

Folkestone Town Council

Minutes of the Planning Committee Meeting held on Wednesday 9th January 2019 at the Town Council Offices, The Town Hall, 1-2 Guildhall Street, Folkestone.

PRESENT: Councillors John Collier, Neil Jones, Jacqui Meade, Richard Theobald (Chair), Richard Wallace (until 8.22pm) and Roger West.

OFFICER PRESENT: Vicky Deakin (Tourism and Community Events Officer)

1. APOLOGIES FOR ABSENCE

Apologies were received from Councillor Carol Sacre

2. DECLARATIONS OF INTEREST

Councillor Theobald declared an interest in application Y18/1566/FH.

3. PLANNING COMMITTEE MEETING 12 December 2019

The Committee was asked to receive the Minutes of the meeting of the Planning Committee held on 12th December 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 12th December 2019 be received and that the Chairman of the meeting be authorised to sign them as a correct record.

Proposed: Councillor Richard Wallace

Seconded: Councillor Jacqui Meade

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

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

Councillors agreed to bring forward application Y18/1566/FH for consideration as a member of the public was in attendance to hear the debate on this application:

Application no	Y18/1566/FH
Location	79 Harcourt Road
Proposal	Erection of a single storey side extension and rear and side conservatory
Closing date	11 th 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	Y18/0940/FH
Location	53 Bradstone Avenue

Proposal	Erection of two semi-detached dwellings following demolition of existing buildings
Closing date	10 th January 2019
FHDC Officer	Louise Daniels
Comment	No objection
Application no	Y18/1302/FH
Location	108 Shorncliffe Road
Proposal	Creation of x2 off street parking spaces to the front of the property along with the formation of a new vehicular access onto a classified road
Closing date	8 th January 2019
FHDC Officer	Isabelle Hills
Comment	No objection
Application no	Y18/1398/FH
Location	Flat 6 23 – 25 Earls Avenue
Proposal	Installation of replacement windows
Closing date	8 th January 2019
FHDC Officer	Katy Claw
Comment	No objection
Application no	Y18/1401/FH
Location	South Kent Christian Community Church 32 Cheriton Road
Proposal	Change of use from Church (class D1) to 3 no. self-contained flats (class C3)
Closing date	8 th January 2019
FHDC Officer	Louise Daniels
Comment	No objection
Application no	Y18/1412/FH
Location	Flat 3 3 Grimston Avenue
Proposal	Installation of replacement windows to first floor flat with UPVC inserts into existing timber frames
Closing date	8 th January 2019
FHDC Officer	Katy Claw
Comment	No objection
Application no	Y18/1434/FH
Location	13 Grimston Gardens
Proposal	Change of use from C2 (residential care home) to C3 (single dwelling/house), along with the demolition of the existing single storey extension, removal of the fire escape and replacement of 8 UPVC windows with timber
Closing date	1 st January 2019
FHDC Officer	Beth Lennon
Comment	No objection
Application no	Y18/1442/FH
Location	Land adjoining 3 Radnor Park Road

Proposal	Erection of a 3-storey block and a 2-storey block for 12 x self-contained flats for independent supported living units (class C2 – residential institution) following demolition of the existing building
Closing date	7 th January 2019
FHDC Officer	Louise Daniels
Comment	No objection subject to the results of the Eco Survey in respect of bat scoping.
Application no	Y18/1492/FH
Location	Church & Dwight UK Ltd Bowles Well Gardens
Proposal	Replacement of existing plant, demolition of existing chimney and the erection of two boiler flues
Closing date	18 th January 2019
FHDC Officer	Beth Lennon
Comment	No objection subject to neighbours' views
Application no	Y18/1495/FH
Location	Flat 1 2 Albion Villas
Proposal	Listed building consent for internal alterations to include removal and replacement of fireplace to sitting room, replacement floors, replacement internal doors and removal of internal walls
Closing date	2 nd January 2019
FHDC Officer	Katy Claw
Comment	No objection
Application no	Y18/1496/FH
Location	Land adjoining The Patio Beach Street
Proposal	Variation of condition 2 of listed building consent Y18/0633/FH to enable changes to proposed materials
Closing date	7 th January 2019
FHDC Officer	Alexander Kalorkoti
Comment	No objection
Application no	Y18/1497/FH
Location	Land adjoining The Patio Beach Street
Proposal	Variation of condition 2 of permission Y18/0632/FH to enable changes to proposed materials
Closing date	7 th January 2019
FHDC Officer	Alexander Kalorkoti
Comment	No objection
Application no	Y18/1506/FH
Location	114 Sandgate Road
Proposal	Display of 2 no. externally illuminated fascia signs to south and east elevations and display of 12 non-illuminated poster signs to east elevation windows
Closing date	8 th January 2019
FHDC Officer	Katy Claw

Comment	No objection
Application no	Y18/1509/FH
Location	8 Ghale Way
Proposal	Erection of a single storey rear extension
Closing date	8 th January 2019
FHDC Officer	Katy Claw
Comment	No objection subject to neighbours' views
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	8 th January 2019
FHDC Officer	Katy Claw
Comment	Object due to lack of detailed plans/information, will reconsider on submission of detailed plans
Application no	Y18/1519/FH
Location	114 Sandgate Road
Proposal	Part change of use of ground floor to beauty salon (from class A1 to Sui Generis) and change of use of first and second floors into 2 x 3 bed flats (class C3) together with external alterations
Closing date	8 th January 2019
FHDC Officer	Louise Daniels
Comment	No objection
Application no	Y18/1522/FH
Location	28-30 Sandgate Road
Proposal	Section 73 application for variation of conditions 2 and 3 of planning permission Y17/0811/SH (change of use and conversion of the existing second and third floor to four self-contained flats (2 x 1 no. bedroom flats and 2 x 2 no. 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) to allow alternative refuse storage provision on the communal landings for the respective units at each level rather than at ground floor
Closing date	3 rd January 2019
FHDC Officer	Beth Lennon
Comment	No objection
Application no	Y18/1523/FH
Location	28-30 Sandgate Road
Proposal	Section 73 application for variation of conditions 2 and 3 of planning permission Y18/0180/SH (change of use and conversion of first floor from retail (A1 use) space to three residential units (2 x studio flats, 1 x 2 bed flat) use class C3, together with the construction of a separated lobby area and bin

	store at ground floor level and staircase up to first floor level) to allow alternative refuse storage provision on the communal landings for the respective units at each level rather than at ground floor
Closing date	10 th January 2019
FHDC Officer	Beth Lennon
Comment	No objection
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	1 st 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	Y18/1535/FH
Location	1 Darby Place
Proposal	Change of use and conversion of the existing maisonette to form a ground floor flat with maisonette over
Closing date	3 rd January 2019
FHDC Officer	Robert Allan
Comment	No objection
Application no	Y18/1552/FH
Location	The Yews 32a Julian Road
Proposal	Crown reduction of a yew subject of tree preservation order no 3 of 2008
Closing date	10 th January 2019
FHDC Officer	Jo Daniels
Comment	No objection
Application no	Y18/1563/FH
Location	106 Cheriton Road
Proposal	Determination as to whether the prior approval of the local planning authority is required under class O of the town and country planning (general permitted development) (England) order 2015 for the change of use of a building and any land within its curtilage from a use falling within class B1(A) (offices), to provide 6 dwellings
Closing date	18 th January 2018
FHDC Officer	Beth Lennon
Comment	Noted

Councillor Richard Wallace left the meeting.

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**

Application no Y18/1582/FH
Location Ground floor business premises 27 Guildhall Street
Proposal Change of use from retail (class A1) to orthodontist clinic (class D1)
Closing date 18th January 2019
FHDC Officer Katy Claw
Comment **No objection**

Application no Y18/1516/FH
Location 137-139 Sandgate Road
Proposal Display of internally illuminated fascia sign
Closing date 29th January 2019
FHDC Officer Alexander Kalorkoti
Comment **No objection**

Application no Y18/1619/FH
Location Shakespeare Centre 145-147 Sandgate Road
Proposal Pollard to half the existing height of two birch trees situated within a conservation area
Closing date 24th January 2019
FHDC Officer Jo Daniels
Comment **No objection subject to Tree Officer support**

Application no Y18/1623/FH
Location 114 Sandgate Road
Proposal Erection of first and second floor extension to provide 4 x 2 bedroom residential flats over existing commercial unit
Closing date 25th January 2019
FHDC Officer Beth Lennon
Comment **No objection**

APPEAL

Application no Y18/0694/FH
Location 15 Walton Gardens
Proposal Erection of part single storey and part two storey rear and side extension following the removal of existing rear conservatory
Closing date 28th January 2019
FHDC Officer Lisette Patching
Comment **Noted**

5. FORMER ROTUNDA SITE – Y18/1252/FH

RESOLVED: That this item be deferred to the next Folkestone Town Council Planning Committee to allow further enquiries to be made with Folkestone and Hythe District Council in respect of this application and that application Y18/1354/FH for Brockman Road, regarding Folkestone Town Council's representations at Folkestone and Hythe District Council Planning Meetings and specific information be brought forward.

Proposed: Councillor Richard Theobald

Seconded: Councillor Jacqui Meade

Voting: F:4, Ag:0, Ab:1 (Cllr J Collier asked for his name to be recorded)

6. PUBLIC SPACES PROTECTION ORDER CONSULTATION

Members agreed to make independent comments on this consultation.

7. AGENDA ITEMS FOR NEXT MEETING

- Former Rotunda Site – Y18/1252/FH
- Brockman Road application – Y18/1354/FH

9. DATE OF NEXT MEETING

Thursday 24th January 2019

..... **Chairman**
24th January 2019