

Folkestone Town Council



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Date of Publication: 24 August 2017

AGENDA

Meeting: **Planning Committee**
Date **Thursday 31 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 – 10th August 2017**
To receive the Minutes of the meeting of the Planning Committee held on 10th August 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. **RIGHTS OF WAY IMPROVEMENT PLAN – SURVEY**
Councillors are invited to complete an online survey reviewing the “Rights of Way Improvement Plan”, the closing date is 17th September, see attached information.
7. **LOCAL FLOOD RISK MANAGEMENT STRATEGY – CONSULTATION**
Councillors are invited to give views on the draft “Local Flood Risk Management Strategy”, the closing date is 8th October, see attached information.
8. **PREMISES LICENSE**
9. **AGENDA ITEMS FOR NEXT MEETING**
10. **DATE OF NEXT MEETING**
Thursday 21st September 2017

Folkestone Town Council

Minutes of the Planning Committee Meeting held on Thursday 10 August 2017 at the Town Council Offices, The Town Hall, 1-2 Guildhall Street, Folkestone.

PRESENT: Councillors Neil Jones, Jacqui Meade, Martin Salmon, Richard Theobald, Richard Wallace and Roger West

Councillor Richard Wallace welcomed Councillor Jacqui Meade to the Committee in place of Councillor Brian Copping.

OFFICERS PRESENT: Toni Brenchley (Corporate Support Officer)

1. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Claire Jeffrey and Carol Sacre.

2. DECLARATIONS OF INTEREST

Application Y17/0710/SH

Councillor Richard Wallace declared that he was involved with Go Folkestone in a campaign to retain the Garden Centre at Jointon Road, but he felt that this wasn't a prejudicial interest as he acknowledged current planning policy.

All Councillors advised they had been lobbied by local residents.

3. PLANNING COMMITTEE MEETING 20 July 2017

The Committee was asked to receive the Minutes of the meeting of the Planning Committee held on 20 July 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 20 July 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 Richard Theobald

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

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

Application no	Y17/0710/SH
Location	Ingles Meadow Garden Centre, Jointon Road
Proposal	Full planning application for the erection of 40 no. dwellings and associated access, parking, landscaping and open space.
Comment	Object – The Committee has ascertained that CIL money should be applicable to this development. It instructs the Town Clerk to seek a CIL agreement with SDC. The proposed development is an improvement on previous layouts. Given that the principle of development with up to

40 dwellings is established by outline permission, the Committee cannot object other than in details.

However, it does object in the following matters:

The showpiece tree avenue to Ingles Manor will in the opinion of Councillors on inspection be too sparse if all the trees proposed for removal are chopped down without replacement. The artists' impression on the main plans gives an impression that existing trees stretch across the avenue, which is wrong. Councillors would appreciate a joint inspection with Shepway which has not yet been possible due to the holiday period.

The Committee would expect public open space to be handed to Shepway District Council at the earliest opportunity.

The Committee is surprised that an analysis of a project of this quality and likely sale price proves to be non-viable with any affordable housing at all.

The majority of Councillors asked for 12 affordable dwellings to be provided here or elsewhere.

The Committee is concerned that the loss of trees and the hard surfacing will worsen the existing surface water drainage problems already visible, particularly at the corner of Shorncliffe Road and Castle Hill Avenue. Local inhabitants have made representation to Town Councillors on this.

Proposed: Councillor Roger West

Seconded: Councillor Jacqui Meade

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

Application no	Y17/0839/SH
Location	138 Dolphins Road
Proposal	Erection of a single storey front, side and rear extension following demolition of existing garage. Alternative to that approved Y17/0445/SH
Comment	No objection
Application no	Y17/0843/SH
Location	West House, Pent Road, Shearway Business Park
	Erection of an extension to existing warehouse
Comment	No objection
Application no	Y17/0845/SH
Location	Love World Conference Centre, Cheriton High Street
Proposal	Change of use of exhibition centre and 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
Comment	No objection
Application no	Y17/0850/SH
Location	Santa- Maria, Canterbury Road

Proposal	Erection of rear extension and construction of first floor along with the erection of a double garage (re-submission of Y17/0131/SH).
Comment	No objection – The Committee does not particularly like the design but has no objection provided the neighbours do not object
Application no	Y17/0869/SH
Location	49 Wear bay Crescent
Proposal	3 Metre overall crown reduction of a walnut subject of Tree Preservation Order No.15 of 2006
Comment	No objection – This is a very attractive tree but the Committee has no objection subject to the views of the Tree Officer
Application no	Y17/0882/SH
Location	1B Sandgate Road
Proposal	Removal of roof window and installation of new dormer window to front roof slope
Comment	No objection
Application no	Y17/0884/SH
Location	Carlton Leas, The Leas
Proposal	Felling of pine tree situated within a conservation area
Comment	No objection – The Committee would expect the overpowering tree to be replaced with a more appropriate species
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 Industrial Estate road 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).
Comment	No objection – The Committee has no objection to the use and layout of the units. However it is very concerned that the access is poor. Ultimately the corner of Caesars Way will need improvement or better still a new access be created via Shearway Business Park. Strict delivery controls will be required even when the units are built and in operation.
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
Comment	No objection – subject to the views of the Tree Officer

Application no Y17/0918/SH
Location Street Record, Clifton Gardens and Langhorne Gardens,
Proposal Works to trees situated within a conservation area comprising of felling of one raywood ash (T1) and one zelkova (T2) both located outside 1 Langhorne Gardens, one zelkova (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.

Comment **Object – The Committee is doubtful because this seems to come from a new owner to the Clifton Hotel and the previous owner never complained. It is fair to say that one tree seems to lift the pavement too much but most require only crown reduction. Any felling should be replaced in the 10:6 proportion suggested.**

Application no Y17/0926/SH
Location 8 Barracks Close
Proposal Various pruning to three sycamores subject of Tree Preservation Order No.4 of 2012

Comment **No objection**

AMENDED

Application no Y16/1191/SH
Location 84 Cheriton High Street
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

Comment **The Committee remains concerned that the lack of parking provided in such a busy location but withdraws its earlier objection in view of there being some changes.**

KENT COUNTY COUNCIL

CONSULTATION ON PROPOSED ZEBRA CROSSING – SANDGATE ROAD

Comment **The Committee strongly objects to this proposal unless parking spaces are provided to replace those lost to disabled parking. The Committee has already approved an application from Sainsbury's which, inter alia, provided spaces on the east side of Manor Road opposite the Garden of Remembrance. This should be implemented.**

Town and Country Planning Act 1990

The Shepway (Land at 5 Earlscliffe Mews, Shorncliffe Road, Folkestone)

Tree Preservation Order No: 10 of 2017

Comment **Noted**

5. PREMISES LICENSE

No submissions received although Shepway District Council have confirmed they will be circulating the required information each Friday.

The Chairman indicated that the Committee remained unhappy about the licencing situation on the Bank Bar in Castle Hill Avenue, but no further correspondence had been received. Enquiries to be made on the current situation.

6. REVIEW OF THE TERMS OF REFERENCE

Revised Terms of Reference were circulated, relating mainly to the review of Community Infrastructure Levy cases being incorporated.

RESOLVED: That the revised Terms of Reference, agreed by the Planning Committee to include review of CIL conditions, to be referred for approval to Full Council.

Proposed: Councillor Roger West

Seconded: Councillor Richard Theoblad

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

7. AGENDA ITEMS FOR NEXT MEETING

There were no agenda items put forward for the next meeting.

8. DATE OF NEXT MEETING

Thursday 31st August 2017

..... Chairman
31st August 2017

FOLKESTONE TOWN COUNCIL

Planning Applications for the meeting of the Planning Committee on Thursday 31st August 2017 at 7pm

Application no Y17/0759/SH
Location 22 Guildhall Street
Proposal Change of use from shop (class A1) to a mixed use of café/restaurant and hot food takeaway (class A3 – A5) together with the installation of a new frontage

Application no Y17/0811/SH
Location 28-30 Sandgate Road
Proposal Change of use and conversion of the existing second and third floor to four self-contained flats (2x 1 bedroom flats and 2x 2 bedroom flats) including new first floor windows to the south-east elevation and new access/bin store arrangements on ground floor and first floor levels

Application no Y17/0814/SH
Location Flat A 6 Albion Villas
Proposal Retrospective application for change of use and conversion of the existing ground and lower ground floor maisonette into two self-contained flats together with the construction of a balcony area and replacement of upvc rear door and window with timber (Resubmission of Y13/0333/SH)

Application no Y17/0863/SH
Location 16 Wear Bay Road
Proposal Change of second floor window to door with a balcony

Application no Y17/0886/SH
Location Land adjoining 3 Millfield
Proposal Section 73 application to vary condition 2 (approved plans) of planning permission Y15/1164/SH (erection of a terrace of 3 x three-storey town houses) for a change in position of the building and a change to the eave detail to plot C.

Application no Y17/0905/SH
Location 18 Biggins Wood Road
Proposal Erection of a single storey flat roof rear extension following the demolition of the existing rear extension

Application no Y17/0920/SH
Location Church & Dwight UK Ltd Bowls Well Gardens
Proposal Erection of a front extension to unit 1 to create an air lock and cover to conveyor belt

Application no Y17/0924/SH
Location 78 – 80 Coolinge Road

Proposal	Change of use from residential care home (class C2 use) to 2 x supported living accommodation (class C3B)
Application no	Y17/0953/SH
Location	334 – 336 Cheriton Road
Proposal	Alterations to filling station forecourt canopy to provide increase in height
Application no	Y17/0954/SH
Location	157 Wear Bay Road
Proposal	Installation of doors and balcony to first floor rear elevation, conversion of existing garage to living accommodation and pitching of garage roof
Application no	Y17/0996/SH
Location	Bouverie Mansions 87 – 89 Bouverie Road West
Proposal	3 metre overall crown reduction and 15% crown thin of a sycamore situated within a conservation area
Application no	Y17/0997/SH
Location	Westbourne Lodge 146 Sandgate Road
Proposal	Works to trees situated within a conservation area comprising of felling of two sycamores and elder stems within a hedgerow

Georgina Wilson

From: Jennifer Childs
Sent: 14 August 2017 13:45
To: Vicky Deakin; Georgina Wilson
Subject: FW: [rightsofwayimprovements] Rights of Way Improvement Plan Stakeholders - Invitation to Join

Please add to the next planning agenda, thnx.

From: Kent County Council Consultations (do not reply) [mailto:do-not-reply@consultations.kent.gov.uk]
Sent: 11 August 2017 13:12
To: Jennifer Childs
Subject: [rightsofwayimprovements] Rights of Way Improvement Plan Stakeholders - Invitation to Join

Kent County Council Consultations

Rights of Way Improvement Plan Stakeholders

You've been invited to participate in the **Rights of Way Improvement Plan Stakeholders** consultation by the consultation manager, Hannah Lucey.

This consultation is open from 11 Aug 2017 at 10:00 to 17 Sep 2017 at 23:59.

Dear Parish Council,

Kent County Council's Public Rights of Way and Access Service is reviewing its Rights of Way Improvement Plan which will be consulted on in late 2017/early 2018.

The Plan will cover how our Rights of Way are used and what changes are required to meet the needs of Kent's residents and visitors over the next 10 years.

Prior to this consultation, we have commissioned an independent market research agency to conduct a study on the views of Kent's residents who use Public Rights of Way and those that do not. Please circulate this survey so that your residents can have their say on their Rights of Way: <http://explorekent.org/blog/2017/08/11/say-public-rights-way/>

We are also inviting Parish Councils to complete a more detailed stakeholder survey, to call upon your specialist knowledge and experience to help guide our future Plan. Please complete the following survey by 17th September: www.consultations.kent.gov.uk/consult.ti/rightsofwayimprovements

Please be aware that you will need to register to the consultation directory in order to view and respond and note this is a private stakeholder survey for Parish Council's only and should not be circulated to residents.

If you have any issues accessing the survey or require a hard copy, please contact Denise Roffey: denise.roffey@kent.gov.uk

Yours faithfully,
KCC's Engagement and Consultation Team

Participate in this consultation

To change your email alerts, please visit the website

Georgina Wilson

From: Jennifer Childs
Sent: 21 August 2017 13:29
To: Georgina Wilson
Subject: FW: [LocalFloodRiskManagementStrategy] Local Flood Risk Management Strategy 2017-2023 - Invitation to Join

For planning, thnx.

From: Terry Martin [mailto:chief.executive@kentalc.gov.uk]
Sent: 21 August 2017 12:39
Subject: FW: [LocalFloodRiskManagementStrategy] Local Flood Risk Management Strategy 2017-2023 - Invitation to Join

Dear Member Councils

Please see the notification below from Kent County Council on their draft Local Flood Risk Management Strategy 2017-2023. The deadline for comments to KCC is 8 October. If you do reply to the consultation, can you please copy us in so that we can consider it when making our own response.

Kind Regards

Terry Martin
Chief Executive
Kent Association of Local Councils
Tel 01304 820173
Website: www.kentalc.gov.uk

From: Kent County Council Consultations (do not reply) [mailto:do-not-reply@consultations.kent.gov.uk]
Sent: 17 August 2017 10:12
To: Terry Martin <chief.executive@kentalc.gov.uk>
Subject: [LocalFloodRiskManagementStrategy] Local Flood Risk Management Strategy 2017-2023 - Invitation to Join

Kent County Council Consultations

Local Flood Risk Management Strategy 2017-2023

You've been invited to participate in the **Local Flood Risk Management Strategy 2017-2023** consultation by the consultation manager, Hannah Lucey.

This consultation is open from 16 Aug 2017 at 12:00 to 8 Oct 2017 at 23:59.

Dear Sir or Madam,

As you have previously expressed an interest in receiving information on Consultations regarding Environment and countryside and General Interest you may be interested in the following:

Kent County Council is the Lead Local Flood Authority for Kent and we are seeking your views on our draft Local Flood Risk Management Strategy. It sets out how local flood risks will be managed in the county by the authorities involved.

This consultation closes on 8th October. Visit www.kent.gov.uk/localfloodrisk to find out more.

