

FOLKESTONE TOWN COUNCIL



The Town Hall

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Date of publication: 30 July 2026

AGENDA

Meeting: Planning Committee

Date: Thursday 6 August 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 16 July 2026 and authorise the Chair of the Committee to sign them as a correct record.

4. A BRIGHTER FUTURE SCHEME - PLAY AREA FOR BOUVERIE SQUARE

Proposal - Approval of details pursuant to condition 7 (Play Equipment) of planning application 24/1650/FH.

Please see the below link which will take you to the relevant documents –
[Planning Application: 26/1191/FH/CON](#)

5. PLANNING APPLICATIONS

(See attached list)

6. LATE PLANNING APPLICATIONS

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

7. DATE OF NEXT MEETING

Thursday 27 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 16 July 2026 at the Town Council Offices, The Town Hall, 1-2 Guildhall Street, Folkestone.

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

OFFICERS PRESENT: Georgina Wilson (Corporate Support Officer)

1. APOLOGIES FOR ABSENCE

Apologies were received from Cllrs Liz McShane and Bridget Chapman.

2. DECLARATIONS OF INTEREST

Cllr Bain Smith declared an interest in application 26/1076/FH.

3. PLANNING COMMITTEE MINUTES

The Committee was asked to receive the Minutes of the meeting of the Planning Committee held on 4 July 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 July 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 John Renshaw

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

4. PLANNING APPLICATIONS

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
Comment	No objection

Application no	26/0929/FH
Location	Norrard, 8 Godwyn Road
Proposal	Erection of 1.5 storey detached dwelling.
Closing date	30/07/2026
Comment	Object, given that the proposed new dwelling occupies close to the full width of the plot with its Juliet balcony, this will have a detrimental effect on the amenities of the adjacent house and future occupants. There are a number of roof lights on the proposed new dwelling that overlook the living rooms of the adjacent dwelling which would present an unreasonable effect on amenities and privacy of the existing dwelling. The design of the fenestration is complexly alien to the existing pattern of traditional development in the area and the proposed bronzed aluminium windows would be an incongruent addition.
Application no	26/0993/FH
Location	19 Bathurst Road
Proposal	Single storey side & rear extensions.
Closing date	20/07/2026
Comment	No objection
Application no	26/0970/FH
Location	Flat 2, 35 Augusta Gardens
Proposal	Installation of rear balustrade (retrospective).
Closing date	21/07/2026
Comment	Object, the original balustrades of the original balcony that was demolished without consent were appropriate to the ground floor of the building which are quite bulky and contribute to the conservation areas character. Iron balconies are really only traditional on the upper floors, and the proposal represents a departure from the historic character of the group of buildings.
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

Comment	No objection
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
Comment	No objection
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
Comment	No objection
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
Comment	No objection
Application no	26/1072/FH
Location	22a Bathurst Road
Proposal	Single storey side extension.
Closing date	27/07/2026
Comment	No objection
Application no	26/1043/FH
Location	La Mer, 49a Wear Bay Road
Proposal	Ground & first floor rear extensions.
Closing date	31/07/2026
Comment	No objection

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.
Closing date	29/07/2026
Comment	No objection

5. LATE PLANNING APPLICATIONS

Application no	26/0984/FH
Location	Unit 4, Inspire Industrial Estate, Casebourne Road
Proposal	Change of use from class E(g) & B8 to class E - E (c) (i), E (c) (ii), E (c) (iii) E (d), E (e), E(f) and E (g) (i), E (g) (ii) and E (g) (iii) & B8.
Closing date	30/07/2026
Comment	No objection

Application no	26/1047/FH
Location	7 Cherry Garden Avenue
Proposal	Erection of a single storey extension with 3 lantern lights.
Closing date	30/07/2026
Comment	No objection

Application no	26/0903/FH
Location	N I C Instruments Ltd, Gladstone Road
Proposal	Demolition of existing building and erection of 8 no. dwelling-houses with associated landscaping and parking.
Closing date	31/07/2026
Comment	No objection

Application no	26/1110/FH/TCA
Location	10 Westbourne Gardens
Proposal	Works to trees in a conservation area comprising of T1 Conifer fell to ground level.
Closing date	31/07/2026
Comment	Object, this tree is a fine specimen which makes a positive contribution to the conservation area.

Application no	26/1076/FH
Location	55 Broadmead Road
Proposal	Partial demolition of existing building and conversion into 1 residential dwelling.
Closing date	30/07/2026
Comment	No objection
Application no	26/0896/FH
Location	5-6 Shakespeare Terrace
Proposal	Creation of stepped access to lower ground floor and stepped bridge to ground floor, installation of automatic opening vent roof light, removal of lift overrun and erection of fence to rear boundary.
Closing date	31/07/2026
Comment	No objection
Application no	26/1104/FH
Location	Church & Dwight UK Ltd, Bowls Well Gardens
Proposal	Proposed installation of roof tether safety system
Closing date	31/07/26
Comment	No objection
Application no	26/1097/FH
Location	South Kent Christian Community Church, 32 Cheriton Road
Proposal	Variation of condition 2 (Approved Plans) of planning permission 25/1532/FH to allow for alterations to boundary treatment, windows and doors.
Closing date	31/07/26
Comment	Object, the existing Victorian railings make a positive contribution to the site and only requires refurbishing and painting, it would be detrimental to replace with a replica.

6. DATE OF NEXT MEETING

Thursday, 6 August 2026 at 7pm.

The meeting concluded at 7.45pm.

..... Chair

FOLKESTONE TOWN COUNCIL

Planning Applications for the meeting of the Planning Committee on Thursday 6 August 2026 at 7pm

Application no	26/0988/FH
Location	15 Risborough Lane
Proposal	Change of use of ground floor retail unit from class E(a) to 1 bed flat class (C3), including rear extension and alterations to front, side and rear elevations.
Closing date	05/08/2026
Link	Planning Application: 26/0988/FH
Application no	26/0990/FH
Location	Flat 2, 35 Augusta Gardens
Proposal	Reconfigured external access steps (retrospective).
Closing date	10/08/2026
Link	Planning Application: 26/0990/FH
Application no	26/1094/FH
Location	Bus Shelter 3210 0009 Opposite The Saga Building, Middelburg Square
Proposal	Advertisement consent for installation of 1no. new BT Street Hub, incorporating 2no. digital 75" LCD advert screens, and removal of 2no. associated BT Phone Kiosks.
Closing date	12/08/2026
Link	Planning Application: 26/1094/FH
Application no	26/1113/FH
Location	Folca, 48-66, Sandgate Road
Proposal	External alterations comprising the replacement & installation of windows, extension & alteration of existing shopfront glazing, installation of Juliet balconies, retention & restoration of existing stained glass windows, installation of conservation-style roof lights, and all associated external works.
Closing date	14/08/2026
Link	Planning Application: 26/1113/FH
Application no	26/0869/FH
Location	Flat 5, 31 Clifton Crescent
Proposal	Replacement of existing balustrade to the rear elevation at fourth-floor level with 1.1m high frameless glass balustrade.
Closing date	14/08/2026
Link	Planning Application: 26/0869/FH

Application no	26/1182/FH
Location	11 Bournemouth Gardens
Proposal	Single storey rear extension.
Closing date	14/08/2026
Link	Planning Application: 26/1182/FH
Application no	26/1177/FH
Location	Folca, 48 – 66 Sandgate Road
Proposal	Installation of skylights on the top floor
Closing date	18/08/2026
Link	Planning Application: 26/1177/FH
Application no	26/1165/FH
Location	10 Naseby Avenue
Proposal	Erection of a two-storey rear extension, timber-framed car port, installation of solar panels and alteration to fenestration
Closing date	17/08/2026
Link	Planning Application: 26/1165/FH
Application no	26/1205/FH
Location	Rhodesia House, 2 Clifton Gardens
Proposal	Listed building consent for the internal and external refurbishment of the building, including changes to the internal layout, alteration to existing internal floor levels, replacement windows, new replacement roof and repair of existing dormers.
Closing date	17/08/2026
Link	Planning Application: 26/1205/FH
Application no	26/1190/FH
Location	Rhodesia House, 2 Clifton Gardens
Proposal	Change of use and refurbishment from hotel (Class C1) to 5 self contained flats (Class C3) following fire damage.
Closing date	17/07/2026
Link	Planning Application: 26/1190/FH
Application no	26/1186/FH/TCA
Location	St Andrews, The Durlocks
Proposal	Works to trees in a conservation area comprising of T1 Holly crown reduction by 2 metres vertically and laterally and re-shape.
Closing date	17/08/2026
Link	Planning Application: 26/1186/FH/TCA
Application no	26/1195/FH
Location	227 Dover Road
Proposal	Variation of condition 3 (number of households) to allow for increase in number of households and approval of details for

	condition 5 (Cycle Storage) and 6 (Bin Storage) of planning permission 25/1484/FH.
Closing date	17/08/2026
Link	Planning Application: 26/1195/FH
FTC Comment	<i>No objection</i>

RE-CONSULTATIONS

Application no	25/0991/FH
Location	The Lifeboat, 42 North Street
Proposal	Retrospective application for the use of the upper residential floor to provide additional eating and drinking space associated with the public house, together with the replacement of the external staircase, balustrade/railings, raised terrace and balcony area, and the installation of replacement windows.
Amendment	Additional information received and amended description.
FTC Comment	<i>No Objection</i>
Closing date	14/08/2026
Link	Planning Application: 25/0991/FH

LICENSING

Application no	PR202607-136240
Location	Cappadocia BBQ Meze Grill, 317 Cheriton Road
Activities	Late Night Refreshment
Closing date	16/08/2026
Link	Process: PR202607-136240