

FOLKESTONE TOWN COUNCIL



The Town Hall

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Date of publication: 3 September 2026

AGENDA

Meeting: Planning Committee

Date: Thursday 10 September 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 27 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 24 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 27 August 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 and Christine Dickinson.

APOLOGIES: Councillor Liz McShane.

OFFICERS PRESENT: Liz Timmins (Communities & Grants Officer)

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 6 August 2026 and to authorise the Chair of the Meeting to sign them as a correct record.

RESOLVED: That the Minutes of the meeting of the Planning Committee held on 6 August 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 Bridget Chapman

Voting: F: 5, Ag: ; Ab:

4. PLANNING APPLICATIONS

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
Comment	No Objection

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
Comment	Withdrawn
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
Comment	No objection
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
Comment	No objection
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
Comment	No objection
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
Comment	No objection
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
Comment	No objection

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
Comment	No objection

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
Comment	No objection

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
Comment	Unable to view the application

5. LATE PLANNING APPLICATIONS

Application no	26/1312/FH
Location	Castle House, Castle Hill Avenue
Proposal	New security fencing & gates to existing front car park.
Closing date	10/09/2026
Comment	No objection

Application no	26/1250/FH
Location	Eton Suite, The Grand, The Leas

Proposal	Variation of condition 2 (approved plans) & removal of condition 4 (flue details) of planning permission 25/1713/FH to allow for the removal of the flue.
FTC Comment	<i>"No Objection"</i>
Closing date	14/09/2026
Comment	No objection
Application no	26/1311/FH
Location	20 Clifton Gardens
Proposal	Replacement of the existing roof coverings to the main roof and associated re-covering works to the existing dormer and bay window roofs.
Closing date	15/09/2026
Comment	Object – Not to the principle but real slate would be far preferable and suitable in a conservation area and does not degrade in the strong UV levels we get in Folkestone.

RE-CONSULTATION

Application no	26/1205/FH
Location	Rhodesia House, 2, Clifton Crescent
Proposal	Listed Building Consent for the internal and external refurbishment of the building, including changes to the internal layout including the removal of existing and erection of new partition walls at ground floor level; removal of existing floor structures to parts of the first, second and third floors and replacement with raised floor structures; removal of existing plaster from external walls and replacement throughout all floors; removal and replacement of existing coving, ceiling roses and skirtings at first and second floor level; replacement of existing windows with double-glazed units; new replacement roof including the installation of an Automatic Opening Vent (AOV) to the north elevation, and repair of existing dormers.
Amendment	Additional information and description change.
FTC Comment	<i>"No Objection"</i>
Closing date	04/09/2026
Comment	Object – it is now apparent that the works already undertaken exceed those granted consent. We understand this is a difficult site and we supported the principle of the original application. We note that condition 3 of the consent has not been approved prior to the works being

undertaken and the applicant claims that emergency works were necessary. We don't see any evidence of a notice being submitted prior to the works. The evidence submitted for very substantial removal of historic features is not yet convincing. We note for e.g. that the dormer windows installed differ from those approved and lack the historic swept heads of the originals, but no justification has been made for this. We would need to see a very convincing heritage argument in order to support these changes.

PREMISES LICENSE

Application no	PR202607-137207
Location	Courtside Kitchen & Bar, Motis business Centre, Cheriton High Street
Proposal	Recorded Music, Alcohol ON & OFF Sales.
Closing date	07/09/2026
Comment	No objection

6. DATE OF NEXT MEETING

Thursday, 10 September 2026 at 7pm.

The meeting concluded at 7.22pm.

..... **Chair**

FOLKESTONE TOWN COUNCIL

Planning Applications for the meeting of the Planning Committee on

Thursday 10 September 2026 at 7pm

Application no	26/1355/FH
Location	5 Blenheim Place
Proposal	Garage conversion and single storey rear extension to form an annexe together with a single storey side extension to form a garage.
Closing date	17/09/2026
Link	Planning Application: 26/1355/FH
Application no	26/1338/FH
Location	12 Wellfield Road
Proposal	Variation of condition 2 (approved plans) of planning permission 26/0913/FH to allow for the installation of window.
Closing date	18/09/2026
Link	Planning Application: 26/1338/FH
Application no	26/0803/FH
Location	Land Adjoining Princess Royal Inn, South Street
Proposal	Installation of 1 bronze life size (plus 10%) statue of Noel Redding, on a portland stone plinth, cemented into the soil with foundations.
Closing date	18/09/2026
Link	Planning Application: 26/0803/FH
Application no	26/1394/FH
Location	2 Church Street
Proposal	Installation of a commercial kitchen extract flu to rear of property (Retrospective).
Closing date	01/10/2026
Link	Planning Application: 26/1394/FH

Application no 26/1410/FH/TCA
Location Clifton Gardens Open Space, Clifton Gardens
Proposal Works to trees in a conservation area comprising of T2 Laburnum fell to ground level and grind out stump. T4 Sycamore remove epicormic growth by a maximum of 1 metres. G6 Holm Oak crown lift to 3 metres above ground level.
Closing date 21/09/2026
Link [Planning Application: 26/1410/FH/TCA](#)

Application no 26/1395/FH
Location 19 Bathurst Road
Proposal Single-storey side and rear extension.
Closing date 18/09/2026
Link [Planning Application: 26/1395/FH](#)

Application no 26/1416/FH/TCA
Location Augusta Gardens, Sandgate Road
Proposal Works to trees in a conservation area comprising of G1 Mixed Species remove epicormic growth to a height of 4 metres. G3 Mixed Species prune to clear branches away from road sign to allow for at least 3 metres clearance. T4 Weeping Ash pollard to a height of 10 metres. T5 and T10 Holly remove deadwood. T6 Holly remove deadwood and epicormic growth to a height of 3 metres. G8 Holly remove deadwood. T9 Lime remove epicormic growth to a height of 4 metres.
Closing date 25/09/2026
Link [Planning Application: 26/1416/FH/TCA](#)

Application no 26/1411/FH/TCA
Location Trinity Gardens Open Space, Bouverie Road West
Proposal Works to trees in a conservation area comprising of T2 Lime crown pollard to 10 metres, T4 Ash remove deadwood, and G6 Sycamore crown lift to a maximum of 4 metres above ground level.
Closing date 25/09/2026
Link [Planning Application: 26/1411/FH/TCA](#)