Application: 26/0462/FH](#)

Application no 26/0403/FH
Location Motis Business Centre, Cheriton High Street
Proposal Erection of cafe
Closing date 16/04/2026
Link [Planning Application: 26/0403/FH](#)

PREMISES LICENCE

Application no PR202603-130700
Location Costcutter, Ascot House, 26-30 Tontine Street
Proposal Alcohol OFF sales ONLY
Closing date 13/04/2026
Link [Process: PR202603-130700](#)

Application no PR202603-130772
Location Okay Coffee, Ground Floor, 98 Sandgate Road
Proposal Alcohol ON sales ONLY
Closing date 14/04/2026
Link [Process: PR202603-130772](#)

Application no PR202602-129948
Location Broadmead Stores, 17 Broadmead Road
Proposal Alcohol OFF sales ONLY
Closing date 13/04/2026
Link [Process: PR202602-129948](#)

Application no PR202603-130449
Location Roni and Ritas, 2 Church Road
Proposal Live Music, Recorded Music, Other Entertainment involving music or dance, Provision of late night refreshment, Alcohol ON sales ONLY.
Closing date 13/04/2026
Link [Process: PR202603-130449](#)

Application no PR202603-130671
Location Quick Shop Convenience, 45 Dover Road
Proposal Alcohol OFF sales ONLY, Late night refreshment
Closing date 13/04/2026
Link [Process: PR202603-130671](#)