

Folkestone Town Council



The Town Hall,
1-2 Guildhall Street,
Folkestone,
Kent, CT20 1DY
Telephone: (01303) 257946
www.folkestone.kentparishes.gov.uk

Date of Publication: 24th March 2022

AGENDA

Meeting: **Planning Committee**
Date: **Thursday 31st March 2022**
Time: **7.00pm**
Place: **Town Council Offices, The Town Hall, 1-2 Guildhall Street, Folkestone.**

To: **The Planning Committee**
(All other Councillors for information via the website)

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 give notice prior to the meeting to the Town Mayor, Chairman of the Committee or Town Clerk.

Jennifer Childs
Town Clerk

- 1. APOLOGIES FOR ABSENCE**
To receive and approve 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. PLANNING COMMITTEE MEETING – 24th February 2022**
To receive the Minutes of the meeting of the Planning Committee held on 24th February 2022 and authorise the Chairman of the Committee to sign them as a correct record.

PLANNING APPLICATIONS

Application comments submitted to the District Council under the Town Clerks



Scheme of Delegation are included at Appendix A.

5. PLANNING APPLICATIONS

(See attached list)

6. LATE PLANNING APPLICATIONS

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

7. PREMISES LICENCES

8. DATE OF NEXT MEETING

Thursday 28th April 2022

Folkestone Town Council

Minutes of the Planning Committee Meeting held on Thursday 24th February 2022 at the Town Council Offices, The Town Hall, 1-2 Guildhall Street, Folkestone.

PRESENT: Councillors Paul Bingham, Jonathan Graham, Nicola Keen, Mary Lawes, Jackie Meade, Richard Wallace and Roger West.

OFFICERS PRESENT: Georgina Wilson (Executive Assistant)

1. APOLOGIES FOR ABSENCE

No apologies were received.

2. DECLARATIONS OF INTEREST

Councillors declared an interest in application 22/0100/FH and 22/0147/FH due to it being related to a Town Councillor.

3. PLANNING COMMITTEE MEETING 27th January 2022

The Committee was asked to receive the Minutes of the meeting of the Planning Committee held on 27th January 2022 and to authorise the Chairman of the Committee to sign them as a correct record.

RESOLVED: That the Minutes of the meeting of the Planning Committee held on 27th January 2022 be received and that the Chairman of the meeting be authorised to sign them as a correct record.

Proposed: Councillor Roger West

Seconded: Councillor Nicola Keen

Voting: F:7, Ag:0, Ab: 0

4. PLANNING APPLICATIONS

Cllrs noted the previous applications.

5. PLANNING APPLICATIONS

Application number	22/0095/FH
Location	Flat 5, 11 Clifton Crescent
Proposal	Retrospective consent for replacement of rusted metal guarding with a glazed balcony guard. Re-submission of 21/1934/FH.
Closing date	3.3.22
Comment	Object due to being out of character with the surrounding area and being a retrospective application.

Application number	22/0133/FH
Location	Flat 5, 11 Clifton Crescent

Proposal	Listed Building Consent (retrospective) for replacement of rusted metal guarding with a glazed balcony guard. Re-submission of 21/1954/FH.
Closing date	3.3.22
Comment	Object due to being out of character with the surrounding area and being a retrospective application.
Application number	22/0113/FH
Location	151 Downs Road
Proposal	Erection of single storey side extension
Closing date	26.2.22
Comment	No objection subject to neighbours comments.
Application number	22/0046/FH
Location	Norrard, 8 Godwyn Road
Proposal	Alteration and change of use of existing single dwelling to provide 2 no. 4 bed dwellings.
Closing date	25.2.22
Comment	No objection
Application number	22/0061/FH
Location	Folkestone Harbour Arm, Approach Road
Proposal	Temporary permission for 8 years for 12 hole crazy golf course, pathways, clubhouse, coffee shop and seating area
Closing date	28.2.22
Comment	Object – the Committee is in favour of the attraction in principle, however much concern was raised over the need for additional parking for visitors, car parks that are not currently being utilised need to be made available over the busy summer months.
Application number	22/0136/FH
Location	Flat 1, 19 Grimston Gardens
Proposal	Erection of a single storey side extension following demolition of existing detached garage. Resubmission of previously approved Y17/0041/SH
Closing date	10.3.22
Comment	No objection

Application number	22/0070/FH
Location	7 - 9 West Terrace
Proposal	Change of use of former Argos to a Taco Bell Restaurant
Closing date	3.3.22
Comment	No objection subject to sufficient ventilation being installed to ensure it doesn't affect local residents.
Application number	22/0226/FH
Location	7 - 9 West Terrace
Proposal	Advertisement consent for the installation of 1 No Internal illuminated fascia sign & 1 No internally illuminated projecting sign.
Closing date	3.3.22
Comment	No objection
Application number	22/0176/FH
Location	27 Bradstone Road
Proposal	Conversion of HMO to two self-contained maisonettes, including provision of an external bin/recyclable and cycle storage area.
Closing date	5.3.22
Comment	No objection – the Committee fully supports this application.
Application number	22/0201/FH
Location	1 Skye Close
Proposal	Erection of single detached garage
Closing date	3.3.22
Comment	No objection
Application number	22/0200/FH
Location	13 Trinity Road
Proposal	Erection of single storey rear extension
Closing date	5.3.22
Comment	No objection subject to neighbours comments.
Application number	22/0177/FH
Location	131 Shorncliffe Road
Proposal	Two storey rear extension re-submission of 22/1519/FH

Closing date 4.3.22
Comment **No objection**

Application number 22/0220/FH/TCA
Location 50 The Bayle
Proposal Works to trees situated within a conservation area comprising of the reduction in height of two conifers to previous reduction point by approximately 3 metres.

Closing date 7.3.22
Comment **No objection subject to the views of the Tree Officer.**

Application number 22/0142/FH
Location Troost, Crete Road West
Proposal Change of use of the former kennels to residential curtilage associated with and ancillary to the dwelling.

Closing date 11.3.22
Comment **No objection**

Application number 22/0177/FH
Location 131 Shorncliffe Road
Proposal Two storey rear extension re-submission of 21/1519/FH (FTC previous comment - No objection)

Closing date 9.3.22
Comment **No objection**

RECONSULTATION

Application number 21/0088/FH
Location 113 Black Bull Road
Proposal Retrospective application for formation of a new vehicular access onto a classified road. (Deed of Grant added)

Closing date 2.3.22
Comment **Maintain previous objection: Object, based on KCC Highways not being able to approve also a retrospective application as well as vehicular access onto a classified road.**

Application number 20/0765/FH
Location 1 Cherry Garden Avenue

Proposal
Erection of a 2 bedroom detached dwelling following the demolition of an existing dilapidated garage (Revised information added)

Closing date
3.3.22

Comment
Maintain previous objection: Object – The Committee now understand the important heritage of this building but also the state of disrepair it is in and felt that in the event this building could not be saved, as much of the original materials as possible should be used in rebuilding in the same footprint to a sympathetic design. Committee asked that a structural survey be carried out and expressed concern that no tree plan had been included in the application.

Application number

21/0926/FH

Location

1 Cherry Garden Avenue

Proposal

Listed Building Consent for the removal of existing outbuilding structure and replacement with 2bed dwelling within the curtilage of a Grade II listed property (Amended information added)

Closing date

3.3.22

Comment

Maintain previous objection: Object – The Committee now understand the important heritage of this building but also the state of disrepair it is in and felt that in the event this building could not be saved, as much of the original materials as possible should be used in rebuilding in the same footprint to a sympathetic design. Committee asked that a structural survey be carried out and expressed concern that no tree plan had been included in the application.

LATE LIST

Application number

22/2213/FH

Location

Land Rear of The Manor Office, 43 Castle Hill Avenue

Proposal

Removal of overhanging branches to T1, Birch tree covered by TPO No. 9 of 2007

Closing date

11.3.22

Comment

No objection subject to views of the Tree Officer.

Application number

22/0296/FH/TCA

1450

Location Land rear manor office, 43 Castle Hill Avenue
Proposal Works to T2 trees in a conservation area
Closing date 11.3.22
Comment No objection subject to views of the Tree Officer.

Application number 22/0100/FH
Location Ingles Yard, Jointon Road
Proposal Demolition and part retention of curtilage listed building comprising a former Cart store and Grain store (retaining saddlestones, steps and cladding materials) and replacement with new veterinary surgery comprising replica Grain store (utilising existing saddlestones, steps and cladding materials)
Closing date 24.3.22
Comment The Committee could not make a decision due to the lack of clear information available, however it looks very modern and out of character to the surrounding area, further information was requested.

Application number 22/0147/FH
Location Ingles Yard, Jointon Road
Proposal Listed building consent for the demolition and part retention of curtilage listed building comprising a former Cart store and Grain store (retaining saddlestones, steps and cladding materials) and replacement with new veterinary surgery comprising replica Grain store (utilising existing saddlestones, steps and cladding materials)
Closing date 24.3.22
Comment The Committee could not make a decision due to the lack of clear information available, however it looks very modern and out of character to the surrounding area, further information was requested.

Application number 22/0271/FH
Location 23 & 25 Risborough Lane
Proposal Proposed conversion of the existing restaurant/hot food takeaway & upper floors into 6No. residential flats, to include the retention of the takeaway only, the extending of the property to the rear by two

further storeys, along with associated external alterations.

Closing date

16.3.22

Comment

No objection

6. PREMISES LICENCES

Application number

PR202202-74746

Location

F51 Sports Park, Tontine Street, CT20 1SD

Activities

This is a new premise licence application for F51. Licensable activities include: Indoor sporting events, Boxing or wrestling entertainment, Live music, Recorded music, anything of a similar description to that falling within, Provision of late night refreshment, Supply of alcohol

Closing date

07/03/2022

Comment

The Committee supported the use of this building for the indoor activities however there was concern over the disruption outside lighting and noise would make to the surrounding area, the additional parking required and the supply of alcohol.

7. GAMBLING STATEMENT OF PRINCIPALS CONSULTATION

Councillors noted the consultation date.

6. DATE OF NEXT MEETING

31st March 2022

..... Chairman

Planning List for 10.3.22

	Address	Proposal	Date for comments	Link to the online documents	Previous Comment
22/0274/FH	63 Sandgate Road	Section 73 application for the variation of condition 2 (hours of use) of planning permission 21/1579/FH (Section 73 application for the variation of condition 2 (hours of use) of planning permission 20/0764/FH/PA to change opening hours to between 07.00 and 22.30 on any day) to change the opening hours to 08.00 to 23.30	17.3.22	Planning Application: 22/0274/FH (force.com)	No objection
22/0265/FH	12 Sandgate Road	Change of use to the rear part of the existing ground floor from retail use (class e) to residential use (class c3) to create 1 x 1 bedroom flat plus alterations to existing first floor roof to create a ground floor courtyard, including associated refuse storage at ground floor.	15.3.22	Planning Application: 22/0265/FH (force.com)	
22/0285/FH	Lower Leas Coastal Park, Lower Sandgate Road	Erection of a single storey, public conveniences and small kiosk.	24.3.22	Planning Application: 22/0285/FH (force.com)	
22/0039/FH/TCA	Land Adjacent to Marina Car Park, Lower Sandgate Road	Felling of trees situated in a conservation area to enable slope re-enforcement works comprising of T1, T2, T4, T5, T7, T9, T10, T11, T15 to T19, T21 to T23 & T26 Sycamore, T6 & T8 Hawthorne, T25 Elder then groups G3 11 Acer, 4 Elder Trees, G12 6 Sycamore, G13 3 Goat Willow, 10 Aspen 40 Sycamore, G14 15 Sycamore, G20 5 Elder, 10 Sycamore & G24 10 Elder, 5 Sycamore.	16.3.22	Planning Application: 22/0039/FH/TCA (force.com)	
22/0043/FH	F51 Sports Park, Tontine Street	Consent to display an advertisement	21.3.22	Planning Application: 22/0043/FH (force.com)	
22/0298/FH	Harbour Approach Road	Temporary permission of 8 years for 3 proposed restaurants within the harbour arm	25.3.22	Planning Application: 22/0298/FH (force.com)	
22/0304/FH	28 Cheriton High Street	Retrospective application for the installation of illuminated fascia and shop front signs	25.3.22	Planning Application: 22/0304/FH (force.com)	
22/0308/FH	6 Julian Road	Change of use from care home (Use Class C2) to residential Use (Use Class C3) comprising seven flats.	23.3.22	Planning Application: 22/0308/FH (force.com)	

22/0318/FH	209 Dover Road, Ground Floor Business Premises	Advertisement consent for the installation of 5 x fascia signs, 1 x projecting sign, 5 x vinyl, 1 x frosting & 2 x car parking signs.	23.3.22	Planning Application: 22/0318/FH (force.com)		
22/0341/FH	55 Dolphins Road	Ground floor rear extension, internal alterations and loft conversion to include side dormer.	24.3.22	Planning Application: 22/0341/FH (force.com)		
22/0325/FH	West Park Farm North Retail Park, Park Farm Road	Change of use from Commercial, Business and Service to Storage or Distribution	27.3.22	Planning Application: 22/0325/FH (force.com)		
22/0191/FH	351 Cheriton Road	Change of use from office space to private tattoo studio.	28.3.22	Planning Application: 22/0191/FH (force.com)		
22/0354/FH	46 Valebrook Close	Replacement of existing conservatory (onto existing base)	30.3.22	Planning Application: 22/0354/FH (force.com)		
22/0353/FH/PA	89 Sandgate Road	Determination as to whether the prior approval of the Local Planning Authority is required under Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 for the change of use from offices (Class E) to four x 1 bed flats (Class C3)	30.3.22	Planning Application: 22/0353/FH/PA (force.com)		
22/0362/FH	34 Foreland Avenue	Proposed Erection of Single-Storey Front & Side/Rear Extensions - in conjunction with approved single-storey rear extension (As Approved Under Consent 21/1311/FH/GPD).	30.3.22	Planning Application: 22/0362/FH (force.com)		

FOLKESTONE TOWN COUNCIL

Planning Applications for the meeting of the Planning Committee on Thursday 31st March 2022 at 7pm

Application number 22/0372/FH
Location Flat 1a, 9 Clifton Crescent
Proposal Removal and replacement of 10 timber vertical sliding sash single glazed windows
Closing date 14.4.22
Link to documents [Planning Application: 22/0372/FH \(force.com\)](#)

Application number 22/0413/FH
Location 12 Trimworth Road
Proposal Single storey pitched roof extension following demolition of existing conservatory on rear extension
Closing date 6.4.22
Link to documents [Planning Application: 22/0413/FH \(force.com\)](#)

Application number 22/0401/FH
Location 2 - 5 Spring Terrace
Proposal Removal of dangerous leaning chimneys and dividing parapet walls at roof level between Nos 2, 3, 4 and 5 Spring Terrace. Replacement of roofs with lightweight composite slate finish in place of existing concrete tiles. Reconstruction of the roof over No 5 as hipped roof.
Closing date 12.4.22
Link to documents [Planning Application: 22/0401/FH \(force.com\)](#)

Application number 22/0324/FH
Location 3 & 5 Trinity Road
Proposal The proposed conversion of No.3 Trinity Road from a single dwelling into 3No. self-contained flats, in conjunction with the existing 3No. flats at No.5 Trinity Road, including a three-storey rear extension to No.3, a single-storey rear extension to No.5, removal of a rear chimney stack, replacement UPVC/Powder coated sash windows & doors, plus associated alterations to both properties
Closing date 21.4.22
Link to documents [Planning Application: 22/0324/FH \(force.com\)](#)

Application number 22/0400/FH/PA
Location 38 Sandgate Road
Proposal Determination as to whether the prior approval of the Local Planning Authority is required under Class G of the Town and Country Planning (General Permitted Development)

	(England) Order 2015 for the change of use from Class (E) first floor storage area to 2 x 1 Bed 1 person self-contained flats Class (C3). Minor works to the ground floor access, with bin & cycle storage and the addition of 5 new windows to match existing on the first floor.
Closing date	8.4.22
Link to documents	Planning Application: 22/0400/FH/PA (force.com)
Application number	22/0408/FH
Location	5 St Georges Road
Proposal	Demolition of existing conservatory and erection of kitchen extension with glazed doors, sloped roof and enlarged kitchen window. Internal works to first and second floors.
Closing date	11.4.22
Link to documents	Planning Application: 22/0408/FH (force.com)
Application number	22/0421/FH
Location	Redmans, 22 Turketel Road
Proposal	Single storey porch extension to replace existing porch. Two storey side extension and relocation of garage
Closing date	11.4.22
Link to documents	Planning Application: 22/0421/FH (force.com)
Application number	22/0171/FH
Location	120 Sandgate Road
Proposal	Change of use of the ground floor (Class Use A1) and the two residential units above (Class Use C3) to use of the site as a dental practice across all 3 floors (Class Use E(e).
Closing date	21.04.22
Link to documents	Planning Application: 22/0171/FH (force.com)
Application number	22/0405/FH
Location	Land Adjoining Unit 14 Barnfield Road, Park Farm Road
Proposal	Erection of two commercial units and associated parking
Closing date	12.4.22
Link to documents	Planning Application: 22/0405/FH (force.com)