

Folkestone Town Council

Minutes of the Planning Committee Meeting held on Thursday 10th October 2019 at the Town Council Offices, The Town Hall, 1-2 Guildhall Street, Folkestone.

PRESENT: Councillors Ann Berry, Jonathan Graham, David Horton, Jackie Meade, Belinda Walker and Richard Wallace (Chair).

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

1. APOLOGIES FOR ABSENCE

Apologies were received from Councillor Mary Lawes.

2. DECLARATIONS OF INTEREST

Councillor Belinda Walker and Councillor Richard Wallace declared a personal interest in application Y12/0980/SH, Royal Victoria Hospital, Radnor Park Avenue.

3. PLANNING COMMITTEE MEETING 19th September 2019

The Committee was asked to receive the Minutes of the meeting of the Planning Committee held on 19th September 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 19th September 2019 be received and that the Chairman of the meeting be authorised to sign them as a correct record.

Proposed: Councillor Jonathan Graham

Seconded: Councillor Ann Berry

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

Y19/0997/FH - Flat A 14 Connaught Road – The Chairman explained that under H08 Policy, in order to approve subdivision of a property, the property must be 5 bedrooms or more. **The Committee agreed to remove their objection.**

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

Application number Y19/0014/PA

Location 1-3 Risborough Lane

Proposal Determination as to whether the prior approval of the local Planning Authority is required under class M of the Town and Country planning (general permitted development) (England) order 2015 for the change of use from shop (class A1) to a residential use (class C3)

Closing date 15th October 2019

FHDC Officer Isabelle Hills

Comment **Noted**

Application number	Y19/0802/FH
Location	Flat E 199 Sandgate Road
Proposal	Retrospective application for removal of chimney
Closing date	23 rd October 2019
FHDC Officer	Katy Claw
Comment	Object - This Committee is generally against the removal of attractive Victorian features used as chimneys in this area, unless proven to be unsafe.

Application number	Y19/0832/FH
Location	Flat 3 3 Grimston Avenue
Proposal	Installation of replacement windows to first floor flat. Resubmission of planning application Y18/1412/FH
Closing date	22 nd October 2019
FHDC Officer	Katy Claw
Comment	Object – Unattractive construction of UPVC and wood.

Application number	Y19/0870/FH
Location	The Leas Club The Leas
Proposal	Dismantling, associated structural works and re-construction of both front extensions, including the refurbishment of the existing shop fronts
Closing date	16 th October 2019
FHDC Officer	Piran Cooper
Comment	Object – The applicants have done little to the deteriorating property in 9 years of vacancy and in 2016 cleared out skip loads of the interior without any photographic record or supervision. The Committee therefore objects unless the Council Heritage Consultant regularly inspects and supervises the work and we see whether original glass etc can be preserved or replaced like for like. This is a very important building and repairs must be done urgently. The Committee is concerned that repairs should move on to the rear portion of the Pavilion as soon as possible and avoid demolition of the rear area. The supervising Council and the developer should limit disturbance to neighbours by being obliged to use some of the commercial car parking for builders' vehicles during the works. The Council should explain why there appears to be no coupled listed building application yet.

Application number Y19/0871/FH
 Location 1-3 Risborough Lane
 Proposal Conversion of lower ground floor storage area plus single storey rear extension and form a studio apartment
 Closing date 16th October 2019
 FHDC Officer Katy Claw
Comment **Object – The Committee has some concern on the size of rooms and fenestration and wishes to know whether it is in line with regulations.**

Application number Y19/0964/FH
 Location Royal Standard 60 Canterbury Road
 Proposal Conversion of pub (C4) to 2 x 3 bed residential dwellings and 3 x 1 bed flats (C3)
 Closing date 18th October 2019
 FHDC Officer Louise Daniels
Comment **No objection**

Application number Y19/0968/FH
 Location Flat 2 48 Earls Avenue
 Proposal Replacement of the existing single glazed crittle front elevation bay window, 5no. side windows, 1no, rear window and garden door with double glazed UPVC windows
 Closing date 15th October 2019
 FHDC Officer Isabelle Hills
Comment **Noted**

Application number Y19/0974/FH
 Location Flat 4 12 Radnor Park Avenue
 Proposal Subdivision of lower ground floor flat into one flat and one bed-sit. Erection of single storey rear extension. Addressing refusal of 18/1323
 Closing date 10th October 2019
 FHDC Officer Louise Daniels
Comment **No objection**

Application number Y19/1045/FH
 Location The Samuel Peto 23 Rendezvous Street
 Proposal Listed buildings consent for restoration of existing gate piers on front elevation
 Closing date 10th October 2019

FHDC Officer

Katy Claw

Comment

No objection

Application number

Y19/1055/FH

Location

11a Church Street

Proposal

Conversion of office building to form 2 self-contained offices on the ground floor and change of use of first floor to 1 self-contained flat

Closing date

28th October 2019

FHDC Officer

Louise Daniels

Comment

No objection

Application number

Y19/1056/FH

Location

11a Church Street

Proposal

Listed building consent for the conversion of office building to form 2 self-contained offices on the ground floor and 1 self-contained flat at first floor level

Closing date

9th October 2019

FHDC Officer

Louise Daniels

Comment

No objection

Application number

Y19/1069/FH

Location

40 Wear Bay Crescent

Proposal

Amendment/re-shape to existing balcony

Closing date

28th October 2019

FHDC Officer

Isabelle Hills

Comment

No objection

Application number

Y19/1073/FH

Location

Land opposite 38 Bouverie Road West Bouverie Road West

Proposal

Reduction back to kerb line of selected overhanging branches of a holm oak situated within a conservation to provide clearance over adjoining parking bays

Closing date

23rd October 2019

FHDC Officer

Jo Daniels

Comment

No objection

Application number

Y19/1075/FH

Location

4 Marine Terrace

Proposal

Change of use and conversion to 5 self-contained flats, erection of a 5-storey rear extension & extensions/alterations to roof.

Closing date 25th October 2019
FHDC Officer Danielle Wilkins
Comment **Object – The excessive development of the top floors is out of keeping with the 19th century buildings producing an ugly elevation**

Application number Y19/1078/FH
Location 62 Shorncliffe Crescent
Proposal Proposed two storey extension
Closing date 29th October 2019
FHDC Officer Katy Claw
Comment **No objection**

Application number Y19/1112/FH
Location Martello Court Martello Road
Proposal Crown reduction and crown raise of a lime subject of tree preservation order no 8 of 1999
Closing date 24th October 2019
FHDC Officer Jo Daniels
Comment **No objection**

Application number Y19/1115/FH
Location 6-8 Clifton Crescent
Proposal Felling of a Japanese acer situated within a conservation area
Closing date 23rd October 2019
FHDC Officer Jo Daniels
Comment **Object – The Committee objects to a mature tree being removed in a conservation area. A tree is more valuable than a flower bed.**

ADDITIONAL

Application number Y12/0980/SH
Location Royal Victoria Hospital Radnor Park Avenue
Proposal Hybrid application comprising a full planning application for the change of use, conversion and part demolition of the main former Royal Victoria Hospital building to provide 18 residential units and associated parking, together with an outline application for the redevelopment of the remaining parts of the site, including demolition of outbuildings to provide up to 26

Closing date	houses and associated car parking with all matters reserved for future consideration.
FHDC Officer	21 st October 2019
Comment	Robert Allan

Noted

Lee Griggs was present at the meeting, as a representative of the developer, and spoke briefly regarding the development. Assurance was given that the outline development would be improved with less units at the rear.

Application number	Y19/0752/FH
Location	Turner Free School Tile Kiln Lane
Proposal	Demolition of existing school buildings and erection of new 3 storey school building, refurbishment of existing sports hall, provision of 3 court multi-use games area (MUGA), playing pitch, car parking, landscaping, new pedestrian access and ancillary works
Closing date	21 st October 2019
FHDC Officer	Isabelle Hills
Comment	The Committee supports the improved school in general terms, but the light and overlooking from the upper floors must be considered and opaque glass used at times.

AMENDED

Application number	Y19/0788/FH
Location	5-6 Lennard Road
Proposal	Change of use from C2 (residential care home) to C1 (guest house) with no external alterations (resubmission of application Y18/1127/FH).
Closing date	21 st October 2019
FHDC Officer	Louise Daniels
Comment	The Committee withdraws its objection

PREMISES LICENCE

Reference	WK/201931500
Premise	Folklore 69 The Old High Street
Type of Application	New Premise
Description	A café/bar, serving food during the day with casual seating. In the evening serving cocktails with tapas

	style bar snacks. There will be a weekly schedule of movie nights, creative workshops, comedy nights and more.
Opening Hours	Monday – Wednesday 08.00 – 23.30, Thursday 08.00 – 00.30, Friday – Saturday 08.00 – 01.30, Sunday 09.00 – 22.30
Activities	Alcohol sales on & off sales, recorded music, live music, films
Closing date	30 th October 2019
Comment	No objection

Proposed radio base station installation at land at the Cherry Garden, CT19 4QB
No objection although the Committee would have concern about the health implications if 5G were introduced.

APPEAL

Application number	Y16/0184/CM
Location	Flat C 6 Earls Avenue
Proposal	
Closing date	22 nd October 2019
FHDC Officer	Llywelyn Lloyd
Comment	The FTC Planning Committee supports the action of the officers and the Enforcement Notice

5. PREMISES LICENCE

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Activities	Alcohol sales on & off sales, recorded music, live music, films
Closing date	30 th October 2019
Comment	No objection subject to residents' views.

6. UPDATE ON PREVIOUS OBJECTIONS

RESOLVED: That Councillor Jackie Meade be responsible for updating this Committee on decisions made by the District Council's Planning and Licensing Committee.

Proposed: Councillor Richard Wallace

Seconded: Councillor David Horton

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

7. PLANNING COMMITTEE POLICY ON ENVIRONMENT AND GREEN ISSUES

Discussion on this matter to be deferred until the Working Group has been established.

8. AGENDA ITEMS FOR NEXT MEETING

- PLANNING COMMITTEE POLICY ON ENVIRONMENT AND GREEN ISSUES

9. DATE OF NEXT MEETING

Thursday 31st October 2019

..... Chairman
31st October 2019