

# Folkestone Town Council



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## AGENDA

Meeting: **Planning Committee**  
Date: **Thursday 2 November 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 – 12<sup>th</sup> October 2017**  
To receive the Minutes of the meeting of the Planning Committee held on 21<sup>st</sup> October 2017 and authorise the Chairman of the Committee to sign them as a correct record.
- 4. FORMER ROTUNDA SITE PLANNING APPLICATION**  
Agents will attend the meeting to give further information on the application.
- 5. APPLICATIONS FOR**



**CONSENT, APPEALS, PLANS TO**

## **DEVELOPMENT CONTROL COMMITTEE AND LICENSING**

(See attached list)

### **6. LATE PLANNING APPLICATIONS**

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

### **7. PREMISES LICENCES**

### **8. KCC HIGHWAYS TRACKER SURVEY 2017**

KCC have invited Town Councillors to give feedback on the Highways and Transportation service they deliver, closing date is 1<sup>st</sup> December. Brought forward from previous meeting.

### **9. STREET PARKING – IDEAS ON HOW TO IMPROVE PARKING AROUND THE TOWN CENTRE**

Brought forward from the last meeting.

### **10. POSSIBLE CONSULTATION ON STREET PLANS AND ONE WAY SYSTEMS**

Brought forward from the last meeting.

### **11. AGENDA ITEMS FOR NEXT MEETING**

### **12. DATE OF NEXT MEETING**

Thursday 23<sup>rd</sup> November 2017

## Folkestone Town Council

**Minutes of the Planning Committee Meeting held on Thursday 12 October 2017 at the Town Council Offices, The Town Hall, 1-2 Guildhall Street, Folkestone.**

**PRESENT: Councillors Neil Jones, Jacqui Meade, Carol Sacre, Martin Salmon, Richard Theobald, Richard Wallace (Chair) and Roger West.**

**OFFICERS PRESENT:** Georgina Wilson (Admin Officer)

**1. APOLOGIES FOR ABSENCE**

No apologies for absence were received.

**2. DECLARATIONS OF INTEREST**

There were no declarations of interest.

**3. PLANNING COMMITTEE MEETING 21<sup>st</sup> September 2017**

The Committee was asked to receive the Minutes of the meeting of the Planning Committee held on 21<sup>st</sup> September 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 21<sup>st</sup> September 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:7, Ag:0, Ab: 0

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

Application no	Y17/0978/SH
Location	22 Channel Close
Proposal	Conversion of integral garage to living accommodation and the installation of window
<b>Comment</b>	<b>No objection</b>

Application no	Y17/0979/SH
Location	35 Millfield
Proposal	Internal alterations to convert existing maisonette (second floor and roof level) into two 1 bedroomed flats, including installation of a rooflight
<b>Comment</b>	<b>No objection</b>

Application no	Y17/1017/SH
Location	9 Victoria Grove
Proposal	Change of use of residential dwelling into 4 no self contained flats together with other external alterations

<b>Comment</b>	<b>No objection</b>
Application no	Y17/1080/SH
Location	Flat 2 27 Kingsnorth Gardens
Proposal	Change of use and conversion of existing first and second floor maisonette into two self contained flats together with replacement of two ground floor windows
<b>Comment</b>	<b>No objection provided provided windows are inkeeping.</b>
Application no	Y17/1082/SH
Location	17a The Old High Street
Proposal	Lawful development certificate (proposed) for the conversion of 2 x 1 bedroom self-contained flats to a 1 x 2 bedroom duplex unit & associated internal works
<b>Comment</b>	<b>No objection</b>
Application no	Y17/1090/SH
Location	Clifton Hotel 1 – 6 Clifton Gardens
Proposal	Demolition of existing west elevation side extension and provision of new side extension, associated works and redecorations
<b>Comment</b>	<b>No objection</b>
Application no	Y17/1092/SH
Location	91 Harcourt Road
Proposal	Erection of two storey rear and front/side extensions incorporated under a new roof of the main house and erection of single storey front and side extensions and a 2.4m high boundary wall and fence, together with erection of a detached garage and formation of a new vehicular access and driveway
<b>Comment</b>	<b>No objection</b>
Application no	Y17/1099/SH
Location	Former Rotunda Amusement Park Marine Parade
Proposal	Section 73 application for removal of conditions 41 (provision of sea sports centre) and 42 (provision of beach sports centre) and for the variation of conditions 4 (reserved matters), 6 (phasing), 7 (reserved matters details), 15 (public realm), 16 (play space/amenity facilities), 18 (public toilets), 21 (wind flow mitigation), 23 (heritage assets), 25 (bus stop) and 37 (wave wall) of planning permission Y12/0897/SH (outline planning application with all matters (access, scale, layout, appearance, landscaping) reserved for the redevelopment of the harbour and seafront to provide a comprehensive mixed use development comprising up to 1000 dwellings (C3), up to 10,000 square metres of commercial floorspace including A1, A3, A4, A5, B1, D1 and D2 uses as well as seasports and beach sports facilities. Improvements to the beaches, pedestrian and cycle routes and accessibility into, within and out of the

	seafront and harbour, together with associated parking, accompanied by an environmental statement) to enable changes to the plot shapes, footprints, maximum height, changes to parameter plans, levels, parking arrangements, and alterations to the environmental statement.
<b>Comment</b>	<b>Object – The majority of the Committee were unhappy about the extent of the changes to the original permission and needs someone to come along and speak to the Committee. They appear to be removing conditions with changes “to be confirmed” (no 15, 16 etc in the Savills Report). The Committee doesn’t therefore know what it is agreeing to. The Committee is particularly anxious about the height of the buildings which should be well below the clifftop. The height of the blocks doesn’t seem to be related to the height of the cliff top which is not seemingly given. We object subject to a presentation being given. We would be available around 30<sup>th</sup> October but would prefer our next Committee meeting of 2<sup>nd</sup> November.</b>
Application no	Y17/1102/SH
Location	2 Grimston Gardens
Proposal	Replacement of 10 timber sash windows with 5 UPVC sash windows on the front elevation and 5 UPVC casement windows on side elevations, along with the installation of one set of bi-fold doors on the rear elevation.
<b>Comment</b>	<b>No objection</b>
Application no	Y17/1103/SH
Location	Eastern Apron Folkestone Harbour Harbour Approach Road
Proposal	Change of use from customs house (Sui-Generis) to museum/exhibition space (class D2), together with infill of existing openings and insertion of doors and glazing
<b>Comment</b>	<b>No objection</b>
Application no	Y17/1115/SH
Location	210 Shorncliffe Road
Proposal	Demolition of existing garage and erection of a side and rear extension, along with increase in roof height to create first floor living accommodation and the erection of a front boundary wall and gate (resubmission of Y16/0941/SH)
<b>Comment</b>	<b>No objection</b>
Application no	Y17/1116/SH
Location	The Range Firs Lane
Proposal	Crown reduction back to previous pruning points of four ash trees subject of tree preservation order no 6 of 1995
<b>Comment</b>	<b>No objection</b>
Application no	Y17/1132/SH

Location Proposal	Ground Floor Business Premises 113 Sidney Street Installation of Bank of Ireland ATM with reflective advertising collar surround to north elevation
<b>Comment</b>	<b>No objection</b>
Application no Location Proposal	Y17/1133/SH Ground Floor Business Premises 113 Sidney Street Display of one reflective advertising collar to surround ATM
<b>Comment</b>	<b>No objection</b>
Application no Location Proposal	Y17/1138/SH The Range Firs Lane Crown reduction back to previous pruning points of six ash trees subject of tree preservation order no 6 of 1995
<b>Comment</b>	<b>No objection</b>
Application no Location Proposal	Y17/1140/SH 11 Earls Avenue Erection of a garage and the installation of an area of hardstanding to the rear of the property along with the formation of a vehicle access onto a classified road
<b>Comment</b>	<b>Object – The Committee feels that the access is too close to the main road corner. It also feels that the surrounding gardens may well face flooding. The daylighting angles to Flat A must be checked. In a conservation area where blanket car parking of gardens is unacceptable.</b>
Application no Location Proposal	Y17/1142/SH Leas Cliff Hall Erection of a new bin enclosure
<b>Comment</b>	<b>No objection – the Committee is concerned that the bins will jut out and obstruct fun runners and pedestrians, but doesn't wish to formally object if there are no better sites. The Committee favours shielding the bins as much as possible rather than using railings. They are unsightly and should be concealed.</b>
Application no Location Proposal	Y17/1143/SH Leas Cliff Hall Listed building consent for the erection of a new bin enclosure
<b>Comment</b>	<b>No objection – see comment for Y17/1142/SH</b>
Application no Location Proposal	Y17/1144/SH The Crossways 4 Coolinge Lane and 4 Blenheim Place 5.5 metre crown lift of 2 x holm oaks, 4 x conifers, 1 x horse chestnut and 1 x sycamore, all subject of tree preservation order no 22 of 1988
<b>Comment</b>	<b>No objection</b>

Application no Y17/1171/SH  
Location 32 Risborough Lane  
Proposal Erection of single storey side extension  
**Comment No objection**

Application no Y17/1186/SH  
Location 2a Cherry Garden Lane  
Proposal Section 73 application for variation of condition 2 of planning permission Y16/0920/SH (erection of two storey front extension and two storey side and rear extension) to allow omission of roof windows to ground floor lean-to and inclusion of windows at ground floor level  
**Comment No objection**

Application no Y17/1188/SH  
Location Bannatynes Health Club Shearway Road Shearway Business Park  
Proposal Installation of install two rapid electric vehicle charging stations within the car park  
**Comment No objection**

Application no Y17/1222/SH  
Location Flats 1-42 Princes Gate Bayle Street  
Proposal Replacement of windows and doors with timber double glazed units (excluding ground floor shop front windows, doors or communal and flat front entrance doors)  
**Comment No objection**

#### **AMENDED**

Application no Y17/0403/SH  
Location 7 The Old High Street  
Proposal Section 73 application for the variation of condition 4 and removal of condition 5 of planning permission Y16/1125/SH (change of use from retail (A1) to mixed use of retail (A1), drinking establishment (A4) and exhibition space (D1)) to enable live/amplified music to be played on three days per week up to 10.30pm Sunday to Thursday and up to midnight on Friday and Saturday, and to enable refuse/recycling arrangements to be retained as existing  
**Comment Noted, maintain objection**

Application no Y17/0544/SH  
Location 50 Guildhall Street  
Proposal Erection of a four storey block fronting St Eanswythe Way comprising 4 self-contained flats and associated bicycle and bin store  
**Comment Object – There is nothing that shows what this looks like from Guildhall Street**

5. **PREMISES LICENCE**  
**Chummys – New premises licence – alcohol on and off sales**  
**No objection – reasonable hours.**
  
6. **KCC HIGHWAYS TRACKER SURVEY 2017**  
KCC have invited Town Councillors to give feedback on the Highways and Transportation service they deliver. Cllr R Wallace will report back on this at the next meeting.
  
7. **DCLG CONSULTATION – PLANNING FOR THE RIGHT HOMES IN THE RIGHT PLACE**  
The Department for Communities and Local Government issues a 6-week consultation with a closing date of 9<sup>th</sup> November. Cllr R Wallace will make a comment on behalf of the Committee.
  
8. **CONSULTATION ON OTTERPOOL PARK**  
Shepway District Council would welcome comments on the draft Charter for Otterpool Park. It was agreed that Councillors would make their own comments.
  
9. **STREET PARKING – IDEAS ON HOW TO IMPROVE PARKING AROUND THE TOWN CENTRE**  
Councillor Richard Theobald had produced a list of possible additional parking spaces, this list will be attached to the minutes and brought back to the next meeting for further discussion.
  
10. **POSSIBLE CONSULTATION ON STREET PLANS AND ONE WAY SYSTEMS**  
Bring back to the next meeting.
  
11. **AGENDA ITEMS FOR NEXT MEETING**
  - KCC Highways Tracker Survey
  - Street Parking
  - Possible consultation on street plans and one way system
  
12. **DATE OF NEXT MEETING**  
Thursday 2<sup>nd</sup> November 2017

..... **Chairman**  
**2 November 2017**



ADDITIONAL PARKING SPACES

East side of Manor Road opposite Garden of Remembrance	4
N/E corner of Manor Road 1 and by Sainsbury's 1	2
West corner of Manor Road near Sandgate Road	1
Bouverie Road West behind Sainsbury's, reduce Taxi rank	6
Bouverie Road West behind Sainsbury's add at end	1
Bouverie Place by Old Post Office, reduce Taxi rank	3
Bouverie Place by Old Post Office, add at north end	3
West side of Radnor Park Road, near playground	10
West side of West Terrace	4
Sandgate Road, at Garden of Remembrance	1
Sandgate Road, outside Santander	1
End of Shellon Street (1/2 either end of road if necessary)	1
West Terrace Taxi rank outside Argos	3
West side of Bouverie Square	3
South side of Bouverie Road near National Tyre Service	4
<b>TOTAL</b>	<b>47</b>
If influence can be put on landlord, then behind Debenhams perhaps	8

## FOLKESTONE TOWN COUNCIL

Planning Applications for the meeting of the Planning Committee on Thursday 2<sup>nd</sup> November 2017 at 7pm

Application no	Y17/0797/SH
Location	43 Sandgate Road
Proposal	Listed building consent for proposed internal extension of lightweight partitioned ATM room to house additional IDM unit with removal of 1 no. cashier counter and electrical and decoration works to affected areas
Application no	Y17/1137/SH
Location	15 Earls Avenue
Proposal	3 metre overall crown reduction and 15% crown thing of a sycamore situated within a conservation area
Application no	Y17/1159/SH
Location	Harvey Grammar School Cheriton Road
Proposal	Erection of two storey building as a replacement sixth form centre and learning resource centre, together with installation of a multi-use games area
Application no	Y17/1195/SH
Location	Pavilion Court Marine Terrace
Proposal	Installation of new cladding to all external walls
Application no	Y17/1210/SH
Location	Santa-Maria Canterbury Road
Proposal	Erection of rear extension and construction of first floor along with the erection of a double garage (resubmission of Y17/0850/SH)
Application no	Y17/1225/SH
Location	90 Joyes Road
Proposal	Erection of a single storey rear side extension
Application no	Y17/1239/SH
Location	Castle House Castle Hill Avenue
Proposal	Re pollard back to previous pollarding points of 5x sycamore trees and 4x lime trees all situated within a conservation area
Application no	Y17/1243/SH
Location	Fernley Court Guildhall Street & lane adjacent 1 The Mews Victoria Grove
Proposal	Erection of a single storey flat roof extension (on land adjacent 1 The Mews) incorporating existing store at Fernley Court to form artist work studio
Application no	Y17/1252/SH
Location	Flat 1 Belvedere Court 12 Trinity Crescent

Proposal Change of use and conversion of an existing semi-basement storage area to form additional living accommodation in connection with existing flat, together with installation of additional fenestration and other associated internal and external alterations

Application no Y17/1254/SH  
Location 13 Cherry Garden Lane  
Proposal Erection of a two storey side extension and single storey rear extension following demolition of existing garage and conservatory

Application no Y17/1260/SH  
Location 4 Chart Road  
Proposal Erection of single storey side and rear extension on footprint of existing raised verandah

Application no Y17/1264/SH  
Location Pedestrian Precinct Sandgate Road  
Proposal Use of land as a street market and for events

Application no Y17/1276/SH  
Location 26 Charles Crescent  
Proposal Erection of a first floor side extension

#### **ADDITIONAL INFORMATION**

Application no Y17/0953/SH  
Location 334-336 Cheriton Road  
Proposal Alterations to filling station forecourt canopy to provide increase in height





**COMPREHENSIVE MIXED USE DEVELOPMENT COMPRISING UP TO 1000 DWELLINGS (C3), UP TO 10,000 SQUARE METRES OF COMMERCIAL FLOORSPACE INCLUDING A1, A3, A4, A5, B1, D1 AND D2 USES AS WELL AS SEASPORTS AND BEACH SPORTS FACILITIES. IMPROVEMENTS TO THE BEACHES, PEDESTRIAN AND CYCLE ROUTES AND ACCESSIBILITY INTO, WITHIN AND OUT OF THE SEAFRONT AND HARBOUR, TOGETHER WITH ASSOCIATED PARKING, ACCOMPANIED BY AN ENVIRONMENTAL STATEMENT) TO ENABLE CHANGES TO THE PLOT SHAPES, FOOTPRINTS, MAXIMUM HEIGHT, CHANGES TO PARAMETER PLANS, LEVELS, PARKING ARRANGEMENTS, AND ALTERATIONS TO THE ENVIRONMENTAL STATEMENT.**

The case officer dealing with this application is Mr David Campbell who can be contacted on 01303 853495 or by e-mail at david.campbell@shepway.gov.uk.

**The views of our Council are as follows:-**

- Object
- No Objection/Comment
- Support

<b>Voting:</b>	
For	<input type="text" value="5"/>
Against	<input type="text" value=""/>
Abstentions	<input type="text" value="2"/>
Interest declared	<input type="text" value=""/>

**Comments:**

The majority of the committee was unhappy about the extent of the changes to the original permission + needs more to be done + speak to us. They seem to be raising conditions of the changes 'to be considered' (Nos 16, No 15 etc). The committee doesn't know what it is agreeing to. The committee is particularly anxious about the height of the development which should be well below the cliff top. The height of the blocks doesn't seem to be related to the height of the cliff top which is not necessarily given. We object subject to a presentation being given. We would be available across 20th October but would prefer 2nd ~~October~~ November.