

FOLKESTONE TOWN COUNCIL



The Town Hall

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Date of publication: 18 June 2026

AGENDA

Meeting: Planning Committee

Date: Thursday 25 June 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 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 4 June 2026 and authorise the Chair of the Committee to sign them as a correct record.

4. PLANNING APPLICATIONS

(See attached list)

5. LATE PLANNING APPLICATIONS

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

6. DATE OF NEXT MEETING

Thursday 16 July 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 4 June 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, Christine Dickinson.

APOLOGIES: Councillor Liz McShane Councillor Renshaw was absent.

OFFICERS PRESENT: Liz Timmins (Communities & Grants Officer)

MEMBERS OF THE PUBLIC: 1

1. APOLOGIES FOR ABSENCE

Apologies were received from Councillor Liz McShane.

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 14 May 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 14 May 2026 be received and that the Chair of the meeting be authorised to sign them as a correct record.

Proposed: Councillor B Chapman

Seconded: Councillor J Darling

Voting: F: 4, Ag: 0 ; Ab: 0

4. SHORNCLIFFE ROAD - PEDESTRIAN IMPROVEMENTS

The Committee's views were sought on the proposed pedestrian improvements to Shorncliffe Road.

The committee welcomes the enthusiasm to improve the road for pedestrians and cyclists. Our comments are firstly that any changes to layouts must be accompanied by addressing the severe potholes and breakdown in the substructure of the road. We note there are no details

of how cyclists are separated from motorists by way of any physical barriers such as raised kerbs. We are concerned that the Refuge Islands to the roads leading into Shorncliffe Road are proposed far back from the pavement of Shorncliffe Road and feel that pedestrians will cross along the line of the pavement instead, where it is natural to do so. We feel there are too few Refuge Islands along Shorncliffe Road Pedestrians and cyclists should be given priority over motorists.

We also feel that zebra crossings should be provided at the care home, Kent college and Earls Cliff school site, where there are potentially vulnerable pedestrians.

5. PLANNING APPLICATIONS

Application no	26/0680/FH
Location	134 & 134a Sandgate Road
Proposal	Listed Building Consent for external repairs & refurbishment, re-roofing, alterations to fenestration & associated alterations including replacement rainwater goods & re-pointing.
Closing date	03/06/2026
Comment	Support – The committee supports the application but note that there are no details supplied for the Crittall windows proposed, this could be dealt with by condition.

Application no	26/0697/FH
Location	23 White Cliff Way
Proposal	Erection of front porch, rear extension, rear dormer, rooflight, air source heat pump, & stepped landscaping at rear.
Closing date	05/06/2026
Comment	No objection

Application no	26/0703/FH
Location	Unit C14, Pent Road
Proposal	Change of use from Class E to Class B8 (storage & distribution).
Closing date	05/06/2026
Comment	Object – there is no detail in the application about how much traffic this change of use would engender. We note that this is an area close to a school and there is little provision in pavement and crossing arrangements and that the school was not consulted.

Application no	26/0721/FH/TCA
Location	57 Earls Avenue
Proposal	Works to trees in a conservation area, comprising of T1 Cherry, reduce canopy by 1-1.5 metres.
Closing date	08/06/2026
Comment	No objection
Application no	26/0756/FH
Location	52 Firs Lane
Proposal	Work to tree covered by a TPO No 06 of 1995 comprising of T1 Cherry reducing the crown by 2 - 3 metres vertically & pruning back to suitable growth points and where appropriate, previous reduction points.
Closing date	08/06/2026
Comment	No objection
Application no	26/0672/FH
Location	53 Greenfield Road
Proposal	Installation of rear dormer & 2 No velux windows to front roof slope.
Closing date	08/06/2026
Comment	No objection
Application no	26/0747/FH
Location	Rhodesia House, 2 Clifton Crescent
Proposal	Variation of condition 2 (approved drawings) of planning permission 25/2055/FH to allow for the addition of 5 no. conservation roof lights & removal of balustrading to flat 5.
Closing date	08/06/2026
Comment	No objection
Application no	26/0732/FH
Location	Rhodesia House, 2 Clifton Crescent
Proposal	Variation of condition 2 (approved drawings) of planning permission 25/2058/FH (Listed Building Consent) to allow for the addition of 5 no. conservation roof lights & removal of balustrading to flat 5.
Closing date	08/06/2026
Comment	No objection

Application no 26/0765/FH/TCA
Location 6 Albion Villas
Proposal Work to tree in conservation area comprising of T1 Sycamore crown reduction on lower laterals limbs by 2-3 metres & crown lifting them to a height of 5 metres.
Closing date 12/06/2026
Comment **No objection**

Application no 26/0716/FH
Location Abbeywell Veterinary Clinic, 2 & 3 Majestic Parade, Sandgate Road
Proposal Erection of a rear single-storey extension following demolition of existing rear wall.
Closing date 10/06/2026
Comment **No objection**

Application no 26/0731/FH
Location 56 Coolinge Lane
Proposal Erection of a single-storey lower ground rear extension.
Closing date 10/06/2026
Comment **No objection**

Application no 26/0746/FH
Location 103 Bouverie Road West
Proposal Single storey front porch, garage conversion, alteration to rear extension and replacement cladding to front and rear dormers.
Closing date 10/06/2026
Comment **No objection**

Application no 26/0748/FH
Location 20 London Street
Proposal Installation of exterior cladding to front and rear elevations (retrospective).
Closing date 11/06/2026
Comment **Object – the terrace houses are attractive late Georgian building and the proposed artificial cladding is wholly out of keeping.**

Application no 26/0722/FH
Location Flat 11, 3 Trinity Crescent

Proposal Alterations and reduction in size of existing dormer on the side/north elevation.
Closing date 25/06/2026
Comment **Object – The proposed dormer is an alien form with its flat roof and furthermore bluntens the original attractive gambrel form of the roof. We also object to the proposed use of UPVC rainwater goods and UPVC fenestration on a listed building.**

6. PREMISES LICENCES

Application no PR202605-133691
Location The South East Emporium, 2B The Old High Street
Proposal Alcohol ON & OFF sales, Films, Live Music, Recorded Music.
Closing date 15/06/2026
Comment **No objection**

Application no PR202605-133839
Location Salty Cup, 8 Church Street
Proposal Alcohol ON & OFF sales
Closing date 18/06/2026
Comment **No objection**

7. LATE PLANNING APPLICATIONS

Application no 26/0770/FH
Location Basement, 86 Guildhall Street
Proposal Single storey rear extension.
Closing date 17/06/2026
Comment **No objection**

Application no 26/0799/FH
Location 14 Linksway
Proposal Erection of a replacement front porch.
Closing date 18/06/2026
Comment **No objection**

8. DATE OF NEXT MEETING

Thursday, 25 June 2026 at 7pm.

The meeting concluded at 20.00 pm.

..... **Chair**

FOLKESTONE TOWN COUNCIL

Planning Applications for the meeting of the Planning Committee on Thursday 25 June 2026 at 7pm

Application no 26/0852/FH
Location 96 Firs Lane
Proposal Works to tree subject to TPO 06 of 1995 comprising of T1 Silver Birch fell to ground level.
Closing date 26/06/26
Link [Planning Application: 26/0852/FH](#)

Application no 26/0848/FH
Location 45 Broadfield Road
Proposal Single-storey rear extension.
Closing date 25/06/2026
Link [Planning Application: 26/0848/FH](#)

Application no 26/0772/FH/TCA
Location The Battery, The Bayle
Proposal Works to trees in a conservation area comprising of T1 Horse Chestnut crown reduction of 2.5 metres and crown lift to 3 metres above ground level. T2 Cork Oak and T3 Sycamore re pollard back to previous points. T4 and G1 Holm Oaks coppice to 0.5 metres.
Closing date 29/06/2026
Link [Planning Application: 26/0772/FH/TCA](#)

Application no 26/0679/FH
Location Flat 5, 31 Clifton Crescent
Proposal Listed Building Consent for the replacement of existing balustrade to the rear elevation at fourth-floor level with 1.1m high frameless glass balustrade.
Closing date 26/06/2026
Link [Planning Application: 26/0679/FH](#)

Application no 26/0882/FH/TCA
Location 37 Grimston Avenue

Proposal Works to trees in a conservation area comprising of T1 Pittosporum vertical reduction of 4 metres, and T2 Viburnum vertical reduction of 2 metres.

Closing date 29/06/2026

Link [Planning Application: 26/0882/FH/TCA](#)

Application no 26/0783/FH

Location Harvey Grammar School, Cheriton Road

Proposal Installation of an Air Source Heat Pump.

Closing date 26/06/2026

Link [Planning Application: 26/0783/FH](#)

Application no 26/0841/FH

Location 91 Guildhall Street

Proposal Variation of condition 2 (Approved Plans) of planning permission 25/1112/FH to allow alterations to fenestration, omit shopfront fascia details and roof alterations.

1112/FH Comment *"No Objection. This appears to be an extremely well thought out proposal."*

Closing date 03/07/2026

Link [Planning Application: 26/0841/FH](#)

Application no 26/0913/FH

Location 12 Wellfield Road

Proposal First floor rear extension.

Closing date 01/07/2026

Link [Planning Application: 26/0913/FH](#)

Application no 26/0593/FH

Location 1-5 Bouverie Place

Proposal Retrospective application for the installation of temporary window treatment.

Closing date 09/07/2026

Link [Planning Application: 26/0593/FH](#)

Application no 26/0812/FH

Location Flat 2, 35 Augusta Gardens

Proposal Replacement rear fenestration comprising white UPVC replacement windows and one white UPVC rear door set with fanlight (retrospective).

Closing date 02/07/2026

Link [Planning Application: 26/0812/FH](#)

Application no 26/0894/FH
Location 10 Earls Avenue
Proposal Replacement windows to flats on ground, first and second floors.
Closing date 02/07/2026
Link [Planning Application: 26/0894/FH](#)

Application no 26/0901/FH
Location 130 Dolphins Road
Proposal Two-storey side & single-storey rear extensions with front garden alterations to provide additional parking.
Closing date 03/07/2026
Link [Planning Application: 26/0901/FH](#)

Application no 26/0939/FH
Location 68 Coniston Road
Proposal Variation of condition 2 (approved plans) of planning permission 25/0291/FH to allow for amended extension size.
Closing date 06/07/2026
Link [Planning Application: 26/0939/FH](#)

Application no 26/0713/FH/PA
Location 74 Tontine Street
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 partial change of use of the upper floors from commercial, business and service (Use Class E) to 1 residential flat (Class C3).
Closing date 07/07/2026
Link [Planning Application: 26/0713/FH/PA](#)

Application no 26/0920/FH/PA
Location 22 & 24 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 the change of use & conversion

from commercial, business and service (Class E) to 9 x 1 bed flats
(Class C3).

Closing date

07/07/2026

Link

[Planning Application: 26/0920/FH/PA](#)