

Folkestone Town Council



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Date of Publication: 5th March 2020

AGENDA

Meeting: **Planning Committee**
Date **Thursday 12th March 2020**
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 – 9th January 2020**
To receive the Minutes of the meeting of the Planning Committee held on 9th January 2020 and authorise the Chairman of the Committee to sign them as a correct record.



4. **APPLICATIONS FOR PLANNING CONSENT, APPEALS, PLANS TO DEVELOPMENT CONTROL COMMITTEE AND LICENSING**
(See attached list)
5. **LATE PLANNING APPLICATIONS**
To view any applications received since the preparation of the agenda.
6. **PREMISES LICENCES**
7. **UPDATE ON PREVIOUS OBJECTIONS**
8. **TOWN CENTRE DEVELOPMENT**
9. **AGENDA ITEMS FOR NEXT MEETING**
10. **DATE OF NEXT MEETING**
Thursday 2nd April 2020

Folkestone Town Council

Minutes of the Planning Committee Meeting held on Thursday 9th January 2020 at the Town Council Offices, The Town Hall, 1-2 Guildhall Street, Folkestone.

PRESENT: Councillors Ann Berry, Jonathan Graham, Mary Lawes, Jackie Meade, Belinda Walker and Richard Wallace (Chair).

OFFICER PRESENT: Vicky Deakin (Communities and Events Officer)

1. APOLOGIES FOR ABSENCE

Apologies were received from Councillors David Horton

2. DECLARATIONS OF INTEREST

There were no declarations of interest.

3. PLANNING COMMITTEE MEETING 11th December 2019

The Committee was asked to receive the Minutes of the meeting of the Planning Committee held on 11th December 2019 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 11th December 2019 be received and that the Chairman of the meeting be authorised to sign them as a correct record.

Proposed: Councillor Jackie Meade

Seconded: Councillor Mary Lawes

Voting: F:6, Ag:0, Ab: 0

4. APPLICATIONS FOR PLANNING CONSENT, APPEALS AND PLANS TO DEVELOPMENT CONTROL COMMITTEE

Application number	Y19/0023/PA
Location	1a Sandgate Road
Proposal	Determination as to whether the prior approval of the local planning authority is required under Class O of the Town and Country Planning (general permitted development) (England) order 2015 for the change of use of existing building from office use (Class B1(A)) to a 4 dwelling house apartments (Class C3)
Closing date	1 st January 2020
FHDC Officer	Isabelle Hills
Comment	The Committee is unhappy about the lack of parking, bin and cycle store provision. It is generally unhappy about central residential developments having no parking and being given parking permits.

Application number Y19/0490/FH
Location Manor Court 38 Manor Road
Proposal Erection of a five storey and roof terrace mixed use development comprising 7 self-contained apartments and flexible A1/A2/A3/A4/B1/D1 commercial space
Closing date 8th January 2020
FHDC Officer David Campbell
Comment **Object – The Committee remains unhappy about the parking provision, the maintenance of the ‘green wall’ and the existence of unnecessary shops/offices but identified that it had been approved in December!**

Application number Y19/1347/FH
Location 7 Cornwallis Close
Proposal Erection of single storey side and rear extension and porch
Closing date 31st December 2019
FHDC Officer Danielle Wilkins
Comment **No objection**

Application number Y19/1414/FH
Location 37 Westbrook Drive
Proposal Proposed loft conversion including construction of new dormer and one velux window to north elevation and two velux windows to south elevation
Closing date 3rd January 2020
FHDC Officer Robert Allan
Comment **No objection**

Application number Y19/1464/FH
Location 39-41 Sandgate Road
Proposal Replacement of existing ATM header signage to comply with new HSBC branding
Closing date 21st January 2020
FHDC Officer Danielle Wilkins
Comment **No objection**

Application number Y19/1469/FH
Location 21 Hardwick Road
Proposal Erection of replacement front boundary wall. New driveway access with automated gates
Closing date 21st January 2020

FHDC Officer Danielle Wilkins
Comment No objection

Application number Y19/1470/FH
Location 9 Ilex Road
Proposal Erection of single storey side extension
Closing date 21st January 2020
FHDC Officer Isabelle Hills
Comment No objection

Application number Y19/1472/FH
Location 115 Dolphins Road
Proposal Erection of single storey side extension following
demolition of existing
Closing date 21st January 2020
FHDC Officer Danielle Wilkins
Comment No objection

5. UPDATE ON PREVIOUS OBJECTIONS

- Y19/0424/FH - Royal Victoria Hospital application – Cllr M Lawes updated the Committee on the progress.
- Cllr M Lawes agreed to look at the plans for Radnor Park Gardens.
- Cllr R Wallace reported on 7 Old High Street, Space Bar, nearby premises i.e. Kipps has not been extended, so no requirement at this time.

6. FHDC CORE STRATEGY REVIEW SUBMISSION DRAFT 2019 CONSULTATION ON REVISED HOUSING REQUIREMENT
Councillors will make comments independently.

7. AGENDA ITEMS FOR NEXT MEETING

- Town Centre Development

8. DATE OF NEXT MEETING

Thursday 30th January 2020 – Cancelled
Wednesday 19th February 2020

..... Chairman
19th February 2020

FOLKESTONE TOWN COUNCIL

Planning Applications for the meeting of the Planning Committee on Thursday 12th March at 7pm

Application number Y19/1474/FH
Location Folkestone Harbour Harbour Approach Road
Proposal New beach restaurant, bar and toilet facilities (part retrospective) as extension of existing leisure facilities within converted shipping containers.

Closing date 11th March 2020

Application number Y19/1490/FH
Location 117 Sandgate Road
Proposal Adaptation of existing unit and structure to form 2 no. units. Together with roof extensions and new roof terrace. New entrance porch and external hard stand parking area.

Closing date 10th March 2020

Application number 20/0028/FH
Location 48 Downs Road
Proposal Erection of single storey to rear and side elevation. Conversion of garage into playroom including new window to frontage.

Closing date 17th March 2020

Application number 20/0065/FH
Location Flat 2 27 Castle Hill Avenue
Proposal Replacement of current single glazed sash windows with uPVC double glazed casement windows.

Closing date 13th March 2020

Application number 20/0083/FH
Location 8 Shorncliffe Road
Proposal Proposed replacement of existing UPVC, timber and metal windows to existing flats (5no.) in all matching UPVC sash windows

Closing date 26th March 2020

Application number 20/0100/FH
Location Flat 2 Greenleas Metropole Road West
Proposal Planning application for the provision of an off-road parking space including alterations to the front wall, provision of gates and a part raised structure to provide the drive.

Closing date 16th March 2020

Application number 20/0104/FH
Location 115 Royal Military Avenue
Proposal Proposed planning permission for a loft conversion with rear elevation dormer and front and rear roof windows.
Closing date 19th March 2020

Application number 20/0109/FH
Location 36 Hawkins Road
Proposal Rear extension following demolition of existing
Closing date 18th March 2020

Application number 20/0126/FH
Location 2 Shelleys Mews Ingles Road
Proposal Crown reduction of two Sycamores subject of Tree Preservation Order No 6 of 2019
Closing date 16th March 2020

Application number 20/0137/FH
Location Inge Cottage 52 Coolinge Lane
Proposal Barn hip extension increasing height of existing roof to provide living accommodation at first floor level along with the replacement of existing rear extension.
Closing date 17th March 2020

Application number 20/0139/FH
Location Cheriton Library 64 Cheriton High Street
Proposal Erection of a neon sign
Closing date 16th March 2020

Application number 20/0169/FH
Location 1 Radnor Park Road
Proposal Demolition of unused warehouse next to Royal Victoria Hospital re-development site and demolition of warehouse located to the rear of 2-8 Radnor Park Avenue
Closing date 24th March 2020

Application number 20/0228/FH
Location Flat C 9 Earls Avenue
Proposal Felling of a row of nine Leylandi trees and reduction of one Bay tree to a height of 5 metres, all situated within a conservation area.
Closing date 19th March 2020

APPEAL

Application number Y19/0915/FH
Location 31 Elventon Close
Proposal Erection of a two-storey side extension with annexe accommodation at ground floor level and the creation of disabled access
Closing date 25th February 2020
FHDC Officer Llywelyn Lloyd

Application number Y19/0832/FH
Location Flat 3 3 Grimston Avenue
Proposal Installation of replacement windows to first floor flat. Resubmission of planning application Y18/1412/FH
Closing date 17th March 2020

LICENSING

Reference WK/202005023
Premise Unit 14, Barnfield Road
Type of Application New Premise Licence
Description A new premise licence app for a distribution centre for online sales of alcohol, in particular wine. Sales will be undertaken via online transactions through the applicant website and Amazon. Then sent out for delivery. While online sales can take place around the clock the premises will only be open from 08:00 – 17:00 for the physical processing and collection of orders (for delivery).
Opening Hours Monday – Sunday: 08:00 – 17:00
Activities Alcohol OFF sales only 00:00 – 00:00
Closing date 5th March 2020

Reference WK/202005544
Premise Folkestone Pride, The Leas
Type of Application New Open Space Premise Licence
Description New premise licence for the Folkestone Pride event – held at The Leas, area surrounding the Bandstand then to the sensory garden, to the east and Clifton Garden to the west. Entertainment will be within the Bandstand and alcohol in mobile bar or gazebos.
Opening Hours Saturday 11.30 – 20.30
Activities Alcohol on sales only, other similar regulated entertainment, performances of dance, recorded music, live music, films, plays: 12.00 – 20.00
Closing date 13th March 2020

Reference	WK/202006300
Premise	Polski Sklep Online 26 Guildhall Street
Type of Application	New Premises Licence Application
Description	A new premise application for a shop in central point in Folkestone with groceries, international food and drinks. Property has ground floor as sale area. All types of alcohol will be sold in store and online (collection & delivery).
Opening Hours	Monday – Sunday: 08.00 – 22.00
Activities	Alcohol off sales only, Monday – Sunday: 08.00 – 22.00
Closing date	13 th March 2020

Thursday 9 January. Folkestone Town Centre talks

Dr Katherine Harvey , Chief Economic Development Officer of Folkestone and Hythe District Council spoke to seven Folkestone town councillors about the Council's review of the town's high street problems on 9 January .

There is now a FHDC High Street Fund of £3 million which the Council has decided will be split so that £2.2 million is spent in Folkestone and 800k in Hythe , Cheriton , Sandgate and other small high streets. The Council will spend some of this direct, but also is now doling out grants of £5k to £50k to applicants who must normally put at least as much money in as the Council. The first lot of applications has already been decided by a jury of 3 councillors including the Leader , David Monk , and a different nominated councillor for each high street e.g. Danny Brook for Folkestone itself. £87000 is already allocated .Typical schemes include helping fix up and open 12 Guildhall Street. The more long term the better. Hopefully only things which wouldn't happen otherwise or which are particularly useful to others will be done, and not just ordinary renovations by people in the know. One matter being sorted is an extension of CCTV. One unusual scheme vying for funds was an escape room within the old RBS , the profits from which would go toward the Leas Lift CIC.

At the same time the normal market research is going on with 847 residents, 412 visitors and 104 businesses having had input in the form of questionnaires etc. People apparently thought strengths included cafes , restaurants , pubs, good transport links to London ,and open spaces including seafront and presumably garden squares . Weaknesses provisionally included road layout , 'social issues' (down and outs?) , 'aesthetics' (Litter ? ugly buildings ?) and poor publicity for the town

One consultant firm We Made That (Aargh) is mainly a bottom-up communicator. The other Fletcher Priest is better at contact with developers, opportunity spotting etc. There was some talk about Guildhall Street being the best focus for improvement though how was uncertain : demolition of half of it for uses other than shops seemed to have some support : parking ? residential? We were aware that Folkestone , like many towns , probably had too many shops . Some take-out in Guildhall Street , the upper part of Sandgate Road and perhaps Town Walk , for housing seemed possible .

Transport Study : Studies due to be available soon . Will set out current traffic flow as a base line for considering any alterations. KH mentioned improving links from railway station to town as a mooted objective although this could be as little as extra bus services . In the past the Cabinet has discussed a through route created by opening up Guildhall Street and the Old High Street to a tram etc , but perhaps that is shelved . Guildhall Street needs something.

The second transport report will look at some definite ideas and the extra effect of the assumed extra development e.g. Ship Street.

Strategic Development Sites :

These were briefly mentioned as new developments around town that might change things . Whether they are 'strategic' or just vacant sites that have come up is a moot point.

Ship Street is 'being purchased' by FHDC for housing . 85 houses are sketched in and the probable layout is dense but low rise ; there might be a small park . Still talking to Housing England . There are still concerns about contamination by the former gasholder.

The **Harbour Line** is also a strategic development but little was revealed. It was mooted as a walk and cycleway from Folly Road to the harbour with some extra parking . It is supposed to be a joint project of the District Council and Town Council .

Debenhams is closing on 19 January and there was a serious discussion about opening it short term/medium term as an indoor market . Seems to have more potential than the last indoor market attempt in a poor Guildhall Street unit . The FHDC was working with the freeholders for over a year , presumably on the cinema and flats proposal . But this much publicised scheme has been blown off course by the owners going into administration in Autumn. One wonders if the scheme is latching onto finished cinema schemes in Dover and Ashford. Both those schemes have a lot of parking and didn't replace attractive buildings like Folkestone Debenhams. Dover had a plain tiny cinema in town. Ashford had no in-town cinema but a large multi screen on the M20 . Folkestone has a converted but still 2 screen cinema above the Town Hall and another small cinema facility in The Quarterhouse. One assumes that at least one of these would be closed by the new competition as both trade at viable but very modest levels . I saw the popular new film 1917 on Sunday 12 January in the evening on the main screen with 15 people present.

If a cinema chain is actually interested in Folkestone Debenhams then this should be looked at , but the frontage of the fine building must be preserved because the town centre's character lies in only seven or eight distinctive old buildings of which this is the most important after the Town Hall . Certainly the advantages are less obvious than in Ashford and Dover because the Silver Screen will probably be knocked out , and what do you do with that large , difficult former assize court space? The town council will have some ideas but it is doubtful that any of their ideas will use it very often . The only interesting prospect that occurs is a space for kids' play including children's cinema in Screen 1 , games and day nursery in Screen 2 . That might be a help to the town centre shoppers.

Ideas put in by councillors , based on things very much in the air include a multi-storey car park in Bouverie Square after the demolition of the bus station building and perhaps bits of the remaining square . Possibly the bus station could be partially relocated to the mid-road car park correctly known as Forester's Way . Certainly more parking is needed somewhere . Ramping the LIDL car park or Whitecliffs? Loop bus to Railway Station , Town Centre and Lower Sandgate Road car parks , apartments and beach ?

KH confirmed that FHDC was very open to suggestions of what enlivening uses might be dragged into town . Partial or total library relocation from Grace Hill was suggested . Partial or total relocation of Dover Road clinic and centre was suggested , or indeed any surgery . Richard Wallace mentioned the anxiety in Cheriton about the projected relocation of the White House Surgery which he said pulled a lot of custom in for the shops. Perhaps some medical uses could be pulled together there : dentist , optician, general clinic, mental health ?

Market Policy was discussed, looking carefully at the effects of the new Christmas market. Possibly some wooden buildings had potential but it had been quite tacky and badly publicised. KH looked favourably on suggestions that there should be a new market operator other than Folkestone Town Centre Management. A TOWN CENTRE ANIMATOR has been appointed, to start in February 2020.. This seems a good idea. Ann Berry floated the idea of a big screen to put up events (rather than the banners and placards scattered around). Market electrical supply had been and would be more improved.

Springboard Co Ltd was putting in footfall indicators at the bottom of the Old High Street and the top of Rendezvous Street. (Is this RDH?). The Council remained supportive of the Public Spaces Protection Order.

*Stuart Rose, the famous retail businessman interviewed on Today on 11 January, analysed Ipswich, the big Suffolk town, in a few sentences when asked to look at it by the council. His points sound very familiar. , **'You don't make it easy to go from the station to the town centre. You don't have places for people to park. You need places to provide what people want when they want it, with good public wcs and places for kids to play'** . On the same programme people bemoaned the closing of Debenhams and Mothercare in Wolverhampton. They instanced the competition from the internet and the Merryhill retail park in the West Midlands with its 'free parking'. But they also said that Merryhill was too far away for convenience and that Debenhams in particular was an attractive building and still much liked. Again the same things are being said across the country.*

Notes by RW



Folkestone Town Centre

9th January 2020

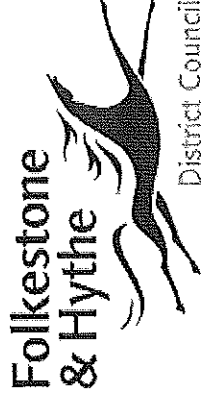
Topics

- **F and H High Street Funds**
 - Folkestone Town Centre applications – decisions
 - FHDC – led initiatives update
- **FDHDC-led Projects**
 - Town Centre Master Plan
 - Market research update
 - Consultant support
 - Timetable
- **Debenhams site update**

Folkestone & Hythe High Streets Fund

- £3 million High Streets regeneration fund established from reserves in Feb 2019
- Process for managing the fund was agreed in Sept 2019
- A £2.2 million allocation for Folkestone town centre with remainder for other 11 district high streets.
- Grants of £5,000- £50,000 available for projects
- Up to 50% contribution expected *in normal circumstances*, with 100% available *in special circumstances*
- Fund was launched to applicants 1st Oct 2019 via an online open call with documents accessible from www.Folkestone.Works
- Applications assessed according to criteria including partner support and demand for project; long term sustainability of project; significance and impact on high street and value for money.
- Decisions taken by panels including Leader, Local Economy lead Cabinet member & local ward Councillor, with soundings taken from the council's cross -party Folkestone Town Centre Subgroup

Folkestone & Hythe High Streets Fund



1st Decision Panel in Nov considered 5 applications for Folkestone Town Centre

Project	Grant agreed/ request	% Grant to Total Project Cost	Decision
Market Square, Rendezvous St - building fit-out to deliver a proof of concept Food Hall for circa. 15 stalls	£32,500	50%	Approved
Conchitas, Bouverie Rd West - extension and refit to support disabled access and facilities	£42,250	50%	Approved
Big Boys Fine Burger Co. Old High St - refurbishment of existing establishment	£7,500	50%	Approved
Folkestone Town Council - Lighting infrastructure for Christmas lights and support for FTC Christmas event	£17,500	50%	Approved
Folkestone Town Council - CCTV expansion throughout Folkestone	£50,000	100%	More information sought

Total funds allocated £87,500

2nd Decision Panel in Jan to consider 2 Folkestone Town Centre applications

Project	Grant request	% Grant to Total Project Cost
Refit of retail unit Guildhall Street		50%
Leas Lift Escape Room - Former RBS building	£49,985	63%

Folkestone Town Centre – Council led projects progress

- **Transport Study**
 - Phase 1 complete
- **Town Centre Masterplanning**
 - Guildhall Street initial focus
 - Sites for regeneration opportunity
- **Market Research**
 - Data analysis output expected w/c 16th December
- **Town Centre Animator**
 - Retail consultant commissioned to start mid-December
- **Folkestone Music Town**
 - Launch of Busking Code early January

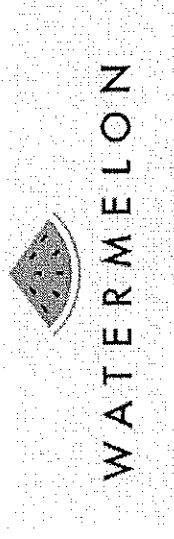


Folkestone Town Centre – Council led projects progress

COMMUNITY SAFETY

- **CCTV**
 - Good links with FTC and viewing availability of CCTV
 - Work taking place for link into CSU office for live time viewing by officers and JH
- **PSPO**
 - Signage being finalised and will be installed in the new year
 - On going Communications around the understanding of PSPO and the enforcement
- **Multi-agency Operations**
 - OP Ariel monthly, Folkestone Town Centre centric ever other month – still remains positive
- **Violence Reduction**
 - Bid has gone in to the VRU for a 3 phased project – Community Safety Partnership led

Market Research update



- Surveys completed
 - 947 residents (577 face to face and 370 via online survey)
 - 412 visitors
 - 104 businesses
- Data Analysis underway
- Initial findings report expected w/c 16th December
- Those residents actively using the town centre were reasonably satisfied with the retail offer.
- All respondents highlight need for more leisure, nightlife to increase dwell time

Strategic Locations & proposed developments

Ship Street

- No change since last working group meeting

Harbour Line

- No change since last working group meeting

Debenhams site

- Date for closure confirmed as January 24th
- Continue to work with owners of Bouverie Place on commercially viable schemes
- Initial meeting held with administrators
- Meanwhile use opportunities being explored

Folkestone Independent Retail Regeneration Group (FIRRG)

- Consist of representatives of town centre businesses
- Proactive engagement town centre independent traders
- Conclusions support our findings with no additional challenges identified
- Will help focus priorities