

FOLKESTONE TOWN COUNCIL



The Town Hall

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Date of publication: 20 August 2026

AGENDA

Meeting: Planning Committee
Date: Thursday 27 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 6 August 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 10 September 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 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

FOLKESTONE TOWN COUNCIL

Planning Applications for the meeting of the Planning Committee on

Thursday 27 August 2026 at 7pm

Application no	26/1258/FH
Location	50-52 Folkestone Care Centre & 56 Shorncliffe Road
Proposal	Change of use of 3no. parking spaces to the rear of Care Centre to secure garden area.
Closing date	27/08/2026
Link	Planning Application: 26/1258/FH
Application no	26/1232/FH
Location	Nationwide, 77-79, Sandgate Road
Proposal	Installation of solar powered defibrillator and a bleed kit stand.
Closing date	31/08/2026
Link	Planning Application: 26/1232/FH
Application no	26/1293/FH
Location	Turnbull Place, Ingles Road
Proposal	Works to trees subject to TPO No 11 of 1995 comprising of T1-2 Holm Oak crown reduction of 4 metres vertically and 4 metres laterally.
Closing date	01/09/2026
Link	Planning Application: 26/1293/FH
Application no	26/1159/FH
Location	St Andrews, The Durlocks
Proposal	Works to trees subject to TPO No 11 of 1988 comprising of T2 Prunus, T5 Sycamore, and T7 Prunus crown lift to 3.5 metres.
Closing date	02/09/2026
Link	Planning Application: 26/1159/FH
Application no	26/1261/FH
Location	Adjacent to 31 & 33 Guildhall Street
Proposal	Installation of two permanent public art flag sculptures.
Closing date	03/09/2026
Link	Planning Application: 26/1261/FH

Application no 26/1265/FH
Location Verge between Foresters Way & Shellons Street
Proposal Installation of three permanent public art flag sculptures.
Closing date 03/09/2026
Link [Planning Application: 26/1265/FH](#)

Application no 26/1267/FH
Location Public Hardstanding, The Stade
Proposal Installation of a single permanent public art flag sculpture.
Closing date 03/09/2026
Link [Planning Application: 26/1267/FH](#)

Application no 26/1330/FH/TCA
Location St Andrews, The Durlocks
Proposal Works to trees in a conservation area comprising of T1 Holly crown reduction of 2 metres vertically and laterally and re-shape, T2, T5, T9-10, T14 Hawthorn crown lift to 3.5 metres above ground level, T3 Conifer crown lift to 3.5 metres above ground level, T4 and T13 Pine crown lift to 3.5 metres above ground level, T6 Sycamore crown lift to 3.5 metres above ground level, and T7 Ash crown lift to 3.5 metres above ground level.
Closing date 04/09/2026
Link [Planning Application: 26/1330/FH/TCA](#)

Application no 26/1339/FH
Location 39 Woodfield Close
Proposal Works to trees subject to TPO No 15 of 2002 comprising of T1 Sycamore crown reduction by 2 metres laterally.
Closing date 07/09/2026
Link [Planning Application: 26/1339/FH](#)

Application no 26/1176/FH
Location Folkestone Sports Centre, Radnor Park Avenue, Folkestone, CT19 5HX
Proposal Relocation of main entrance together with carpark expansion to accommodate 26 No. spaces.
Closing date 08/09/2026
Link [Planning Application: 26/1176/FH](#)