

Folkestone Town Council



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AGENDA

Meeting: **Planning Committee**
Date **Thursday 14th February 2019**
Time **7.00pm**
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 – 24th January 2019**
To receive the Minutes of the meeting of the Planning Committee held on 24th January 2019 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 LICENCES**
7. **UPDATE ON PREVIOUS OBJECTIONS**
List of Objections from meetings on 9th January and 24th January 2019 attached.
8. **CIL MONIES – FOLKESTONE WEST RAILWAY STATION**
Email attached from the Town Clerk regarding the release of CIL monies for a proposed cycle parking scheme.
9. **AGENDA ITEMS FOR NEXT MEETING**
10. **DATE OF NEXT MEETING**
Thursday 7th March 2019

Folkestone Town Council

Minutes of the Planning Committee Meeting held on Thursday 24th January 2019 at the Town Council Offices, The Town Hall, 1-2 Guildhall Street, Folkestone.

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

OFFICER PRESENT: Toni Brenchley (Corporate and Civic Services Officer)

1. APOLOGIES FOR ABSENCE

There were no apologies received.

2. DECLARATIONS OF INTEREST

There were no declarations of interest.

3. PLANNING COMMITTEE MEETING 9th January 2019

The Committee was asked to receive the Minutes of the meeting of the Planning Committee held on 9th January 2019 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 9th January 2019 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 Wallace

Voting: F:7, Ag:0, Ab: 0

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

Application no	Y18/1416/FH
Location	The Old Gas Works Site Ship Street
Proposal	Retrospective application for art installation from Folkestone Triennial 2014 – green light, for a temporary period of three years

Closing date	
FHDC Officer	Isabelle Hills
Comment	No objection

Application no	Y18/1514/FH
Location	11 Ilex Road
Proposal	Outline application for the erection of 8 no. apartments following demolition of dwelling. All matters reserved except for landscaping (garden amenity space, bin and bicycles storage)

Closing date	4 th February 2019
FHDC Officer	Katy Claw
Comment	Object – Out of keeping, over intensive and lack of parking.

Application no	Y18/1559/FH
Location	Folkestone Academy Academy Lane
Proposal	Erection of detached, two storey teaching block
Closing date	4 th February 2019
FHDC Officer	Beth Lennon
Comment	Support
Application no	Y18/1560/FH
Location	Yon Farm Crete Road East
Proposal	Erection of single storey side, rear and front extensions, together with increase in height of the roof and insertion of front and rear dormers to provide additional living accommodation at first floor
Closing date	7 th February 2019
FHDC Officer	Alexander Kalorkoti
Comment	No objection
Application no	Y18/1612/FH
Location	200 Lynwood
Proposal	Conversion of garage to form additional living accommodation
Closing date	5 th February 2019
FHDC Officer	Katy Claw
Comment	No objection
Application no	Y18/1617/FH
Location	Three Hills Sports Park Cheriton Road
Proposal	Installation of athletic running track and field events, pavilion, 2 x football pitches and associated parking together with the relocation of dog walking facility
Closing date	12 th February 2019
FHDC Officer	Louise Daniels
Comment	Support provided flood lights are adequately screened from William Avenue
Application no	Y19/0008/FH
Location	First Floor Flat 28 Shorncliffe Road
Proposal	9 replacement windows on 2 nd floor
Closing date	31 st January 2019
FHDC Officer	Danielle Wilkins
Comment	No objection
Application no	Y19/0012/FH
Location	10 Corone Close
Proposal	Erection of a two storey rear extension with pitched roof and a single storey side extension with mono-pitched roof
Closing date	1 st February 2019
FHDC Officer	Isabelle Hills
Comment	No objection

Application no	Y19/0016/FH
Location	Land adjoining 86 to 88 Tontine Street
Proposal	Erection of part 3 storey and part 6 storey building comprising 50 no. studio apartments with associated access, parking and communal garden
Closing date	12 th February 2019
FHDC Officer	Louise Daniels
Comment	No objection provided that the affordable housing quota is met.

5. FORMER ROTUNDA SITE – Y18/1252/FH & BROCKMAN ROAD – Y18/1354/FH

Discussion took place on the procedure for notifying District of comments arising from Town Council meetings.

The following was reiterated to Councillors in relation to the Planning process:

- Any Councillor can raise issues in relation to an application at the Town Council Planning Committee meetings.
- Any District Councillor can call in an application.
- The Chairman of the Planning Committee, or any Town Councillor appointed by the Chairman, may speak on an application at the District Council Planning and Licensing Committee.
- Objections can only be dismissed in certain instances specified within the delegated authority of the Chief Planning Officer.
- If comments from Town Council are received a few days after the deadline date they would be taken on board whenever possible.

RESOLVED: That Councillor John Collier be copied into the email sent to District Planning after each meeting to follow up on objections with the relevant District Officers and feedback to Town Council Planning Committee meetings.

Proposed: Councillor Richard Theobald

Seconded: Councillor Roger West

Voting: F:6, Ag:0, Ab: 1

6. AGENDA ITEMS FOR NEXT MEETING

- **UPDATE ON PREVIOUS OBJECTIONS** (*this is to be a regular Agenda item*)
For 14th February meeting, objections to be listed from meetings on 9th and 24th January.

7. DATE OF NEXT MEETING

Thursday 14th February 2019

..... Chairman
14th February 2019

FOLKESTONE TOWN COUNCIL

Planning Applications for the meeting of the Planning Committee on Thursday 14th February 2019 at 7pm

Application no Y18/1520/FH
Location Annexe 15 Wiltie Gardens
Proposal Sub-division of dwelling and attached annexe to form two independent dwellings, including external alterations to fenestration
Closing date 15th February 2019
FHDC Officer Katy Claw

Application no Y18/1593/FH
Location 15 Woodfield Close
Proposal Erection of single storey side extension
Closing date 15th February 2019
FHDC Officer Alexander Kalorkoti

Application no Y19/0039/FH
Location 8 Kings Road
Proposal Erection of a replacement garage
Closing date 13th February 2019
FHDC Officer Danielle Wilkins

Application no Y19/0041/FH
Location Sainsbury's Park Farm Road
Proposal Advertisement consent for the display of eight new and replacement building, totem and vinyl signs at the Sainsbury's foodstore
Closing date 25th February 2019
FHDC Officer Piran Cooper

Application no Y19/0044/FH
Location Garden Flat 40 Earls Avenue
Proposal Installation of replacement UPVC windows to basement flat, resubmission of Y18/0058/SH
Closing date 14th February 2019
FHDC Officer Katy Claw

Application no Y19/0045/FH
Location 40 Cheriton Court Road
Proposal Alterations to existing garage to include raising the roof
Closing date 13th February 2019
FHDC Officer Danielle Wilkins

Application no Y19/0058/FH
Location 51 Downs Road
Proposal Erection of a single-storey rear extension with decking, following the removal of existing rear extension and decking
Closing date 18th February 2019
FHDC Officer Danielle Wilkins

Application no Y19/0069/FH
Location United Reformed Church South Kent Community Church Castle Hill Avenue
Proposal Listed building consent to replace the front entrance doors and fixed glazed panels
Closing date 21st February 2019
FHDC Officer Piran Cooper

Application no Y19/0070/FH
Location 36 Cornwallis Avenue
Proposal Erection of a single storey rear and side extension
Closing date 20th February 2019
FHDC Officer Isabelle Hills

Application no Y19/0079/FH
Location 1 Jointon Road and Palting House Trinity Road
Proposal Crown reduction of four limes and one sycamore all subject of tree preservation order No 1 of 1971
Closing date 19th February 2019
FHDC Officer Jo Daniels

Application no Y19/0087/FH
Location 85 Cheriton Road
Proposal Conversion of existing owners accommodation to the existing guest house to form a self-contained dwelling
Closing date 28th February 2019
FHDC Officer Beth Lennon

Application no Y19/0090/FH
Location Bus Shelter 3210 0005 opposite 38 Cheriton High Street
Proposal Advertisement consent for upgrade of paper advertising panels on bus shelter to a display of double sided digital advertising panels
Closing date 25th February 2019
FHDC Officer Piran Cooper

Application no Y19/0096/FH
Location 17 Manor Road
Proposal Change of use from office (Class B1) to physiotherapy treatment centre (Class D1) for part of lower ground floor
Closing date 27th February 2019
FHDC Officer Adam Tomaszewski

APPEALS

Application no Y17/1269/SH
Location 101a Dover Road
Proposal Certificate of lawful development (existing) for use of coach house as a self-contained residential dwelling (class C3)
Closing date 27th February 2019
FHDC Officer Llywelyn Lloyd

Application no	Y18/0862/FH
Location	Flat 5A, 14 Earls Avenue
Proposal	Replacement UPVC windows
Closing date	8 th March 2019
FHDC Officer	Llywelyn Lloyd

FOLKESTONE TOWN COUNCIL

Update on previous objections to be discussed at the meeting on 14th February 2019

Objections from meeting on 9th January 2019

Application no Y18/1566/FH
Location 79 Harcourt Road
Proposal Erection of a single storey side extension and rear and side conservatory
Closing date 11th January 2019
FHDC Officer Isabelle Hills
Comment **Object – the angles of lighting elevation may infringe neighbouring property, it is over bearing, it should be subject to investigations by the Environment Agency regarding flooding from Pent River Valley, the neighbouring garage currently regularly floods.**

Application no Y18/1515/FH
Location Lockup Garages Palmerston Street
Proposal Erection of 9 no. three-storey dwellings, following removal of the existing garage blocks (resubmission of planning application Y17/1249/SH)
Closing date 8th January 2019
FHDC Officer Katy Claw
Comment **Object due to lack of detailed plans/information, will reconsider on submission of detailed plans**

Application no Y18/1529/FH
Location Former Folkestone Youth Centre Shepway Close
Proposal Full planning application for the erection of 22 no. two storey dwellings and 2 no. three storey apartment blocks comprising 18 no. apartments with associated access, parking, private amenity space and public open space
Closing date 1st January 2019
FHDC Officer Beth Lennon
Comment **Object unless 30% of the development allows for social/affordable housing and the Committee express concern for larger vehicles access on the highway.**

Application no Y18/1576/FH
Location Land opposite Action Carpets Park Farm Road
Proposal Redevelopment of the site to provide a hotel (use class C1) together with a new vehicular and pedestrian access from Park Farm Road, parking, servicing and all hard and soft landscaping
Closing date 23rd January 2019
FHDC Officer David Campbell
Comment **Object unless KCC Highways approve**

Objections from meeting on 24th January 2019

Application no	Y18/1514/FH
Location	11 Ilex Road
Proposal	Outline application for the erection of 8 no. apartments following demolition of dwelling. All matters reserved except for landscaping (garden amenity space, bin and bicycles storage)
Closing date	4 th February 2019
FHDC Officer	Katy Claw
Comment	Object – Out of keeping, over intensive and lack of parking.

Toni Brenchley

From: Jennifer Childs
Sent: 04 February 2019 13:18
To: Georgina Wilson
Subject: For Planning Agenda

FHDC have contacted Council following a request made by South Eastern, who manage Folkestone West railway station, concerning the possible release of CIL monies as a match-fund component for a proposed cycle parking scheme at Folkestone West station as part of a cycle parking fund made available by the Department for Transport (DfT). The scheme would provide for a secure cycle hub for 40 cycles with a swipe card entry system similar to the ones installed by South Eastern at Greenhithe and Dartford.

As no CIL monies have been collected within the Folkestone Town Council area to date it is proposed that FHDC general fund would provide a match-funding component of 20-30% of the total capital cost, so between £16-24,000 against at £80,000 project cost. The scheme has been endorsed by Spokes East Kent Cycle Campaign who, as part of their message of support, make the point there has been a recent spate of bicycle thefts from Folkestone West station, and so any action to introduce secured cycle parking would combat the security concerns.

Based on FHDC governance arrangements, as the Folkestone West cycle parking scheme is not referenced within their IDP, officers need to send a request to proceed to the town and parish council in whose area the project is located, to reflect the fact the project is of local rather than district importance. If Council is in agreement that the funding allocation to the Folkestone West station cycle project is acceptable, then the 'next steps' shall be that FHDC officers take a report to their Corporate Management Team (CMT) and thereafter to Cabinet for final approval.