



# FOLKESTONE TOWN COUNCIL

Date of Publication: 18<sup>th</sup> August 2022

## AGENDA

Meeting: **Planning Committee**  
Date **Thursday 25<sup>th</sup> August 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 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 give notice prior to the meeting to the Town Mayor, Chairman of the Committee or Town Clerk.

A handwritten signature in cursive script, appearing to read 'Jennifer Childs'.

**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. **MINUTES**  
To receive the Minutes of the meeting of the Planning Committee held on 28<sup>th</sup> July 2022 and authorise the Chairman 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. PREMISES LICENCES**

**7. DATE OF NEXT MEETING**

Thursday 29<sup>th</sup> September 2022

## Folkestone Town Council

Minutes of the Planning Committee Meeting held on Thursday 28<sup>th</sup> July 2022 at the Town Council Offices, The Town Hall, 1-2 Guildhall Street, Folkestone.

**PRESENT:** Councillors Jonathan Graham, Jackie Meade, Richard Wallace and Roger West.

**OFFICERS PRESENT:** Toni Brenchley - (Assistant Clerk)

**1. APOLOGIES FOR ABSENCE**

Apologies were received from Cllrs Nicola Keen and Paul Bingham.

**2. DECLARATIONS OF INTEREST**

Councillor Richard Wallace declared an interest due to the being the Chair of Go Folkestone.

**3. PLANNING COMMITTEE MEETING 30<sup>th</sup> June 2022**

The Committee was asked to receive the Minutes of the meeting of the Planning Committee held on 30<sup>th</sup> June 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 30<sup>th</sup> June 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 Jackie Meade  
Voting: F:4, Ag: 0, Ab: 0

**4. EMAIL FROM MARK HOURAHANE**

**RESOLVED:** To send an additional comment with regard to application 22/0858/FH as follows:

This late Victorian building has been pointed out to us since the last hearing as being in the conservation area and the photos do show it as almost unspoilt with an array of different original windows. The Committee would refer it to the Conservation Officer as a test case for the nicer Victorian properties, especially those in the conservation areas. There is a case for the very visible front to be timber and mirror originals, but we are aware that the Council has both lost and won recent cases on UPVC replacements.

Proposed: Councillor Richard Wallace  
Seconded: Councillor Roger West  
Voting: F:4, Ag: 0, Ab: 0

## 5. PLANNING APPLICATIONS

Application number: 22/0937/FH  
Location: 18 Tontine Street  
Proposal: Alterations to shopfront to include relocation of entrance door to Flat 1  
Closing date: 11.8.22  
Comment: No objection subject to neighbours' comments.

Application number: 22/0968/FH  
Location: Islamic Study Centre, 8A Foord Road South  
Proposal: Retrospective application for the installation of Folkestone Triennial 2022 piece - NUR  
Closing date: 2.8.22  
Comment: No objection

Application number: 22/1072/FH  
Location: 59 Royal Military Avenue  
Proposal: Erection of single storey side and rear extension  
Closing date: 6.8.22  
Comment: No objection subject to neighbours' comments.

Application number: 22/1103/FH  
Location: Folkestone Harbour Arm, Harbour Approach Road  
Proposal: Repositioning existing public toilets and erection of restaurant and bar (temporary permission for 8 years).  
Closing date: 3.8.22  
Comment: Object on the basis that the Committee cannot see where the public convenience have been located.

Application number: 22/1076/FH  
Location: Sainsburys, Park Farm Road  
Proposal: Advertisement consent for the display of illuminated projecting Starbucks sign.  
Closing date: 4.8.22  
Comment: No objection

Application number: 22/1070/FH/PA  
Location: 29 Manor Road  
Proposal: 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 (as amended) for the change of use of existing building from Commercial, Business and Service (Use Class E) to Dwellinghouses (Use Class C3) to provide 9 flats  
Closing date: 4.8.22

Comment No objection subject to the correct spatial standards being followed and neighbours' comments.

Application number: 22/1035/FH  
Location: 103 Dover Road  
Proposal: Erection of a single -storey & two-storey rear extension with rooflights.

Closing date: 6.8.22  
Comment No objection subject to neighbours' comments.

Application number: 22/1077/FH  
Location: Cheriton Parc House, Cheriton High Street  
Proposal: Conversion of Cheriton Parc House to 31 x one and two bedroom apartments and redevelopment of land to the rear to create a total of 43 dwellings (comprising 26 x 3 bedroom two storey dwellings and 17 x 4 bedroom 3 storey height townhouses) with associated landscaping and parking.

Closing date: 18.8.22  
Comment Object, firstly lack of affordable housing and unacceptable loss of trees and biodiversity. Also, over intensive for the area with no information of CIL money for local schools, doctors and infrastructure. Cllr R Wallace believed that the original tree cover was part of a jubilee donation scheme and requested a full tree planting schedule.

Application number: 22/1016/FH  
Location: Harbour Approach Road  
Proposal: Section 73 application for the variation of condition 2 (drawing numbers) to enable alterations to approved design, and submission of details to remove conditions 3 (foul drainage) and 5 (cycle parking) of planning permission 22/0298/FH

Closing date: 12.8.22  
Comment No objection but the Committee remains concerned about the capacity on the seafront due to the intensity of developments.

### **Amended**

Application number: 21/1552/FH  
Location: Edinburgh Suite, The Grand, The Leas  
Proposal: Listed Building Consent for works to reconfigure the existing living accommodation including the demolition of an internal wall and changes to door openings

Closing date: 3.9.22

Previous comment	Abstain - As there is no heritage statement regarding this Historical Building. Cllr J Meade – object as in order to change from holiday let to residential they need to prove that it has been marketed unsuccessfully for a minimum of a year and I can see no such information on the application. I would also expect some form of Heritage Statement. Cllr R Wallace - The Grand is a showpiece and even the sanitaryware should be replaced in Edwardian style to try and get back to the appropriate condition.
Comment	The Committee maintains their previous comment.

## 6. LATE PLANNING APPLICATIONS

Application number	22/1034/FH
Location	Maisonette 1, 45 Coolinge Road
Proposal	Subdivision of ground and lower ground floor maisonette into two self-contained flats (resubmission of 22/0571/FH) (previous FTC comment – no objection)
Closing date	12.8.22
Comment	No objection

Application number	22/1206/FH/TCA
Location	34 Westbourne Gardens
Proposal	Works to trees in a Conservation area comprising of the removal of T1 Ash and T2 Sycamore
Closing date	13.8.22
Comment	Object, the Committee don't want trees being removed in a conservation area.

Application number	22/0902/FH
Location	34 Guildhall Street
Proposal	Retention of the ground floor and basement for commercial use and conversion of the 1st and 2nd floor to a 1 bedroom residential flat (Re-submission of planning application Y19/0229/FH) (previous FTC comment – no objection)
Closing date	19.8.22
Comment	No objection

## 7. PREMISES LICENCE

There were no premises licence applications to review.

8. **DATE OF NEXT MEETING**  
25<sup>th</sup> August 2022

..... **Chairman**

## FOLKESTONE TOWN COUNCIL

Planning Applications for the meeting of the Planning Committee on Thursday 25<sup>th</sup> August 2022 at 7pm

Application number: 22/1253/FH  
Location: 8 Barracks Close  
Proposal: Erection of a first floor front extension, porch and changes to fenestration on the front elevation  
Closing date: 27.8.22  
Link to documents: [Planning Application: 22/1253/FH \(force.com\)](#)

Application number: 22/1256/FH  
Location: Tesco Stores Ltd, Cheriton High Street  
Proposal: Advertisement consent for signage including 5 x freestanding signs, 1 x banner unit, 1 x play land sign and 20 x dot signs  
Closing date: 26.8.22  
Link to documents: [Planning Application: 22/1256/FH \(force.com\)](#)

Application number: 22/1181/FH  
Location: 3 Wear Bay Crescent  
Proposal: Removal of Asbestos garage and rebuild in Brick / Block to double the size. Including a small office area on 1st floor  
Closing date: 26.8.22  
Link to documents: [Planning Application: 22/1181/FH \(force.com\)](#)

Application number: 22/0899/FH/TCA  
Location: Flat A, 86 Bouverie Road West  
Proposal: Works to trees in a Conservation area comprising of 1 x Cupressus Lleylandii to be felled.  
Closing date: 31.8.22  
Link to documents: [Planning Application: 22/0899/FH/TCA \(force.com\)](#)

Application number: 22/1282/FH  
Location: 32 Shorncliffe Crescent  
Proposal: Erection of first floor extension to front of property  
Closing date: 31.8.22  
Link to documents: [Planning Application: 22/1282/FH \(force.com\)](#)

Application number: 22/0878/FH  
Location: 48 Charlotte Street  
Proposal: Demolition of existing workshop buildings and erection of a three storey building containing 7 two bedroom flats, cycle store and refuse store with associated access, parking and landscaping (Resubmission of 21/1890/FH)  
Closing date: 2.9.22  
Link to documents: [Planning Application: 22/0878/FH \(force.com\)](#)

Application number: 22/1314/FH



Location: 3 & 5 Trinity Road  
 Proposal: Addition of rear balconies to the first & third floors (Flat No.'s 5B & 3C) relating to planning permission 22/0324/FH.  
 Closing date: 1.9.22  
 Link to documents: [Planning Application: 22/1314/FH \(force.com\)](#)

Application number: 22/1322/FH  
 Location: Car Park, The Stade  
 Proposal: Temporary Change of Use of Land for the Stationing of a Ice Cream Van for a three year period from the 1st of March to the 30th of September each year, between 2023 and 2026.  
 Closing date: 1.9.22  
 Link to documents: [Planning Application: 22/1322/FH \(force.com\)](#)

Application number: 22/1227/FH  
 Location: 23 - 25 Wear Bay Crescent  
 Proposal: Erection of two new dwellings with associated parking, bin, bike storage and amenity space  
 Closing date: 1.9.22  
 Link to documents: [Planning Application: 22/1227/FH \(force.com\)](#)

Application number: 22/1344/FH  
 Location: 22 Wear Bay Crescent  
 Proposal: Demolition of existing single storey side extension and erection of a two storey side extension, internal alterations and basement extensions.  
 Closing date: 2.9.22  
 Link to documents: [Planning Application: 22/1344/FH \(force.com\)](#)

Application number: 22/1287/FH  
 Location: 12 Heritage Road  
 Proposal: Hip to gable and rear dormer addition to add extra bedroom and ensuite  
 Closing date: 2.9.22  
 Link to documents: [Planning Application: 22/1287/FH \(force.com\)](#)

Application number: 22/1308/FH  
 Location: Folkestone Harbour, Pedestrian Area, The Stade  
 Proposal: Planning permission for two mobile food units to occupy flexible pitch positions (total 6 pitch positions) during daylight hours on a seasonal basis.  
 Closing date: 2.9.22  
 Link to documents: [Planning Application: 22/1308/FH \(force.com\)](#)

Application number: 22/1259/FH  
 Location: 17 Montgomery Way  
 Proposal: Erection of a 3 bedroom 2 storey dwelling.  
 Closing date: 7.9.22

Link to documents [Planning Application: 22/1259/FH \(force.com\)](#)

Application number: 22/1374/FH  
Location: 14 Wells Road  
Proposal: Demolition of detached garage and rear addition and the erection of single storey rear and side extension  
Closing date: 7.9.22  
Link to documents [Planning Application: 22/1374/FH \(force.com\)](#)

Application number: 22/1133/FH  
Location: Mermaid Beach, Marine Walk  
Proposal: The permanent siting of a mobile sauna (converted horse box) on the promenade adjacent to mermaid beach.  
Closing date: 7.9.22  
Link to documents [Planning Application: 22/1133/FH \(force.com\)](#)

Application number: 22/1379/FH/TCA  
Location: Augusta Gardens, Open Gardens, Sandgate Road  
Proposal: Works to trees in a Conservation area comprising of T1 Holly, T2 Birch, T4 Whitebeam fell and ground stumps of all 3 trees, T8 Holly Fell at height of 3 metres, T7 Norway Maple crown lift to 3 metres and T9 Sycamore crown lift to 1.5-2 metres  
Closing date: 10.9.22  
Link to documents [Planning Application: 22/1379/FH/TCA \(force.com\)](#)

Application number: 22/1382/FH/TCA  
Location: Grimston Gardens Open Space, Grimston Gardens  
Proposal: Works to trees in a Conservation area comprising of T2 Sycamore: Reduce crown to above woodpecker hole which leaves the remaining tree approximately at 7m height and T4 Ash: Remove living branch arising at height 3m(diameter 20cm) with dead spire above and ascending eastwards over the public way of Grimston Gardens  
Closing date: 10.9.22  
Link to documents [Planning Application: 22/1382/FH/TCA \(force.com\)](#)

Application number: 22/1383/FH/TCA  
Location: Terlingham Gardens, The Leas  
Proposal: Works to trees in a Conservation area comprising of T1 Ash fell, T3 Lime Tree raise crown to height of 5m over carriageway and balance the existing crown throughout the tree to a similar height of 5m, G2 Sycamore seedlings to be removed, Hollies removal of lower growth to maintain tree form, T6 Cherry Plum remove lower growth to maintain tree form  
Closing date: 10.9.22  
Link to documents [Planning Application: 22/1383/FH/TCA \(force.com\)](#)

Application number: 22/1384/FH/TCA

Location: Trinity Gardens Open Space, Bouverie Road West  
Proposal: Works to trees in a conservation area comprising of T3  
Holm remove, T4 Sycamore pollard at height of 8 metres  
and G6 Sycamores crown lift to 3-4 metres in height  
Closing date: 10.9.22  
Link to documents: [Planning Application: 22/1384/FH/TCA \(force.com\)](#)

Application number: KCC/FH/0152/2022 – FH/21/0320  
Location: Harcourt Primary School, Biggins Wood Road  
Proposal: Proposed change to permitted construction hours to allow  
works to take place on Saturdays from 1300 to 1630 hours  
pursuant to Condition 3 of planning permission  
FH/21/0320  
Closing date: 25.8.22  
Link to documents