

# Folkestone Town Council



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Date of Publication: 19<sup>th</sup> December 2019

## AGENDA

Meeting: **Planning Committee**  
Date **Thursday 9<sup>th</sup> January 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

*Dr Katherine Harvey – Update on the work to improve Folkestone Town Centre*

- 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 – 11<sup>th</sup> December 2019**  
To receive the Minutes of the meeting of the Planning Committee held on 11<sup>th</sup> December 2019 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. **FHDC CORE STRATEGY REVIEW SUBMISSION DRAFT 2019 CONSULTATION ON REVISED HOUSING REQUIREMENT**  
Deferred from the previous meeting.
9. **AGENDA ITEMS FOR NEXT MEETING**
10. **DATE OF NEXT MEETING**  
Thursday 30<sup>th</sup> January 2020

## Folkestone Town Council

**Minutes of the Planning Committee Meeting held on Wednesday 11<sup>th</sup> December 2019 at the Town Council Offices, The Town Hall, 1-2 Guildhall Street, Folkestone.**

**PRESENT: Councillors Jonathan Graham, Mary Lawes and Richard Wallace (Chair).**

**OFFICER PRESENT:** Vicky Deakin (Communities and Events Officer)

**1. APOLOGIES FOR ABSENCE**

Apologies were received from Councillors Ann Berry, David Horton, Jackie Meade and Belinda Walker.

**2. DECLARATIONS OF INTEREST**

There no declarations of interest.

**3. PLANNING COMMITTEE MEETING 21<sup>st</sup> November 2019**

The Committee was asked to receive the Minutes of the meeting of the Planning Committee held on 21<sup>st</sup> November 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 21<sup>st</sup> November 2019 be received and that the Chairman of the meeting be authorised to sign them as a correct record.**

Proposed: Councillor Richard Wallace  
Seconded: Councillor Johnathan Graham  
Voting: F:3, Ag:0, Ab: 0

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

Application number	Y19/0022/PA
Location	Queens House Guildhall Street
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 a building from office use (Class B1(A)) to a dwellinghouse (Class C3)
Closing date	17 <sup>th</sup> December 2019
FHDC Officer	Louise Daniels
<b>Comment</b>	<b>No objection</b>

Application number	Y19/1218/FH
Location	Folkestone Academy Academy Lane

Proposal	3 signs on the grounds near to each entrance. Details are supplied on separate drawings to be supplied with this application
Closing date	24 <sup>th</sup> December 2019
FHDC Officer	Katy Claw
<b>Comment</b>	<b>No objection</b>
Application number	Y19/1281/FH
Location	11 Ilex Road
Proposal	Erection of two bedroom dwelling following demolition of existing garage
Closing date	30 <sup>th</sup> December 2019
FHDC Officer	Katy Claw
<b>Comment</b>	<b>Object – This still seems a development that is too close to the neighbours and excessive. Cllr Graham is willing to speak against this application if the Officers are minded to approve it</b>
Application number	Y19/1308/FH
Location	Playing Field Cooling Lane
Proposal	Crown lift trees (G4) to 4 metres and fell ash (T9), all subject of tree preservation order no 14 of 2016
Closing date	13 <sup>th</sup> December 2019
FHDC Officer	Jo Daniels
<b>Comment</b>	<b>No objection</b>
Application number	Y19/1324/FH
Location	Flat 3 17 Castle Hill Avenue
Proposal	Replacement of 4 non original single glazed timber casement windows with sympathetically designed double glazed UPVC windows. Replacement of 5 single glazed timber sash windows with modern bespoke made double glazed timber sash windows (as bespoke made these can be made to match existing as far as is practical)
Closing date	24 <sup>th</sup> December 2019
FHDC Officer	Katy Claw
<b>Comment</b>	<b>No objection</b>
Application number	Y19/1327/FH
Location	33 Earls Avenue
Proposal	Application for the discharge of conditions 4 (water efficiency), 5 (refuse storage), 6 (cycle storage) & 7

(ecological enhancement) for Y19/0648/FH (change of use and conversion of part of the existing building ground floor level from D1 use to 1 x 2 bed self-contained flat (C3 use) and conversion of the third floor roof space to 1 x self-contained flat (C3 use)

Closing date 24<sup>th</sup> December 2019  
FHDC Officer Louise Daniels  
**Comment** **Object – The Committee does not like the idea of discharging required conditions and sees no obvious justification on the application. Is it being delayed to the third floor works?**

Application number Y19/1329/FH  
Location 2 Oaks Road  
Proposal Erection of a two-storey rear extension following removal of existing structures  
Closing date 17<sup>th</sup> December 2019  
FHDC Officer Danielle Wilkins  
**Comment** **No objection**

Application number Y19/1332/FH  
Location 33 Earls Avenue  
Proposal Section 73 application for variation of condition 9 (dormer window) for planning application Y19/0648/FH to prior to the commencement of any internal works “relating to the conversion of the third floor roof space to 1 x self-contained studio flat”  
Closing date 24<sup>th</sup> December 2019  
FHDC Officer Louise Daniels  
**Comment** **No objection**

Application number Y19/1345/FH  
Location 4 New Dover Road Capel le Ferne  
Proposal Conservatory extension to the rear elevation  
Closing date 18<sup>th</sup> December 2019  
FHDC Officer Danielle Wilkins  
**Comment** **No objection**

Application number Y19/1354/FH  
Location Dinard Court 6 Castle Hill Avenue  
Proposal Works to trees situated in a conservation area to fell one conifer (T1) and a crown reduction by 2 metres to fig (T2)

Closing date 17<sup>th</sup> December 2019  
FHDC Officer Jo Daniels  
**Comment** **No objection subject to the views of the FHDC Tree Officer**

Application number Y19/1358/FH  
Location 89 Harcourt Road  
Proposal Erection of a single storey side and rear extension and the installation of a dormer window to the north elevation

Closing date 23<sup>rd</sup> December 2019  
FHDC Officer Isabelle Hills  
**Comment** **No objection**

Application number Y19/1359/FH  
Location 222 Shorncliffe Road  
Proposal Erection of a single storey rear extension  
Closing date 25<sup>th</sup> December 2019  
FHDC Officer Danielle Wilkins  
**Comment** **No objection**

Application number Y19/1364/FH  
Location The Grand The Leas  
Proposal Listed building consent for the installation of four access control readers and exit buttons to operate the door access control systems  
Closing date 24<sup>th</sup> December 2019  
FHDC Officer Katy Claw  
**Comment** **No objection provided they are reasonably sympathetic**

Application number Y19/1366/FH  
Location 24 Beech Close  
Proposal Erection of orangery to the rear  
Closing date 24<sup>th</sup> December 2019  
FHDC Officer Danielle Wilkins  
**Comment** **No objection**

Application number Y19/1375/FH  
Location 193 Canterbury Road  
Proposal Proposed loft conversion  
Closing date 26<sup>th</sup> December 2019  
FHDC Officer Isabelle Hills

<b>Comment</b>	<b>No objection</b>
Application number	Y19/1376/FH
Location	2 Avereng Gardens
Proposal	Ground floor rear extension and garage conversion
Closing date	26 <sup>th</sup> December 2019
FHDC Officer	Danielle Wilkins
<b>Comment</b>	<b>No objection</b>
Application number	Y19/1381/FH
Location	Garden Flat 44 Earls Avenue
Proposal	Retrospective planning application for single-storey rear extension, following the removal of the existing conservatory
Closing date	30 <sup>th</sup> December 2019
FHDC Officer	Isabelle Hills
<b>Comment</b>	<b>No objection subject to building regulations being followed</b>
 <b>APPEAL</b>	
Application number	Y18/1576/FH
Location	Land opposite Action Carpets Park Farm Road
Proposal	Redevelopment of the site to provide a hotel (use class C1) together with a new vehicular and pedestrian access from Park Farm Road, parking, servicing and all hard and soft landscaping
Closing date	24 <sup>th</sup> December 2019
FHDC Officer	Llywelyn Lloyd
<b>Comment</b>	<b>The Town Council views this development as plain and relatively unattractive and supports the District Council's position. The traffic and the corner are big problems and more development needs to be put in with fuller details</b>
Application number	Y19/1001/FH
Location	2 Cliff Road
Proposal	Erection of new detached dwelling with associated garden and parking. Resubmission of Y18/1105/FH
Closing date	6 <sup>th</sup> January 2020
FHDC Officer	Llywelyn Lloyd
<b>Comment</b>	<b>Noted</b>

Application number	Y18/1246/FH
Location	112 Shorncliffe Road
Proposal	Erection of two semi-detached dwellings
Closing date	6 <sup>th</sup> January 2020
FHDC Officer	Llywelyn Lloyd
<b>Comment</b>	<b>The current Committee feel that a single detached dwelling would be far more appropriate to the character of the area</b>

**5. UPDATE ON PREVIOUS OBJECTIONS**

It was reported that:

- The Martello Road application was refused
- The Ryland Place (The Tram Road) was refused
- The Chair to elaborate on the comments on the Royal Victoria Hospital application follow up, Cllr Lawes will check the agenda for the Development Control Meeting next Tuesday and is happy to speak.
- 5 Radnor Park Crescent – Cllr Lawes to represent FTC at Development Control on Tuesday in liaison with Cllr Meade.

**6. FHDC CORE STRATEGY REVIEW SUBMISSION DRAFT 2019 CONSULTATION ON REVISED HOUSING REQUIREMENT**

Defer this to the next meeting.

**7. AGENDA ITEMS FOR NEXT MEETING**

FHDC Core Strategy Review Submission Draft 2019 Consultation on Revised Housing Requirement.

**8. DATE OF NEXT MEETING**

Thursday 9<sup>th</sup> January 2020

..... **Chairman**  
**9<sup>th</sup> January 2020**



## FOLKESTONE TOWN COUNCIL

Planning Applications for the meeting of the Planning Committee on Thursday 9<sup>th</sup> January at 7pm

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<sup>st</sup> January 2020  
FHDC Officer Isabelle Hills

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 8<sup>th</sup> January 2020  
FHDC Officer David Campbell

Application number Y19/1347/FH  
Location 7 Cornwallis Close  
Proposal Erection of single storey side and rear extension and porch  
Closing date 31<sup>st</sup> December 2019  
FHDC Officer Danielle Wilkins

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 3<sup>rd</sup> January 2020  
FHDC Officer Robert Allan

**Georgina Wilson**

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**From:** Timothy.Bailey@folkestone-hythe.gov.uk on behalf of Planning.Policy@folkestone-hythe.gov.uk  
**Sent:** 02 December 2019 16:44  
**To:** Planning.Policy@folkestone-hythe.gov.uk  
**Subject:** Folkestone & Hythe Core Strategy Review Submission Draft 2019 Consultation on Revised Housing Requirement

Ref CSR Submission Revised Housing Requirement  
Direct Dial (01303) 853000  
Email [planning.policy@folkestone-hythe.gov.uk](mailto:planning.policy@folkestone-hythe.gov.uk)  
Date 02 December 2019

Dear Sir/Madam,

**Core Strategy Review Submission Draft 2019 Consultation on Revised Housing Requirement**

**(Planning and Compulsory Purchase Act 2004 and Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012)**

Following recent changes the Government has made to the way local authorities plan for new homes in their areas, there has been an increase in the number of houses we need to plan for in the Folkestone & Hythe District. This means that we have had to make some amendments to the Core Strategy Review document we consulted on in early 2019, and we are now asking for comments on these amendments.

**What we are consulting on**

This consultation is seeking comments on the revised housing figures only, which are set out in the Consultation Document. Comments can also be made on the Sustainability Appraisal and Habitats Regulations Assessment accompanying the changes.

The Council is also publishing a number of Statements of Common Ground with neighbouring local authorities and statutory organisations to support the preparation of the Core Strategy Review, and these are also available for comment.

We are not asking for comments on other parts of the Core Strategy Review, as this was consulted on earlier this year. If you made comments to that consultation, you do not need to send the comments to us again – they will be taken into account in the next stages of the process.

**How to comment**

Consultation on the proposed amendments to the Core Strategy Review will run for seven weeks from **2 December 2019 until 5.00pm on 20 January 2020**.

Following the consultation, the amended Core Strategy Review, along with all the comments received will be submitted to the Planning Inspector appointed to examine the Core Strategy Review.

The Planning Inspector will consider whether the Core Strategy Review meets the legal and procedural requirements, and whether it is 'sound'.

The National Planning Policy states that plans are 'sound' if they are:

- **Positively prepared** – providing a strategy which, as a minimum, seeks to meet the area's objectively assessed needs; and is informed by agreements with other authorities, so that unmet need from neighbouring areas is accommodated where it is practical to do so and is consistent with achieving sustainable development
- **Justified** – an appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence
- **Effective** – the plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities
- **Consistent with national policy** – the plan should enable the delivery of sustainable development in accordance with national planning policy

It would help the Planning Inspector if you say in your response whether you support or object to the amendments in the Consultation Document, based on whether or not you agree that it complies with the legal and procedural requirements, and is sound, as outlined above.

If you don't think the proposed changes meet a requirement you should explain why. It will also be helpful if you say how the amendments set out in the Consultation Document should be changed to meet the relevant requirement.

The Consultation Document, Sustainability Appraisal, Habitats Regulation Assessment and other supporting documents are available to view on our website at [www.folkestone-hythe.gov.uk/planning/planning-policy/planning-consultations](http://www.folkestone-hythe.gov.uk/planning/planning-policy/planning-consultations)

### **Where to send your comments**

You can make a representation:

- Directly through our consultation portal at: <http://consult.folkestone-hythe.gov.uk/portal>; or alternatively
- Download an electronic copy of the consultation form from our website and send it by email to: [planning.policy@folkestone-hythe.gov.uk](mailto:planning.policy@folkestone-hythe.gov.uk); or by post to:

**The Planning Policy Team  
Folkestone & Hythe District Council  
Civic Centre  
Castle Hill Avenue,  
Folkestone, Kent CT20 2QY.**

Hard copies of the consultation documents and representation forms are also available at the Council Offices and the district's libraries during normal opening hours.

### **What happens next?**

After the consultation closes, all the comments received will be submitted to the Planning Inspector, along with the amended Core Strategy Review and supporting evidence-based documents.

The Planning Inspector will assess this information and decide what issues need to be looked at in detail and arrange for public hearings to take place, where people will be invited to express their views verbally.

At the end of the process, the Planning Inspector will write a report setting out whether the Core Strategy Review is 'sound' and advise of any changes that may be necessary.

If you have any other queries please feel free to contact us at: [planning.policy@folkestone-hythe.gov.uk](mailto:planning.policy@folkestone-hythe.gov.uk) or call us: **01303 853000** and ask for the Planning Policy Team

Yours faithfully,



Adrian Tofts  
**Strategy, Policy & Performance Lead Specialist**  
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