

## **Folkestone Town Council**

**Minutes of the Planning Committee Meeting held on Thursday 8 August 2026 at the Town Council Offices, The Town Hall, 1-2 Guildhall Street, Folkestone.**

**PRESENT:** Councillors Charles Bain Smith (7:34pm), John Renshaw, Jane Darling, Bridget Chapman, Christine Dickinson.

**APOLOGIES:** Councillor Liz McShane. Councillor Charles Bain Smith (Part Apologies).

**OFFICERS PRESENT:** Jennifer Griffin (Administration Officer)

### **1. APOLOGIES FOR ABSENCE**

Apologies were received from Councillor Liz McShane and Part Apologies from Councillor Charles Bain Smith who arrived later.

### **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 16 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 16 July 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 Christine Dickinson

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

### **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. Councillors were asked for comment.

**Councillors noted the proposal and have no objection.**

## 5. PLANNING APPLICATIONS

|                |                                                                                                                                                                                                                                                                                                                  |
|----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 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                                                                                                                                                                                                                                                                                                       |
| Comment        | No Objection                                                                                                                                                                                                                                                                                                     |
| Application no | 26/0990/FH                                                                                                                                                                                                                                                                                                       |
| Location       | Flat 2, 35 Augusta Gardens                                                                                                                                                                                                                                                                                       |
| Proposal       | Reconfigured external access steps (retrospective).                                                                                                                                                                                                                                                              |
| Closing date   | 10/08/2026                                                                                                                                                                                                                                                                                                       |
| Comment        | No Objection                                                                                                                                                                                                                                                                                                     |
| 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                                                                                                                                                                                                                                                                                                       |
| Comment        | No Objection                                                                                                                                                                                                                                                                                                     |
| 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                                                                                                                                                                                                                                                                                                       |
| Comment        | No Objection                                                                                                                                                                                                                                                                                                     |
| 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                                                                                                                                                                                                                                                                                                       |
| 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 | 26/1182/FH                                                                                                                                                                                                                                             |
| Location       | 11 Bournemouth Gardens                                                                                                                                                                                                                                 |
| Proposal       | Single storey rear extension.                                                                                                                                                                                                                          |
| Closing date   | 14/08/2026                                                                                                                                                                                                                                             |
| Comment        | Object. The skylight would compromise the amenity of the neighbouring property/sound travel and privacy between it and the rear bedroom of the neighbour.                                                                                              |
| Application no | 26/1177/FH                                                                                                                                                                                                                                             |
| Location       | Folca, 48 – 66 Sandgate Road                                                                                                                                                                                                                           |
| Proposal       | Installation of skylights on the top floor                                                                                                                                                                                                             |
| Closing date   | 18/08/2026                                                                                                                                                                                                                                             |
| Comment        | No Objection                                                                                                                                                                                                                                           |
| 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                                                                                                                                                                                                                                             |
| Comment        | No Objection                                                                                                                                                                                                                                           |
| 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                                                                                                                                                                                                                                             |
| Comment        | No Objection                                                                                                                                                                                                                                           |
| 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                                                                                                                                                                                                                                             |
| Comment        | No Objection                                                                                                                                                                                                                                           |
| 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                                                                                                                      |
| Comment      | No Objection                                                                                                                    |

*(Councillor Bain Smith entered 7:34pm)*

|                |                                                                                                                                                                                                              |
|----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 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                                                                                                                                                                                                   |
| Comment        | No Objection                                                                                                                                                                                                 |

## 6. RECONSULTATIONS

|                |                                                                                                                                                                                                                                                                                                                    |
|----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 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.                                                                                                                                                                                                                                                           |
| Closing date   | 14/08/2026                                                                                                                                                                                                                                                                                                         |
| Comment        | No Objection                                                                                                                                                                                                                                                                                                       |

## 7. PREMISES LICENCES

|                |                                              |
|----------------|----------------------------------------------|
| Application no | PR202607-136240                              |
| Location       | Cappadocia BBQ Meze Grill, 317 Cheriton Road |
| Activities     | Late Night Refreshment                       |
| Closing date   | 16/08/2026                                   |
| Comment        | No Objection                                 |

## 8. LATE PLANNING APPLICATIONS

|                |                                                                                            |
|----------------|--------------------------------------------------------------------------------------------|
| Application no | 26/1077/FH                                                                                 |
| Location       | Bus Shelter Opposite The Saga Building, Middelburg Square, & Telephone Box, Bouverie Place |

|                |                                                                                                                                                                                                                                                                                                                     |
|----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Proposal       | Proposed installation of 1no. new BT Street Hub, incorporating 2no. digital 75" LCD advert screens, and 2no. associated BT Phone Kiosk removals.                                                                                                                                                                    |
| Closing date   | 20/08/2026                                                                                                                                                                                                                                                                                                          |
| Comment        | No Objection                                                                                                                                                                                                                                                                                                        |
| Application no | 26/1212/FH/PA                                                                                                                                                                                                                                                                                                       |
| Location       | Folca, 48-66 Sandgate Road                                                                                                                                                                                                                                                                                          |
| Proposal       | Application for Prior Approval 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 21no. dwellings to residential use (Class C3). |
| Closing date   | 20/08/2026                                                                                                                                                                                                                                                                                                          |
| Comment        | No Objection                                                                                                                                                                                                                                                                                                        |
| Application no | 26/0936/FH                                                                                                                                                                                                                                                                                                          |
| Location       | 248 Cheriton Road                                                                                                                                                                                                                                                                                                   |
| Proposal       | Outline planning application for the erection of 2 No. three-bedroom dwellings to replace previously demolished buildings (matters of landscaping reserved for future consideration).                                                                                                                               |
| Closing date   | 24/08/2026                                                                                                                                                                                                                                                                                                          |
| Comment        | No Objection                                                                                                                                                                                                                                                                                                        |
| Application no | 26/1147/FH                                                                                                                                                                                                                                                                                                          |
| Location       | Court Place, Castle Hill Avenue                                                                                                                                                                                                                                                                                     |
| Proposal       | Replacement of existing windows and doors with double-glazed aluminium units together with roof repair works.                                                                                                                                                                                                       |
| Closing date   | 24/08/2026                                                                                                                                                                                                                                                                                                          |
| Comment        | No Objection                                                                                                                                                                                                                                                                                                        |
| Application no | 26/1227/FH                                                                                                                                                                                                                                                                                                          |
| Location       | 49 Somerset Road                                                                                                                                                                                                                                                                                                    |
| Proposal       | Erection of an outbuilding.                                                                                                                                                                                                                                                                                         |
| Closing date   | 24/08/2026                                                                                                                                                                                                                                                                                                          |
| Comment        | No Objection                                                                                                                                                                                                                                                                                                        |

|                |                                                                                                                                               |
|----------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| Application no | 26/1252/FH/TCA                                                                                                                                |
| Location       | Flat 1a, 55 Earls Avenue                                                                                                                      |
| Proposal       | Works to trees in a conservation area comprising of T1 Pear fell to ground level.                                                             |
| Closing date   | 28/08/2026                                                                                                                                    |
| Comment        | Object. No reason is given to fell a nice, viable specimen supporting wildlife, that adds to the positive character of the conservation area. |

## RECONSULTATION

*Please note this is an amendment to an application from the Planning List*

|                |                                                                                                                                                                     |
|----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Application no | 26/1094/FH                                                                                                                                                          |
| Location       | Bus Shelter Opposite The Saga Building , Middelburg Square, & Telephone Box, Bouverie Place                                                                         |
| 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 |
| Amendment      | Address amendment                                                                                                                                                   |
| Closing date   | 20/08/2026                                                                                                                                                          |
| Comment        | No Objection                                                                                                                                                        |

## 9. DATE OF NEXT MEETING

Thursday, 27 August 2026 at 7pm.

The meeting concluded at 7:50pm.

..... Chair