

# Folkestone Town Council



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## AGENDA

Meeting: **Planning Committee**  
Date **Thursday 20<sup>th</sup> July 2017**  
Time **7pm**  
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 – 29<sup>th</sup> June 2017**  
To receive the Minutes of the meeting of the Planning Committee held on 29<sup>th</sup> June 2017 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 LICENSE**

**7. SOUTHERN RAILWAY**

**8. REVIEW OF THE TERMS OF REFERENCE**

In line with Councils adopted standing orders the Town Clerk has requested that members review the Terms of Reference for the Planning Committee. Any changes the Committee wish to make will need to be approved by Full Council at a future meeting.

**9. AGENDA ITEMS FOR NEXT MEETING**

**10. DATE OF NEXT MEETING**

Thursday 10<sup>th</sup> August 2017

## Folkestone Town Council

Minutes of the Planning Committee Meeting held on Thursday 29<sup>th</sup> June 2017 at the Town Council Offices, The Town Hall, 1-2 Guildhall Street, Folkestone.

**PRESENT:** Councillors Claire Jeffrey, Neil Jones, Carol Sacre, Martin Salmon, Richard Theobald and Richard Wallace

**OFFICERS PRESENT:** Liz Timmins (Marketing and Communications Officer) Jamie Kennett (Business Administration Apprentice)

**1. APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillor Roger West.

**2. DECLARATIONS OF INTEREST**

Councillors Claire Jeffrey and Carol Sacre declared an interest in application no Y17/0431/SH.

**3. PLANNING COMMITTEE MEETING 7<sup>th</sup> June 2017**

The Committee was asked to receive the Minutes of the meeting of the Planning Committee held on 7<sup>th</sup> June 2017 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 7<sup>th</sup> June 2017 be received and that the Chairman of the meeting be authorised to sign them as a correct record

Proposed: Councillor Richard Theobald

Seconded: Councillor Neil Jones

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

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

Application no	Y17/0119/SH
Location	Capel Battery Site New Dover Road Capel le Ferne
Proposal	Erection of two single storey dwellings and a detached garage
<b>Comment</b>	<b>No Objection to the small scheme but we are concerned about waste remains and coastal footpaths. We would not want a precedent established for any housing closer to the cliff or the museum.</b>

Application no	Y17/0183/SH
Location	24 St Georges Road
Proposal	Proposed conversion of single dwelling into 5 flats in addition to the erection of a two-storey dwelling following removal of the detached dwelling
<b>Comment</b>	<b>Object - The conversion to five flats seems over-intensive in this area and without parking. The detached dwelling seems broadly acceptable to most of the Committee</b>

Application no	Y17/0492/SH
Location	Westaways Crete Road West
Proposal	Change of use of part of dwelling to bed and breakfast accommodation in addition to the erection of a garden outbuilding following removal of the existing garage
<b>Comment</b>	<b>No Objection</b>
Application no	Y17/0498/SH
Location	26 and 28 Dolphins Road
Proposal	Erection of a single storey full width rear extension to both properties
<b>Comment</b>	<b>No Objection</b>
Application no	Y17/0628/SH
Location	McDonalds Restaurant Ltd Park Farm Road
Proposal	Installation of new folded roof concept comprising of new aluminium cladding to the existing roof
<b>Comment</b>	<b>No Objection</b>
Application no	Y17/0633/SH
Location	Communications Mast Crete Road East
Proposal	Prior notification for the upgrade of the existing equipment (telecommunications 56 day notification)
<b>Comment</b>	<b>No Objection</b>
Application no	Y17/0644/SH
Location	45 Charles Crescent
Proposal	Erection of single storey outbuilding
<b>Comment</b>	<b>No Objection</b>
Application no	Y17/0648/SH
Location	Ground floor business premises 73 Tontine Street
Proposal	Display of an internally illuminated fascia sign
<b>Comment</b>	<b>No Objection</b>
Application no	Y17/0663/SH
Location	100 – 102 Cheriton Road
Proposal	Installation of external coldrooms to the rear of the store with protective Armco barrier
<b>Comment</b>	<b>No Objection</b>
Application no	Y17/0684/SH
Location	58-60 Shorncliffe Road
Proposal	Change of use and conversion from former school building to eight flats, with minor external alterations and associated vehicle parking
<b>Comment</b>	<b>Support - The Committee supports the conversion of the existing Edwardian building</b>

Application no Y17/0690/SH  
Location 94 Harbour Way  
Proposal Felling of a holm oak subject of tree preservation order no 21 of 2006  
**Comment** **Object - The Committee strongly supports the Tree Officers objection. It feels that the landscape contribution outweighs any minor or unproven subsidence**

Application no Y17/0691/SH  
Location 8 Cliff Road  
Proposal Erection of a part ground floor, first floor and two storey rear extension  
**Comment** **No Objection**

Application no Y17/0705/SH  
Location 1 St Eanswythes Mews The Parade  
Proposal Removal of existing window and creation of new door opening  
**Comment** **No Objection**

Application no Y17/0707/SH  
Location 137 Church Road  
Proposal Erection of part-two storey, part-single storey rear extension to replace existing garden room  
**Comment** **No Objection**

Application no Y17/0719/SH  
Location 59 Downs Road  
Proposal Erection of a single storey side extension and provision of external steps to rear (resubmission of Y16/1427/SH)  
**Comment** **No Objection**

Application no Y17/0722/SH  
Location 1 Wingate Road  
Proposal Erection of single storey side extension for garage and utility room, along with erection of rear conservatory  
**Comment** **No Objection**

#### **AMENDED**

Application no Y17/0431/SH  
Location 123 Black Bull Road  
Proposal Change of use from shop (class A1) to hot food take-away (class A5) with new extraction system to the rear elevation  
**Comment** **Noted - We maintain our previous objection**

Application no Y17/0478/SH  
Location 6 & 8 Fairfax Close  
Proposal Erection of front extension to garages and change of garages to living accommodation  
**Comment** **Noted**

Application no Y17/0626/SH  
Location 6 Aspen House West Terrace  
Proposal Extension to existing external rear ventilation flue from ground floor restaurant  
**Comment Noted**

Town and Country Planning Act 1990  
The Shepway (Land at Marine Point – formerly Palm Beach site – Radnor Cliff, Folkestone)  
Revocation Order No 01 of 2017  
**Comment Noted**

Application no Y17/0645/SH  
Location 8 Cheriton Place  
Proposal Change of use from language school to house in multiple occupancy with 14 units  
**Comment Object - The Committee objects as this is an attractive prominent building that should only be converted to larger units-bedsits at least**

5. **Liquor license**  
Deferred to next meeting

6. **Southern Railway**  
Deferred to next meeting

7. **AGENDA ITEMS FOR THE NEXT MEETING**

- Liquor Licensing
- Southern Railway

8. **DATE OF NEXT MEETING**  
Thursday 20<sup>th</sup> July 2017

..... **Chairman**  
**20<sup>th</sup> July 2017**

## FOLKESTONE TOWN COUNCIL

Planning Applications for the meeting of the Planning Committee on Thursday 20<sup>th</sup> July 2017 at 7pm

Application no Y17/0681/SH  
Location 5 Earlscliffe Mews Shorncliffe Road  
Proposal Works to trees situated within a conservation area comprising removal of the lowest two south east facing limbs of a sycamore and 3.5 metre crown lift of a yew

Application no Y17/0685/SH  
Location Flat 6 23 Grimston Gardens  
Proposal Change of use and conversion of the loft space to provide two self-contained flats (2 no x 2 bedrooms), including insertion of roof lights and new windows, together with reconfiguration of the internal layout of flat 6 to create a three bedroomed unit at the second floor level

Application no Y17/0689/SH  
Location Land adjoining The Cube Tontine Street  
Proposal Section 73 application for variation of condition of planning permission Y15/1241/SH to enable a reduction in overall height, changes to bulk and massing and amendments to external finishes and floor plans

Application no Y17/0701/SH  
Location Three Acres site Park Farm Road  
Proposal Subdivision of unit 3 with alterations to existing shop front to providing two self-contained units installing new modern PPC aluminium shopfront and installation of new goods entrance to match existing.

Application no Y17/0713/SH  
Location 74 Tontine Street  
Proposal Change of use from retail (class A1) to therapy centre (class D1)

Application no Y17/0724/SH  
Location 131 Shorncliffe Road  
Proposal Retrospective application for the removal and rebuilding of retaining wall and erection of fence on top of wall to the front (northern) boundary

Application no Y17/0725/SH  
Location 100-102 Cheriton Road  
Proposal Display of 1 no. non illuminated fascia sign, 3 no. internally illuminated fascia signs upon the front elevation and 1 no. non illuminated wall mounted flat aluminium panel sign upon the rear elevation

Application no	Y17/0736/SH
Location	Drumossie Firs Lane
Proposal	Section 73 application to remove condition 6 of planning permission 82/0691/SH to allow conversion of the garage into habitable living accommodation
Application no	Y17/0745/SH
Location	100 – 102 Cheriton Road
Proposal	Installation of new mechanical plant on the flat roof with free standing weighted safety rail and formation of new rear first floor opening to allow access onto the flat roof area
Application no	Y17/0769/SH
Location	78 Roman Way
Proposal	Erection of two storey side extension, following removal of existing single storey side extension
Application no	Y17/0770/SH
Location	29 Audley Road
Proposal	Erection of single storey rear extension, following removal of existing conservatory and erection of replacement single storey side extension
Application no	Y17/0780/SH
Location	57-59 Sandgate Road
Proposal	Installation of Bank of Ireland ATM with reflective advertising collar surround
Application no	Y17/0781/SH
Location	57 – 59 Sandgate Road
Proposal	Display of one reflective advertising collar to surround ATM
Application no	Y17/0783/SH
Location	261 Dover Road
Proposal	Extension and alteration to roof, formation of a balcony, erection of a single storey extension, and installation of solar panels, together with other external alterations, and formation of retaining walls and engineering works in association with changes to parking layout
Application no	Y17/0787/SH
Location	8 Castle Mews
Proposal	4 metre overall crown reduction and crown lift to 4 metres of a sycamore tree situated within a conservation area

## **AMENDED**

Application no	Y17/0248/SH
Location	Land adjoining 27 Cheriton Court Road
Proposal	Reserved matters application for the construction of 40 dwellings along with associated landscaping, infrastructure and earthworks at phase 1D northern training area, being details pursuant to outline application Y14/0300/SH



**Town and Country Planning Act 1990  
The Shepway (Land at Cricket Ground, North Road, Folkestone)  
Tree Preservation Order No 8 of 2017**

Premise Name	Premise Address	New/Variation	Deadline for Representations
The Folkestone Wine Company	5 Church Street, Folkestone, Kent, CT20 1SE	New	25/07/2017
13cc Limited	10 Rendezvous Street, Folkestone, Kent, CT20 1EX	New	14/07/2017
Par Three Limited	Unit 2, Princes Gate, Bayle Street, Folkestone, Kent, CT20 1SF	New	17/07/2017
New Beach Holiday Centre	133 Hythe Road, Dymchurch, Romney Marsh	New	03/08/2017



## TERMS OF REFERENCE

### Planning Committee

1. To exercise the Town Council's right under the Town and Country Planning Act 1990 to be notified of planning applications and Orders affecting the Folkestone Town area by:
  - a) Considering all such applications and Orders.
  - b) Attending site meetings arranged by the Committee or the Planning Authority.
  - c) Submitting comments direct to the Planning Authority, considering the Planning Authority's decisions or, where appropriate noting the date an application is referred to the Secretary of State.
2. To consider all Enforcement Notices and Appeals in relation to planning applications in the Folkestone Town area and comment directly to the relevant authority as appropriate.
3. To consider and respond directly on all consultations relating to Local, Regional and Structure Plans.
4. To exercise the powers and duties of the Town Council on all Highways (Planning) matters.
5. To prepare and submit to the Town Council proposals for a transport strategy for Folkestone.
6. To exercise the interests of the Town Council in the consultation process under Section 5(3)(e) of the Licensing Act 2003 with regard to the formulation of a licensing policy for licensable activities (the sale by retail of alcohol, the provision of regulated entertainment and the provision of late night refreshment).
7. To exercise the interests of the Town Council in the consultation process under Section 158(e) of the Gambling Act 2005 with regard to the issue of licences.
8. To exercise the powers and interest of the Town Council on applications regarding Street Furniture and Occasional Theatre licences and Street Trading Consents.
9. To consider and make recommendations on issues concerning the Local Plan and plans for the Council and town future strategies.
10. To prepare budgetary forecasts, where necessary, on any of the above activities for inclusion in the Town Council's budget for the following financial year and submit these to the Finance and General Purposes Committee in the Autumn to calculate the precept for the ensuing year.
11. To consider and make recommendations to the Council on any changes to these terms of reference that might be required to enable the committee to adapt to changing circumstances and be better prepared to carry out its mission.