

FOLKESTONE TOWN COUNCIL



The Town Hall

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Date of publication: 16 April 2026

AGENDA

Meeting: Planning Committee

Date: Thursday 23 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 2 April 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 14 May 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 2nd 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**

FOLKESTONE TOWN COUNCIL

Planning Applications for the meeting of the Planning Committee on

Thursday 23 April 2026 at 7pm

Application no	26/0444/FH/TCA
Location	Burlington Hotel, 3-5 Earls Avenue
Proposal	Works to trees in a conservation area comprising of T1 Holly and T2 Goat Willow fell to ground level. T3 Arbutus reduce by 4 metres vertically. T4 Elder reduce by 2.5 metres vertically.
Closing date	01/05/2026
Link	Planning Application: 26/0444/FH/TCA
Application no	26/0504/FH
Location	Units 4, 5 & 6 Princes Gate, Bayle Street
Proposal	Change of use of Units 4 and 5 to Class F1(a) (education and learning), retention of Unit 6 for ancillary office use; insertion of two windows to rear elevation and relocation of door to existing frontage.
Closing date	30/04/2026
Link	Planning Application: 26/0504/FH
Application no	26/0571/FH
Location	10 Earls Avenue
Proposal	Replacement windows from timber to uPVC to flats on ground, first and second floors
Closing date	05/05/2026
Link	Planning Application: 26/0571/FH
Application no	26/0572/FH
Location	26 Walton Gardens
Proposal	Single storey rear extension and conversion of existing garage into additional living accommodation following removal of rear extension.
Closing date	05/05/2026
Link	Planning Application: 26/0572/FH

Application no 26/0548/FH
Location 5 Wear Bay Crescent
Proposal Erection of a single storey rear extension and the creation of parking area to front of property
Closing date 06/05/2026
Link [Planning Application: 26/0548/FH](#)

Application no 26/0586/FH
Location 27 Broadmead Road
Proposal Erection of a single/two storey rear extension
Closing date 06/05/2026
Link [Planning Application: 26/0586/FH](#)

PREMISES LICENCE

Application no PR202603-131042
Location Market Square, 19-21 Rendezvous Street
Proposal Alcohol ON & OFF sales, Late Night Refreshment and Recorded Music
Closing date 28/04/2026
Link [Process: PR202603-131042](#)

Application no PR202603-131377
Location Tiki's Bar and Kiosk, Pumping Station, Coronation Parade, Sunny Sands
Proposal Alcohol ON & OFF sales
Closing date 06/05/2026
Link [Process: PR202603-131377](#)