

Folkestone Town Council



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Folkestone,
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AGENDA

Meeting: **Planning Committee**
Date **Thursday 10th August 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 – 20th July 2017**
To receive the Minutes of the meeting of the Planning Committee held on 20th July 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. REVIEW OF THE TERMS OF REFERENCE – Added wording from the Town Clerk

8. AGENDA ITEMS FOR NEXT MEETING

9. DATE OF NEXT MEETING

Thursday 31st August 2017

Folkestone Town Council

Minutes of the Planning Committee Meeting held on Thursday 20 July 2017 at the Town Council Offices, The Town Hall, 1-2 Guildhall Street, Folkestone.

PRESENT: Councillors Neil Jones, Carol Sacre, Martin Salmon, Richard Theobald and Roger West

OFFICERS PRESENT: Liz Timmins (Marketing and Communications Officer)

1. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Claire Jeffrey and Richard Wallace.

2. DECLARATIONS OF INTEREST

No declarations of interest were received.

3. PLANNING COMMITTEE MEETING 29 June 2017

The Committee was asked to receive the Minutes of the meeting of the Planning Committee held on 29 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 29 June 2017 be received and that the Chairman of the meeting be authorised to sign them as a correct record

Proposed: Councillor Roger West

Seconded: Councillor Neil Jones

Voting: F:5, Ag:0, Ab: 0

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

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
Comment	No objection – Subject to the views of the Tree Officer

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
Comment	No objection

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

Application no Y17/0769/SH
Location 78 Roman Way
Proposal Erection of two storey side extension, following removal of existing single storey side extension

Comment No objection

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

Comment No objection

Application no Y17/0780/SH
Location 57-59 Sandgate Road
Proposal Installation of Bank of Ireland ATM with reflective advertising collar surround

Comment No objection

Application no Y17/0781/SH
Location 57 – 59 Sandgate Road
Proposal Display of one reflective advertising collar to surround ATM

Comment No objection

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

Comment No objection

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

Comment No objection

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

Comment Noted

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

Application no Y17/0766/SH
Location 291 Dover Road
Proposal Erection of a detached two storey dwelling following the removal of a detached garage, together with the widening of the existing vehicular access

Comment **Object – the Committee objects because the access is very busy and difficult. It would withdraw its application if Kent Highways was completely happy. It is also concerned about the effect of setback development on the privacy of neighbour’s gardens.**

Application no Y17/0778/SH
Location 39 Cheriton Gardens
Proposal Change of use and conversion of former care home into 40 no. micro-apartments with communal laundry and lounge, bin storage and cycle storage and removal of existing conservatory

Comment **No objection**

Application no Y17/0791/SH
Location 71 Guildhall Street
Proposal Retrospective application for the use of flat roof as balcony and erection of railings

Comment **No objection**

Application no Y17/0792/SH
Location 10 Rendezvous Street
Proposal Change of use from retail (class A1) to mixed use with café and bike shop/workshop

Comment **No objection**

Application no Y17/0827/SH
Location 15 Hardwick Road
Proposal Extension and alteration to roof including formation of a balcony, in connection with providing additional second floor living accommodation

Comment **No objection**

Application no Y17/0829/SH
Location 334-336 Cheriton Road
Proposal Section 73 application to remove condition 4 of planning permission 98/0790/SH to allow 24hr opening times

Comment **No objection – Subject to neighbour’s comments**

Application no Y17/0833/SH
Location Flat 1 58 Earls Avenue
Proposal Felling of 2 x lawson cypress (T1 and T8); 2x griselinia littoralis (T2 and T3); 1x sycamore (T4); 2x elderberry (T5 and T6); 1x Holly (T9) and a privet hedge (T7), all situated within a conservation area
Comment **No objection – Subject to the views of the Tree Officer**

6. PREMISES LICENSE

RESOLVED: The Committee had no objection to the application for a Licence at 5 Church Street.

Proposed: Councillor Richard Theobald
Seconded: Councillor Neil Jones
Voting: F:5, Ag:0, Ab: 0

7. SOUTHERN RAILWAY

RESOLVED: The Committee noted and approved the the submission to Southern Railway on behalf of the Town Council Planning Committee.

Proposed: Councillor Richard Theobald
Seconded: Councillor Martin Salmon
Voting: F:5, Ag:0, Ab: 0

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.

RESOLVED: that the Town Clerk draft new wording to be added to the Planning Terms of Reference to include section 106 and CIL applications.

Proposed: Councillor Richard Theobald
Seconded: Councillor Roger West
Voting: F:5, Ag:0, Ab: 0

9. AGENDA ITEMS FOR NEXT MEETING

REVIEW OF THE TERMS OF REFERENCE – Added wording from the Town Clerk

10. DATE OF NEXT MEETING

Thursday 10th August 2017



FOLKESTONE TOWN COUNCIL

Planning Applications for the meeting of the Planning Committee on Thursday 10th August 2017 at 7pm

Application no Y17/0710/SH
Location INGLES MEADOW GARDEN CENTRE, JOINTON RD
Proposal FULL PLANNING APPLICATION FOR THE ERECTION OF 40 NO. DWELLINGS AND ASSOCIATED ACCESS, PARKING, LANDSCAPING AND OPEN SPACE

Application no Y17/0839/SH
Location 138 DOLPHINS RD
Proposal ERECIION OF A SINGLE STOREY FRONT, SIDE AND REAR EXTENSION FOLLOWING DEMOLITION OF EXISTING GARAGE. ALTERNATIVE TO THAT APPROVED UNDER Y17/0445/SH

Application no Y17/0843/SH
Location WEST HOUSE, PENT RD, SHEARWAY BUS PK
Proposal ERECTION OF AN EXTENSION TO EXISTING WAREHOUSE

Application no Y17/0845/SH
Location LOVE WORLD, CONFERENCE CENTRE, CHERITON HIGH ST
Proposal CHANGE OF USE OF EXHIBITION CENTRE & CHURCH (CLASS D1) INTO MANAGED OFFICE SUITES (CLASS B1) WITH NEW SHOP FRONTS AND GLAZING AND OTHER EXTERNAL ALTERATIONS, TOGETHER WITH GATES, FENCING AND FOOTPATHS

Application no Y17/0850/SH
Location SANTA-MARIA, CANTERBURY RD
Proposal ERECTION OF REAR EXTENSION AND CONSTRUCTION OF FIRST FLOOR ALONG WITH THE ERECTION OF A DOUBLE GARAGE (RE-SUBMISSION OF Y17/0131/SH).

Application no Y17/0869/SH
Location 49 WEAR BAY CRES
Proposal 3 METRE OVERALL CROWN REDUCTION OF A WALNUT SUBJECT OF TREE PRESEVATION ORDER NO 15 OF 2006

Application no Y17/0882/SH
Location 1B SANDGATE RD
Proposal REMOVAL OF ROOF WINDOW AND INSTALLATION OF NEW DORMER WINDOW TO FRONT ROOF SLOPE

Application no Y17/0884/SH
Location CARLTON LEAS, THE LEAS
Proposal FELLING OF PINE TREE SITUATED WITHIN A CONSERVATION AREA

Application no Y17/0888/SH
Location LAND ADJOINING CHURCH AND DWIGHT, CAESARS WAY
Proposal ERECTION OF 49 INDUSTRIAL UNITS (4562 SQM) AND 2 OFFICE BLOCKS (1240 SQM), TOGETHER WITH THE CONSTRUCTION OF THE IND EST RD AND PARKING AND TURNING AREAS AND LANDSCAPING THROUGHOUT THE SITE BEING DETAILS PURSUANT TO OUTLINE PLANNING PERMISSION Y13/0024/SH (DETAILS RELATING TO APPEARANCE, LAYOUT, SCALE AND LANDSCAPING).

Application no Y17/0909/SH
Location FLAT C, 47 AUGUSTA GARDENS
Proposal FELLING OF A TWIN STEMMED ASH TREE AND A TWIN STEMMED CONIFER TREE, BOTH SITUATED WITHIN A CONSERVATION AREA

Application no Y17/0918/SH
Location STREET RECORD, CLIFTON GARDENS & LANGHORNE GARDENS
Proposal WORKS TO TREES WITHIN A CONSERVATION AREA COMPRISING OF FELLING OF ONE RAYWOOD ASH (T1) AND ONE ZELKOVA (T2) BOTH LOCATED OUTSIDE LANGHORNE GARDENS, ONE ZEKLOVA (T3) AND ONE ALDER (T4) BOTH LOCATED OUTSIDE THE CLIFTON HOTEL, ONE SWEDISH WHITEBEAM (T5) LOCATED OUTSIDE 8 CLIFTON GARDENS AND ONE PEAR (T6) LOCATED OUTSIDE 9 CLIFTON GARDENS AND FOLLOWED BY THE PLANTING OF AT LEAST TEN SEMI MATURE NATIVE TREES WITH A MINIMUM GIRTH OF 25/30 CENTIMETRES

Application no Y17/0926/SH
Location 8 BARRACKS CLOSE
Proposal VARIOUS PRUNING WORKS TO THREE SYCAMORES SUBJECT OF TREE PRESERVATION ORDER NO 4 OF 2012

AMENDED

Application no Y16/1191/SH
Location 84 CHERITON HIGH ST
Proposal ERECTION OF A TWO STOREY BLOCK OF 5 RESIDENTIAL FLATS INCORPORATING THE CHANGE OF USE OF THE FIRST FLOOR FROM STORAGE TO RESIDENTIAL FOLLOWING DEMOLITION OF EXISTING SINGLE STOREY WORKSHOP BUILDING

KENT COUNTY COUNCIL
CONSULTATION ON PROPOSED ZEBRA CROSSING – SANDGATE ROAD
The committee's views are sought.



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.
 - d) Where appropriate, seek Section 106 or CIL agreements for new developments to encourage planning gain as a method of benefiting the community.
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.





Mrs Jennifer Childs
Town Clerk
Folkestone Town Council
The Town Hall
1-2 Guildhall Street
Folkestone
Kent
CT20 1DY

Kent County Council
Schemes Planning and Delivery
Ashford Highway Depot
Javelin Way
Ashford
Kent
TN24 8AD

Email: Traffic.schemes@kent.gov.uk
Telephone: 03000 418181
Ask for: Richard Heaps
Our ref: 17/18-LTP-SH-383
Date: 24 July 2017

Dear Sir / Madam,

Consultation on Proposed Zebra Crossing – Sandgate Road, Folkestone

Where will the work take place?

At the existing pedestrian refuge (traffic island) outside the Royal Bank of Scotland and near the junction with Manor Road.

Why do we want to carry out this work?

Following a recent crash in which a lady received fatal injuries, a petition was received from local residents. Having considered the comments made and upon investigation any other incidents at this location, Kent Council has agreed to investigate installing a controlled pedestrian crossing at this location in the form of a zebra crossing.

What does this scheme involve?

This scheme involves:

- The installation of a new zebra crossing with associated orange flashing beacons and tactile paving on each side of the road.
- Application of a high friction surfacing on each approach to the proposed crossing.
- The removal of the two disabled bays to improve sight lines at the crossing. The is space will be filled in to create footway area and prevent parking. It is proposed that these bays will be replaced.

To ensure that pedestrians can cross the road in one movement, the existing pedestrian island would be removed, and the footpath on the south east side of the road (outside Thanet Bedz) widened to reduce the crossing distance.

A plan of the proposal is enclosed for your information.

Scheme Implementation

We would like to hear from you, should you wish to support these proposals, if you have any related transport concerns or other points that you feel are appropriate to be considered as part of the progression of this scheme.

How to Contact us?

You can also see the proposals online at www.consultations.kent.gov.uk. Please contact us using the details at the top of this letter.

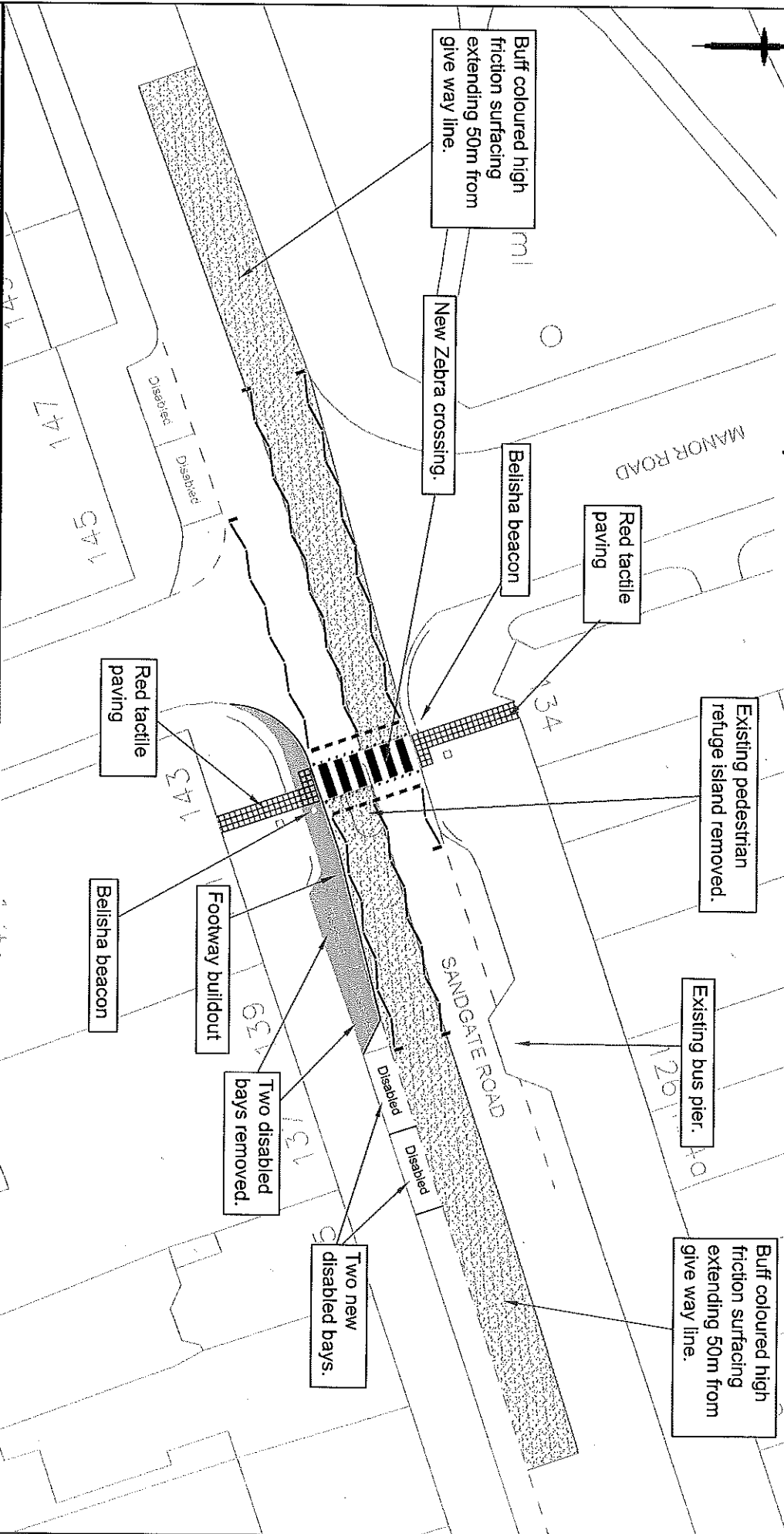
For further information you can call Kent County Council Highways and Transportation on our 24hr helpline 03000 418181 quoting "Sandgate Road Pedestrian Crossing". Please contact us with any comments before the consultation deadline of **Monday 21 August 2017**.

Yours faithfully,



Richard Heaps
Scheme Project Manager

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Ordnance Survey 100019238.



0	19/7/17	Drawing created.	DRB		
Rev	Revision Date	Purpose of revision	Drawn	Checked	Approved
This drawing is not to be used in whole or part other than for the intended purpose and project as defined on this drawing. Refer to the contract for full terms and conditions.					

Project		Drawing title		Drawing status	
SANDGATE ROAD, FOLKESTONE ZEBRA CROSSING		PROPOSED GENERAL LAYOUT		FOR CONSULTATION	
Kent County Council		Kent County Council		Kent County Council	
Asford Highway Depot Harwood Industrial Estate Asford TN24 9AD Tel: 03000 418181		Scale		Do not scale	
		1:400 at A4			
		Drawing number		Rev	
		1718-LTP-SH-383-001		0	

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