

FOLKESTONE TOWN COUNCIL



The Town Hall

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Date of publication: 18 September 2026

AGENDA

Meeting: Planning Committee

Date: Thursday 24 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 10 September 2026 and authorise the Chair of the Committee to sign them as a correct record.

4. PLANNING APPLICATIONS

(See attached list)

5. RE-CONSULTATIONS

Local Plan Scoping Consultation (Regulation 20)

Folkestone & Hythe District Council (F&HDC) is preparing a new Local Plan, which will help shape how the district develops in the years ahead. As part of the early stages of this process, they are inviting local people, organisations and stakeholders to take part in the scoping consultation.

The scoping consultation is an opportunity to tell F&HDC what the key issues are for the district, what the Local Plan should cover, and how they should engage with communities as the plan is prepared.

Comments will help inform the next stages of the Local Plan process, including the development of the plan's vision, objectives, evidence base and future policy content.

The Consultation closes on 16 October 2026 and Members are asked if they wish to submit a joint comment as a Planning consultee for the area.

[Scoping Consultation | Folkestone & Hythe District Council](#)

6. LATE PLANNING APPLICATIONS

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

7. DATE OF NEXT MEETING

Thursday 15 October 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 10 September 2026 at the Town Council Offices, The Town Hall, 1-2 Guildhall Street, Folkestone.

PRESENT: Councillors John Renshaw, Bridget Chapman and Christine Dickinson.

OFFICERS PRESENT: Georgina Wilson (Corporate Support Officer)

1. APOLOGIES FOR ABSENCE

Apologies were received from Cllrs Charles Bain Smith, Jane Darling and 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 27 August 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 27 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: 3, Ag: 0; Ab: 0

4. PLANNING APPLICATIONS

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
Comment	No objection

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
Comment	No objection
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
Comment	No objection
Application no	26/1394/FH
Location	2 Church Street
Proposal	Installation of a commercial kitchen extract flue to rear of property (Retrospective).
Closing date	01/10/2026
Comment	Maintain previous objection made on 23 rd April 2026 as proposed alterations are not substantial enough to change the Committees comment: <i>Object. No details are provided of how odour and noise is mitigated as set out in the two reports provided. The Committee also disagree with the Planning Statement that the building has no historical value at all, consideration should be given to how that is addressed.</i>
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
Comment	No objection
Application no	26/1395/FH
Location	19 Bathurst Road
Proposal	Single-storey side and rear extension.

Closing date	18/09/2026
Comment	No objection

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
Comment	No objection

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
Comment	No objection

5. LATE PLANNING APPLICATIONS

Application no	26/1413/FH
Location	Balfour Gardens, The Leas
Proposal	Works to trees subject to TPO No 03 of 1983 comprising of G1 Holm Oak remove 0.2 metre diameter deadwood overhanging public footway at a height of 3 metres. T2 Holm Oak remove 0.15 metres diameter branch at a height of 2 metres.
Closing date	24/09/2026
Comment	No objection

Application no	26/1414/FH/TCA
Location	Terlingham Gardens, The Leas
Proposal	Works to trees in a conservation area comprising of G1 Cypress remove deadwood from lower crowns. T2 Sycamore remove dead branch ascending over footway. T4 Sycamore remove deadwood from lower crowns. G6 Mixed Species prune to clear branches away from air conditioning unit to allow for 1 metre clearance. T7 Lime remove hanging branch over footway. G8 Ash remove deadwood and epicormic growth by 4 metres. G9 Mixed Species crown lift to 3 metres above ground level.
Closing date	25/09/2026
Comment	No objection
Application no	26/1412/FH/TCA
Location	Grimston Gardens Open Space, Grimston Gardens
Proposal	Works to trees in a conservation area comprising of T1 Horse Chestnut pollard to 6 metres. T2 Horse Chestnut pollard to 12 metres. T4 Ash fell to ground level. T5 Ash remove 0.2 metres diameter deadwood overhanging road. T6 Lime remove dead branch overhanging road. T8 Bay crown lift to 3 metres above ground level.
Closing date	25/09/2026
Comment	No objection
Application no	26/1430/FH
Location	The Shamrock, 44, East Cliff
Proposal	Change of use from 6 bedroom 6 person HMO (Use Class C4) to 7 bedroom 7 person HMO (Sui-Generis).
Closing date	25/09/2026
Comment	Object, the Committee feel there is insufficient information to make a decision, this should be resubmitted with more detail.
Application no	26/1453/FH
Location	Folca, 48-66 Sandgate Road
Proposal	Alterations to the existing shop front including 3 new entrances to the front & five new entrances with associated ramps and stairs to the rear, the installation of new shopfronts & building signage & replacement of rooftop plant and associated screening.
Closing date	28/09/2026

Comment	No objection, the Committee are very pleased to see the history and heritage of the Folca building being treated in a sensitive manner.
Application no	26/1409/FH
Location	36 Radnor Park Road
Proposal	Variation of condition 4 (restricted use) of planning permission 20/1264/FH to allow for intermittent use as short term holiday let.
Closing date	28/09/2026
Comment	No objection
Application no	26/1444/FH
Location	Land Adjacent to 160 Wear Bay Road
Proposal	Erection of a detached dwelling together with the provision of a new vehicular access and dropped kerb to serve 160 Wear Bay Road.
Closing date	28/09/2026
Comment	No objection

6. DATE OF NEXT MEETING

Thursday, 24 September 2026 at 7pm.

The meeting concluded at 7.16pm.

..... **Chair**

FOLKESTONE TOWN COUNCIL

Planning Applications for the meeting of the Planning Committee on Thursday 24 September 2026 at 7pm

Application no	26/1358/FH
Location	Stoneleigh House, The Tram Road
Proposal	Demolition of Stoneleigh House, erection of an apartment building of 14 No. residential units with associated car parking, cycle parking, bin storage, landscaping and alterations to existing vehicle access and parking provision for George Stone House.
Closing date	01/10/2026
Link	Planning Application: 26/1358/FH
Application no	25/1741/FH
Location	The Lifeboat, 42 North Street
Proposal	Listed building consent for replacing multiple sash windows in a like for like manner and re-painting the building white.
Closing date	01/10/2026
Link	Planning Application: 25/1741/FH
Application no	26/1486/FH/TCA
Location	59 Earls Avenue
Proposal	Works to trees in a conservation area comprising of T1 Cherry overall crown reduction of maximum 2 metres. T2 & T3 Sweetgum crown lift by 3 metres from ground level, T5 Silver Birch crown lift by 4 metres from ground level. T4 & T6 Norway Maple crown lift by 3 metres from ground level.
Closing date	05/10/2026
Link	Planning Application: 26/1486/FH/TCA
Application no	26/1384/FH
Location	100, Bouverie Road West
Proposal	Partial demolition of rear chimney stack and demolition of garden wall.
Closing date	15/10/2026
Link	Planning Application Detail

Application no 26/1460/FH
Location 4 Cambridge Gardens
Proposal Change of use and conversion of existing single dwellinghouse to 2 self-contained residential flats, including internal alterations.
Closing date 07/10/2026
Link [Planning Application: 26/1460/FH](#)

Application no 26/1483/FH
Location First Floor Offices, Aspen House, West Terrace
Proposal Change of use & conversion of first floor office suite into 8no.self-contained apartments, including removing defective glazing & inserting matching walling, including new balconies, windows & doors, external cycle & bin storage & associated external alterations.
Closing date 08/10/2026
Link [Planning Application: 26/1483/FH](#)