

## Folkestone Town Council

**Minutes of the Planning Committee Meeting held on Thursday 2<sup>nd</sup> April 2026 at the Town Council Offices, The Town Hall, 1-2 Guildhall Street, Folkestone.**

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

**OFFICERS PRESENT:** Georgina Wilson (Corporate Support Officer)

**1. APOLOGIES FOR ABSENCE**

Councillor Liz McShane sent apologies.

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

Proposed: Councillor Christine Dickinson

Seconded: Councillor Jane Darling

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

**4. PLANNING APPLICATIONS**

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
Comment	Object, UPVC is not an appropriate material as it is not recyclable, nor does UPVC preserve or enhance the character of the conservation area. UPVC is not necessary to use when there are timber alternatives available.

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  
Comment No objection

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  
Comment No objection

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  
Comment Object, this application would provide a poor level of amenity for future occupants, there are no practical external opening windows or light into the living area. The Flood Risk Assessment is not convincing.

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  
Comment No objection

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

Comment Object, UPVC is not an appropriate material as it is not recyclable, nor does UPVC preserve or enhance the character of the conservation area. UPVC is not necessary to use when there are timber alternatives available.

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  
Comment Object, there is no detail of the proposed front elevation.

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  
Comment No objection

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  
Comment No objection

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  
Comment Object, there is an inconsistency in the Heritage Statement that proposes the windows are placed in UPVC lookalike, whereas the rest of the application states they will be replaced in timber. The Committee has no objection to the timber replacement.

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  
Comment Object, there is an inconsistency in the Heritage Statement that proposes the windows are placed in UPVC lookalike, whereas the rest of the application states they will be replaced in timber. The Committee has no objection to the timber replacement.

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  
Comment No objection

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  
Comment No objection

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  
Comment Object in view of the high screen in relation to the adjacent property, this will have a detrimental affect on the property to the North.

Application no 26/0403/FH  
Location Motis Business Centre, Cheriton High Street  
Proposal Erection of cafe  
Closing date 16/04/2026  
Comment No objection

## 5. PREMISES LICENCES

Application no PR202603-130700  
Location Costcutter, Ascot House, 26-30 Tontine Street  
Proposal Alcohol OFF sales ONLY  
Closing date 13/04/2026  
Comment No objection

Application no PR202603-130772  
Location Okay Coffee, Ground Floor, 98 Sandgate Road  
Proposal Alcohol ON sales ONLY  
Closing date 14/04/2026  
Comment No objection

Application no PR202602-129948  
Location Broadmead Stores, 17 Broadmead Road  
Proposal Alcohol OFF sales ONLY  
Closing date 13/04/2026  
Comment No objection

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  
Comment No objection

Application no PR202603-130671  
Location Quick Shop Convenience, 45 Dover Road  
Proposal Alcohol OFF sales ONLY, Late night refreshment  
Closing date 13/04/2026  
Comment No objection

## 6. LATE PLANNING APPLICATIONS

Application no 26/0473/FH  
Location 49 Wear Bay Crescent  
Proposal Works to tree subject to TPO No. 15 of 2006 comprising of T1 Walnut, lateral and vertical reduction of 1.5 metres.  
Closing date 17/04/2026  
Comment No objection

Application no 26/0313/FH  
Location Building Rear 29 To 37, Broomfield Road  
Proposal Retrospective application for a partial change of use of store to a model railway workshop.

Closing date 20/04/2026  
Comment No objection

Application no 26/0475/FH  
Location 3 Dennis Way  
Proposal Loft conversion consisting of a hip-to-gable roof, rear dormer & roof lights.

Closing date 20/04/2026  
Comment No objection

Application no 26/0435/FH  
Location 3 Clifton Road  
Proposal Removal of the existing natural slate roof and replacement with man made slates.

Closing date 20/04/2026  
Comment Object, man made slates would not enhance or protect the characteristics of a Conservation area, especially when natural slate is available.

Application no 26/0419/FH  
Location 8 Millfield  
Proposal Erection of a single storey rear extension, outbuilding, hip-to-gable roof extension, installation of skylights to front roof slope and creation of a balcony to existing bay window to front elevation.

Closing date 21/04/2026  
Comment Object, the Committee has no objection to anything other than the second-floor extension of the hip to gable, when a smaller gable could be set back allowing most of the headroom advantage sought but without the impact on the front of the building. The Committee also objects to the large roof lights and feel that the extensive alterations to the attractive dutch gable and windows above the bay window would be an unacceptable change and detrimental to the character of the Conservation area.

**7. DATE OF NEXT MEETING**  
Thursday, 23 April 2026 at 7pm.

The meeting concluded at 8pm.

..... **Chair**