

Folkestone Town Council

Minutes of the Planning Committee Meeting held on Thursday 14 May 2026 at the Town Council Offices, The Town Hall, 1-2 Guildhall Street, Folkestone.

PRESENT: Councillors John Renshaw, Jane Darling and Bridget Chapman.

APOLOGIES: Councillors Charles Bain Smith, Christine Dickinson and Liz McShane

OFFICERS PRESENT: Georgina Wilson (Corporate Support Officer)

1. APOLOGIES FOR ABSENCE

Apologies were received from Councillors Charles Bain Smith, Christine Dickinson and Liz McShane.

2. APPOINTMENT OF CHAIR

Councillors were asked to appoint a Chair of the Planning Committee for the 2026/27 municipal year.

RESOLVED: That Councillor Charles Bain Smith be appointed Chair of the Planning Committee for the 2026/27 Municipal Year

Proposed: Councillor John Renshaw

Seconded: Councillor Bridget Chapman

Voting: F: 3, Ag: 0, Ab: 0

3. APPOINTMENT OF VICE CHAIR

Councillors were asked to appoint a Vice Chair for the Planning Committee for the 2026/27 municipal year.

RESOLVED: That Councillor John Renshaw be appointed Vice Chair of the Planning Committee for the 2026/27 municipal year.

Proposed: Councillor Bridget Chapman

Seconded: Councillor Jane Darling

Voting: F: 3, Ag: 0, Ab: 0

4. DECLARATIONS OF INTEREST

There were no declarations of interest.

5. PLANNING COMMITTEE MINUTES

The Committee was asked to receive the Minutes of the meeting of the Planning Committee held on 23 April 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 23 April 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 Bridget Chapman

Voting: F: 3, Ag: 0; Ab: 0

6. REVIEW OF TERMS OF REFERENCE

Councillors were asked to consider the Terms of Reference for the Planning Committee.

RESOLVED: To adopt the Terms of Reference for 2026/27.

Proposed: Councillor John Renshaw

Seconded: Councillor Bridget Chapman

Voting: F: 3, Ag: 0, Ab: 0

7. PLANNING APPLICATIONS

Application no 26/0535/FH

Location Flat 2, 4 Godwyn Road

Proposal Erection of single storey rear extension and conversion of existing garage into a habitable room with a partial first storey extension above.

Closing date 12/05/2026

Comment No objection

Application no 26/0618/FH

Location 27 Langdon Road

Proposal Single storey rear extension.

Closing date 13/05/2026

Comment No objection providing that the rooflight does not allow neighbours to look into the proposed extension.

Application no 26/0641/FH

Location 62 Coniston Road

Proposal Single storey rear extension, porch extension & garage conversion to habitable room.

Closing date 18/05/2026
Comment No objection

Application no 26/0648/FH
Location 5 Weymouth Close
Proposal Erection of a single storey rear pitched roof extension.
Closing date 19/05/2026
Comment No objection

Application no 26/0651/FH
Location Land Rear 1, Wilton Road
Proposal Works to tree subject to TPO No. 10 of 1990, comprising of T1 & T2 Holm Oak, reduction of 4 metres laterally and 2 metres vertically.
Closing date 21/05/2026
Comment Object as there is insufficient justification for the scale of the reduction, which appears excessive given the distance from the houses.

Application no 26/0628/FH/PA
Location 190 Dover Road
Proposal Determination as to whether the prior approval of the Local Planning Authority is required under Class M of the Town and Country Planning (General Permitted Development) (England) Order 2015 for the change of use from ground floor hot food takeaway (sui generis) to residential use (Class C3).
Closing date 21/05/2026
Comment No objection

Application no 26/0589/FH
Location 22 Walton Manor Close
Proposal Erection of rear & side single storey extension following demolition of existing garage.
Closing date 22/05/2026
Comment No objection

Application no 26/0681/FH/TCA
Location 5 Earlscliffe Mews, Shorncliffe Road

Proposal Works to trees in a conservation area comprising of T1 Yew overall reduction by 3 metres. T2 Sycamore reduction of 3 metres vertically and 3 metres laterally.
Closing date 29/05/2026
Comment Object as the information provided is insufficient to establish which trees the application refers to.

8. PREMISES LICENCES

Application no PR202604-132069
Location Hatch Chicken, The Goods Yard, Folkestone Harbour, Harbour Approach Road
Proposal Alcohol OFF sales ONLY
Closing date 25/05/2026
Comment No objection

9. LATE PLANNING APPLICATIONS

Application no 26/0678/FH
Location Flat 1, 143 Cheriton Road
Proposal Single storey rear infill extension
Closing date 27/05/2026
Comment Object due to potential impacts on the neighbouring property's access to light.

Application no 26/0677/FH
Location 13 Castle Mews
Proposal Single storey side extension, demolition of existing glazed bay / balcony, conversion of garage and alterations to existing garden and patio area
Closing date 29/05/2026
Comment No objection but note the loss of parking in the existing garage once converted.

Application no 26/0619/FH
Location Flat 8, The Manor House, 1 Earls Avenue
Proposal Listed Building Consent for the installation of an en-suite bathroom.
Closing date 01/06/2026

Comment No objection

Application no 26/0685/FH/TCA
Location 10 Grimston Avenue
Proposal Works to trees in a conservation area comprising of T1 Magnolia partial crown reduction of 50cm.
Closing date 05/06/2026
Comment No objection

RECONSULTATIONS

Application no 26/0002/FH
Location East Station Goods Yard, Southern Way
Proposal Development of a Class E(a) retail food store and Class E units, with associated parking, landscaping and access.
Closing date 22/05/2026
Comment Maintain previous objection and the committee feel the developers should be aware of the risk of possible impacts on Southern Water's waste water pumping station and underground pipes. Following the comments from residents, the committee feel improvements could be made to the design of the building.
Object – The committee upholds the comments made by KCC highways and feel that the transport assessment submitted by the applicant doesn't cover the issues raised or the potential impact on the wider context. We feel that some of the residents concerns also have not been addressed.

10. DATE OF NEXT MEETING

Thursday, 4 June 2026 at 7pm.

The meeting concluded at 7.45pm.

..... Chair

DRAFT