

Folkestone Town Council



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Date of Publication: 14 September 2017

AGENDA

Meeting: **Planning Committee**
Date **Thursday 21 September 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 – 31st August 2017**
To receive the Minutes of the meeting of the Planning Committee held on 31st 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)



LOCAL COUNCIL
AWARD SCHEME
QUALITY GOLD

5. LATE PLANNING APPLICATIONS

To view any applications received since the preparation of the agenda.

6. UPDATE ON RIGHTS OF WAY IMPROVEMENT PLAN – SURVEY

Councillors were previously invited to complete an online survey reviewing the “Rights of Way Improvement Plan”, the closing date was 17th September.

7. UPDATE ON Y17/0710/SH – INGLES MEADOW GARDEN CENTRE

8. PREMISES LICENCES

9. AGENDA ITEMS FOR NEXT MEETING

10. DATE OF NEXT MEETING

Thursday 12th October 2017

Folkestone Town Council

Minutes of the Planning Committee Meeting held on Thursday 31 August 2017 at the Town Council Offices, The Town Hall, 1-2 Guildhall Street, Folkestone.

PRESENT: Councillors Claire Jeffrey (left at 8.00pm), Neil Jones, Jacqui Meade, Carol Sacre, Richard Theobald and Richard Wallace (Chair)

OFFICER PRESENT: Toni Brenchley (Corporate Support Officer)

1. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Martin Salmon and Roger West

2. DECLARATIONS OF INTEREST

Item 8 Premises Licence – Suna

Councillors Claire Jeffrey, Neil Jones, Jacqui Meade and Richard Wallace (Chair) advised they had been lobbied by a local resident in relation to this application.

Item 7 – Local Flood Risk Management Strategy

Councillor Carol Sacre declared an interest being a member of the Downs Road Flood Forum

3. PLANNING COMMITTEE MEETING 10 August 2017

The Committee was asked to receive the Minutes of the meeting of the Planning Committee held on 10 August 2017 and to authorise the Chairman of the Committee to sign them as a correct record.

Y17/0710/SH Ingles Meadow Garden Centre

The Chairman agreed to try and arrange a meeting with Planning Officers about FTC's objections. Several Councillors indicated they would like to attend.

Y17/0918/SH Street Record, Clifton Gardens and Langhorne Gardens

Councillor Richard Wallace advised that he had been in touch with the Kent Tree Officer who is in favour of the scheme with 5 or 6 trees being replanted either side of the road. It was also confirmed that the big tree was causing damage. It was probably on this clarification that FTC's objection would be withdrawn. Councillor Wallace to discuss with SDC's Tree Officer.

RESOLVED: That the Minutes of the meeting of the Planning Committee held on 10 August 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 Y17/0759/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
Comment Support – Guildhall Street is in a parlous state. Any attempt to improve occupancy is supported.

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
Comment The Committee supports residential use for different areas in principle but has grave concerns about the lack of parking provision.

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)
Comment No objection

Application no Y17/0862/SH
Location Europa House 49 Sandgate Road
Proposal Installation of replacement UPVC windows, installation of additional windows to the third, fourth and ninth floor together with external render to existing concrete walls
Comment No objection

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

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.

Comment	Object – The Committee objects pending the Chair having discussions with the District Officers about the widespread objections of neighbours.
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
Comment	No objection
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
Comment	No objection
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)
Comment	No objection
Application no	Y17/0953/SH
Location	334 – 336 Cheriton Road
Proposal	Alterations to filling station forecourt canopy to provide increase in height
Comment	Object – The alteration is presumably to allow larger lorries to use its PFS. There are dwellings close to the rear. The Committee is concerned about turning circles, views and any additional illumination. Should KCC Highways be contacted about concerns? Objection subject to further explanation
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
Comment	No objection
Application no	Y17/0981/SH
Location	Church & Dwight UK Ltd Bowles Well Gardens
Proposal	Erection of detached security gate house at site entrance
Comment	No objection
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
Comment	No objection – Subject to the views of the Tree Officer

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
Comment Object – One of the sycamores does not appear to be close to the building. The Committee objects subject to further discussions with the Tree Officer

Application no Y17/1005/SH
 Location 79 – 81 Cheriton High Street
 Proposal Change of use and conversion of building to retain ground floor retail unit and one x2 bedroomed flat and three x1 bedroomed flats, together with the erection of a two storey rear extension, rear dormer window and other external alterations
Comment No objection to the scheme in principle but the Committee assumes Broomfield Car Park can't be limitless and on-site parking should be provided

Application no Y17/1020/SH
 Location 46 Foreland Avenue
 Proposal Installation of a first floor rear balcony
Comment No objection

The Committee raised concern at the number of new residential units in the Town Centre and the lack of parking.

RESOLVED: Representatives of FTC Planning Committee to meet with SDC Officers to discuss the provision of parking for new residential units in the Town Centre

Proposed: Councillor Claire Jeffrey

Seconded: Councillor Carol Sacre

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

Councillor Claire Jeffrey left the meeting at 8.00pm but supported the objection to the licence extension on 13-15 West Terrace.

5. RIGHTS OF WAY IMPROVEMENT PLAN – SURVEY

Committee to put together a stakeholder survey detailing areas of concern.

6. LOCAL FLOOD RISK MANAGEMENT STRATEGY – CONSULTATION

Councillors to give views on the draft “Local Flood Risk Management Strategy”, by the closing date of 8th October.

Councillor Carol Sacre to provide Councillor Richard Wallace with information on her concerns relating to the rain gardens in Downs Road.

7. PREMISES LICENCE

Premises Suna – 13-15 West Terrace

New/Variation Major variation, increase the hours to sell alcohol

Comment

Object - This is an attractive unit but is underneath a block of residential flats and opposite other residential units. There is a history of referrals and the Committee objects.

8. AGENDA ITEMS FOR NEXT MEETING

- Update on Rights of Way Improvement Plan Survey
- Update on Y17/0710/SH Ingles Meadow Garden Centre

9. DATE OF NEXT MEETING

Thursday 21st September 2017

..... **Chairman**
21st September 2017

FOLKESTONE TOWN COUNCIL

Planning Applications for the meeting of the Planning Committee on Thursday 21st September 2017 at 7pm

Application no	Y17/0698/SH
Location	C F Joinery Forge Yard Bradstone Road
Proposal	Extension of existing workshop building to provide a live work unit consisting of ground floor workshop space and residential accommodation above
Application no	Y17/0712/SH
Location	62 Shorncliffe Road
Proposal	Conversion of existing single-storey building into a dwelling to the rear of 62 Shorncliffe Road
Application no	Y17/0743/SH
Location	Agapornis Crete Road West
Proposal	Change of use of land from agriculture to the keeping of horses and the erection of 20x60m horse menage with timber fence and gate
Application no	Y17/0891/SH
Location	32 Julian Road
Proposal	Change of use of the building to a seven bedroom care home (use class C2), together with the erection of a two storey rear extension and free standing garden building
Application no	Y17/0906/SH
Location	Turnbull Place Ingles Road
Proposal	Fell one holm oak (T2) and pollard back to previous pollard points of one holm oak (T2), both subject of tree preservation order No 11 of 1995
Application no	Y17/0927/SH
Location	34 Julian Road
Proposal	Erection of a pair of semi-detached houses with associated access and landscaping
Application no	Y17/0959/SH
Location	33 Warren Road
Proposal	Retrospective application for the erection of a 2.35m high boundary fence, trellis above existing boundary wall and rear canopy
Application no	Y17/0999/SH
Location	Land adjoining Concept Court Shearway Road Shearway Business Park
Proposal	Section 73 application for variation of condition 2 of planning permission Y14/0842/SH to amend the approved finished ground levels around and including blocks C and E (in plot 5) so as a result land levels remain closer to existing ground levels. Condition number: 2. Conditions Removals: Condition 2 – variation to submitted plans.

A material amendment is sought for the proposed levels to blocks C and E in order to minimise the muckaway from site and reduce the flood risk from pent stream. The proposal raises the floor level of the buildings by approx. 800mm. Levels shown to blocks C and E on approved drawings D-002, D-004, D-005, D-010 to be superceded by submitted drawings SP-012, Sc-002.

Application no	Y17/1008/SH
Location	36 Welson Road
Proposal	Construction of a first floor side/rear extension incorporating a first floor balcony, construction of a first floor roof extension to the side elevation, together with other external alterations (resubmission of Y16/0936/SH)
Application no	Y17/1014/SH
Location	Majestic House Bouverie Road West
Proposal	Display of one internally illuminated fascia sign, one internally illuminated, vinyl window graphics and one non-illuminated ATM surround
Application no	Y17/1036/SH
Location	65b Wear Bay Crescent
Proposal	Replacement UPVC windows
Application no	Y17/1044/SH
Location	Clifton Hotel 1-6 Clifton Gardens
Proposal	Demolition of existing entrance canopies and provision of new entrance canopy, reinstatement of external steps to the south elevation. Resubmission of Y17/0499/SH
Application no	Y17/1055/SH
Location	45 Bouverie Road West
Proposal	Reduction to approximately 2 metres in height of a damson tree situated within a conservation area
Application no	Y17/1061/SH
Location	The Terrace Cherry Garden Avenue
Proposal	Crown lift to 7 metres of a macrocarpa subject of tree preservation order No 8 of 2008
Application no	Y17/1088/SH
Location	16 Cliff Road
Proposal	Erection of a double garage following removal of existing greenhouse

Reference	Application Date	Premise	Type of Application	Description	closing date for representation
WK/201724277	31 August 2017	Uno Mas, 29 The Old High Street, Folkestone, Kent, CT20 1RL.	Premise Grant	- small kiosk at top of Old High Street with outside seating area	28 September 2017