

FOLKESTONE TOWN COUNCIL



The Town Hall
1-2 Guildhall Street
Folkestone
Kent

CT20 1DY

Telephone: (01303) 257946

Email: enquiries@folkestone-tc.gov.uk

Web: www.folkestone-tc.gov.uk

Date of publication: 9 July 2026

AGENDA

Meeting: Planning Committee
Date: Thursday 16 July 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 25 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 6 August 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 25 June 2026 at the Town Council Offices, The Town Hall, 1-2 Guildhall Street, Folkestone.

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

OFFICERS PRESENT: Jennifer Griffin (Administration Officer)

1. APOLOGIES FOR ABSENCE

There were no 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 4 June 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 4 June 2026 be received and that the Chair of the meeting be authorised to sign them as a correct record subject to Councillor John Renshaw being marked as having given Apologies instead of Absent.

Proposed: Councillor Christine Dickinson

Seconded: Councillor Jane Darling

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

4. PLANNING APPLICATIONS

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
Comment	Object. It is a viable tree that makes a considerable contribution to the public realm.

Application no 26/0848/FH
Location 45 Broadfield Road
Proposal Single-storey rear extension.
Closing date 25/06/2026
Comment No Objection

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
Comment No Objection

(Councillor Liz McShane entered at 7:02pm)

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
Comment Object. On the grounds that the existing 1930's Art Deco balustrade makes a positive contribution to the building which has seen a number of alterations historically. It is actually quite a rare survival. The proposed structural glass balustrade in contrast seems incongruous to the conservative style of the building.

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
Comment We cannot locate this tree by the nature of the drawing provided.

Application no 26/0783/FH
Location Harvey Grammar School, Cheriton Road
Proposal Installation of an Air Source Heat Pump.
Closing date 26/06/2026
Comment No Objection

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.
Closing date	03/07/2026
Comment	No Objection
Application no	26/0913/FH
Location	12 Wellfield Road
Proposal	First floor rear extension.
Closing date	01/07/2026
Comment	Object. On the grounds of the two storey partially flat roofed extension would add considerable bulk to the flank elevation and cut down daylight into number 10's living room windows which face in the direction of number 12. It would represent a loss of amenity to the neighbouring property.
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
Comment	Object. Given the strategic location in the Folkestone: Brighter Future project and the setting of the adjacent conservation area we consider such a large building with blocked up windows would seriously detract from the street scene. We recommend a better strategy to counter vandalism would be to repair the windows and bring the building back into use.
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
Comment	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. The applicant has not produced any evidence for the period of planning breach that their argument relies on.

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
Comment	Object. There is a discrepancy stated on the application form and the heritage statement. We would object to UPVC windows as 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	26/0901/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
Comment	Object. On the grounds the proposed two storey extension is excessively bulky and will have an adverse effect on the neighbouring properties amenities and will overshadow light that they rely on in the single storey extension to 128. Furthermore, the entire front garden is proposed to be paved over but there is no detail of any drainage proposals which will impact on storm water in the drain.

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
Comment	No Objection

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
Comment	No Objection

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
Comment	Object, but not to the principle of conversion. We are concerned about the inner rooms that will be created on the second floor leaving the bedrooms vulnerable for means of escape in the event of fire which is statistically more likely in the kitchen.

5. LATE PLANNING APPLICATIONS

Application no	26/0942/FH
Location	113 Sidney Street
Proposal	Single storey side extension & alterations, removal canopy & side wall.
Closing date	09/07/2026
Comment	No Objection

Application no	26/0947/FH
Location	34 Cherry Garden Lane
Proposal	Erection of new entrance porch and two-storey side extension with bin and bike store, alterations to fenestration and partial removal of front boundary wall and increase width to existing drop kerb.

Closing date	10/07/2026
Comment	No Objection

Application no	26/0961/FH
Location	12 Ingles Road
Proposal	Erection of a single storey side extension and erection of garage following demolition of shed.
Closing date	10/07/2026
Comment	The entire design is very appropriate apart from one element which is the proposed UPVC windows, we appreciate this matches the adjacent property at number 14 but there is no evidence that consent was applied for that to be changed.

6. DATE OF NEXT MEETING

Thursday, 16 July 2026 at 7pm.

The meeting concluded at 7:43pm.

..... **Chair**

FOLKESTONE TOWN COUNCIL

Planning Applications for the meeting of the Planning Committee on Thursday 16 July 2026 at 7pm

Application no	26/0949/FH
Location	Bannatynes Health Club, Shearway Road, Shearway Business Park
Proposal	Reconfiguration and expansion of existing EV charging points with existing feeder pillar to be removed and new feeder pillar to be installed.
Closing date	15/07/2026
Link	Planning Application: 26/0949/FH
Application no	26/0929/FH
Location	Norrard, 8 Godwyn Road
Proposal	Erection of 1.5 storey detached dwelling.
Closing date	30/07/2026
Link	Planning Application: 26/0929/FH
Application no	26/0993/FH
Location	19 Bathurst Road
Proposal	Single storey side & rear extensions.
Closing date	20/07/2026
Link	Planning Application: 26/0993/FH
Application no	26/0970/FH
Location	Flat 2, 35 Augusta Gardens
Proposal	Installation of rear balustrade (retrospective).
Closing date	21/07/2026
Link	Planning Application: 26/0970/FH
Application no	26/1051/FH
Location	12 Cheriton Place
Proposal	Listed Building Consent for provision of refuse storage, repair works to windows & external joinery, internal joinery, remedial works to render, front door & surround, structural works to floors, ceilings & window openings, installation of stud partitions, drainage, ventilation & fire safety equipment.

Closing date 22/07/2026
Link [Planning Application: 26/1051/FH](#)

Application no 26/0834/FH
Location 12 Cheriton Place
Proposal Installation of automatically opening smoke vent (AOV) & fenestration alterations to rear elevation.
Closing date 23/07/2026
Link [Planning Application: 26/0834/FH](#)

Application no 26/1017/FH
Location Homebase, Park Farm Road
Proposal Variation of conditions 20 and 25 of planning permission Y04/1113/SH to enable subdivision of the unit to create two retail units and to amend the restriction on the range of goods that can be sold.
Closing date 23/07/2026
Link [Planning Application: 26/1017/FH](#)

Application no 26/1018/FH
Location Homebase, Park Farm Road
Proposal Demolition of the garden centre, removal of two storey staff block, creation of new entrances, partial reconfiguration of car park layout, provision of plant area, installation of new trolley bays and other associated works.
Closing date 24/07/2026
Link [Planning Application: 26/1018/FH](#)

Application no 26/1072/FH
Location 22a Bathurst Road
Proposal Single storey side extension.
Closing date 27/07/2026
Link [Planning Application: 26/1072/FH](#)

Application no 26/1043/FH
Location La Mer, 49a Wear Bay Road
Proposal Ground & first floor rear extensions.
Closing date 31/07/2026
Link [Planning Application: 26/1043/FH](#)

Application no	26/0702/FH
Location	103 Dover Road
Proposal	Variation of conditions 2 (Approved Plans) and 3 (Materials) of planning permission 22/1035/FH to allow vertical cladding and alterations to rear terrace.
FTC Comment	Previous Committee comment on 22/1035/FH – <i>“No objection subject to neighbours' comment.”</i>
Closing date	29/07/2026
Link	Planning Application: 26/0702/FH