

Folkestone Town Council

Minutes of the Planning Committee Meeting held on Thursday 10 August 2017 at the Town Council Offices, The Town Hall, 1-2 Guildhall Street, Folkestone.

PRESENT: Councillors Neil Jones, Jacqui Meade, Martin Salmon, Richard Theobald, Richard Wallace and Roger West

Councillor Richard Wallace welcomed Councillor Jacqui Meade to the Committee in place of Councillor Brian Copping.

OFFICERS PRESENT: Toni Brenchley (Corporate Support Officer)

1. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Claire Jeffrey and Carol Sacre.

2. DECLARATIONS OF INTEREST

Application Y17/0710/SH

Councillor Richard Wallace declared that he was involved with Go Folkestone in a campaign to retain the Garden Centre at Jointon Road, but he felt that this wasn't a prejudicial interest as he acknowledged current planning policy.

All Councillors advised they had been lobbied by local residents.

3. PLANNING COMMITTEE MEETING 20 July 2017

The Committee was asked to receive the Minutes of the meeting of the Planning Committee held on 20 July 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 20 July 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:6, Ag:0, Ab: 0

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

Application no	Y17/0710/SH
Location	Ingles Meadow Garden Centre, Jointon Road
Proposal	Full planning application for the erection of 40 no. dwellings and associated access, parking, landscaping and open space.
Comment	Object – The Committee has ascertained that CIL money should be applicable to this development. It instructs the Town Clerk to seek a CIL agreement with SDC. The proposed development is an improvement on previous layouts. Given that the principle of development with up to

40 dwellings is established by outline permission, the Committee cannot object other than in details.

However, it does object in the following matters:

The showpiece tree avenue to Ingles Manor will in the opinion of Councillors on inspection be too sparse if all the trees proposed for removal are chopped down without replacement. The artists' impression on the main plans gives an impression that existing trees stretch across the avenue, which is wrong. Councillors would appreciate a joint inspection with Shepway which has not yet been possible due to the holiday period.

The Committee would expect public open space to be handed to Shepway District Council at the earliest opportunity.

The Committee is surprised that an analysis of a project of this quality and likely sale price proves it to be non-viable with any affordable housing at all.

The majority of Councillors asked for 12 affordable dwellings to be provided here or elsewhere.

The Committee is concerned that the loss of trees and the hard surfacing will worsen the existing surface water drainage problems already visible, particularly at the corner of Shorncliffe Road and Castle Hill Avenue. Local inhabitants have made representation to Town Councillors on this.

Proposed: Councillor Roger West

Seconded: Councillor Jacqui Meade

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

Application no	Y17/0839/SH
Location	138 Dolphins Road
Proposal	Erection of a single storey front, side and rear extension following demolition of existing garage. Alternative to that approved Y17/0445/SH
Comment	No objection
Application no	Y17/0843/SH
Location	West House, Pent Road, Shearway Business Park
	Erection of an extension to existing warehouse
Comment	No objection
Application no	Y17/0845/SH
Location	Love World Conference Centre, Cheriton High Street
Proposal	Change of use of exhibition centre and church (Class D1) into managed office suites (Class B1) with new shop fronts and glazing and other external alterations, together with gates, fencing and footpaths
Comment	No objection
Application no	Y17/0850/SH

Location	Santa- Maria, Canterbury Road
Proposal	Erection of rear extension and construction of first floor along with the erection of a double garage (re-submission of Y17/0131/SH).
Comment	No objection – The Committee does not particularly like the design but has no objection provided the neighbours do not object
Application no	Y17/0869/SH
Location	49 Wear bay Crescent
Proposal	3 Metre overall crown reduction of a walnut subject of Tree Preservation Order No.15 of 2006
Comment	No objection – This is a very attractive tree but the Committee has no objection subject to the views of the Tree Officer
Application no	Y17/0882/SH
Location	1B Sandgate Road
Proposal	Removal of roof window and installation of new dormer window to front roof slope
Comment	No objection
Application no	Y17/0884/SH
Location	Carlton Leas, The Leas
Proposal	Felling of pine tree situated within a conservation area
Comment	No objection – The Committee would expect the overpowering tree to be replaced with a more appropriate species
Application no	Y17/0888/SH
Location	Land adjoining Church and Dwight, Caesars Way
Proposal	Erection of 49 Industrial Units (4562 sqm) and 2 Office Blocks (1240 sqm), together with the construction of the Industrial Estate road and parking and turning areas and landscaping throughout the site being details pursuant to outline planning permission Y13/0024/SH (details relating to appearance, layout, scale and landscaping).
Comment	No objection – The Committee has no objection to the use and layout of the units. However it is very concerned that the access is poor. Ultimately the corner of Caesars Way will need improvement or better still a new access be created via Shearway Business Park. Strict delivery controls will be required even when the units are built and in operation.
Application no	Y17/0909/SH
Location	Flat C, 47 Augusta Gardens
Proposal	Felling of a twin stemmed ash tree and a twin stemmed conifer tree, both situated within a conservation area
Comment	No objection – subject to the views of the Tree Officer

Application no	Y17/0918/SH
Location	Street Record, Clifton Gardens and Langhorne Gardens,
Proposal	Works to trees situated within a conservation area comprising of felling of one raywood ash (T1) and one zelkova (T2) both located outside 1 Langhorne Gardens, one zelkova (T3) and one alder (T4) both located outside the Clifton Hotel, one Swedish whitebeam (T5) located outside 8 Clifton Gardens and one pear (T6) located outside 9 Clifton Gardens, and followed by the planting of at least ten semi mature native trees with a minimum girth of 25/30 centimetres.
Comment	Object – The Committee is doubtful because this seems to come from a new owner to the Clifton Hotel and the previous owner never complained. It is fair to say that one tree seems to lift the pavement too much but most require only crown reduction. Any felling should be replaced in the 10:6 proportion suggested.

Application no	Y17/0926/SH
Location	8 Barracks Close
Proposal	Various pruning to three sycamores subject of Tree Preservation Order No.4 of 2012
Comment	No objection

AMENDED

Application no	Y16/1191/SH
Location	84 Cheriton High Street
Proposal	Erection of a two storey block of 5 residential flats incorporating the change of use of the first floor from storage to residential following demolition of existing single storey workshop building
Comment	The Committee remains concerned that the lack of parking provided in such a busy location but withdraws its earlier objection in view of there being some changes.

KENT COUNTY COUNCIL

CONSULTATION ON PROPOSED ZEBRA CROSSING – SANDGATE ROAD

Comment	The Committee strongly objects to this proposal unless parking spaces are provided to replace those lost to disabled parking. The Committee has already approved an application from Sainsbury's which, inter alia, provided spaces on the east side of Manor Road opposite the Garden of Remembrance. This should be implemented.
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Town and Country Planning Act 1990

The Shepway (Land at 5 Earlscliffe Mews, Shorncliffe Road, Folkestone)
Tree Preservation Order No: 10 of 2017

Comment**Noted****5. PREMISES LICENSE**

No submissions received although Shepway District Council have confirmed they will be circulating the required information each Friday.

The Chairman indicated that the Committee remained unhappy about the licencing situation on the Bank Bar in Castle Hill Avenue, but no further correspondence had been received. Enquiries to be made on the current situation.

6. REVIEW OF THE TERMS OF REFERENCE

Revised Terms of Reference were circulated, relating mainly to the review of Community Infrastructure Levy cases being incorporated.

RESOLVED: That the revised Terms of Reference, agreed by the Planning Committee to include review of CIL conditions, to be referred for approval to Full Council.

Proposed: Councillor Roger West

Seconded: Councillor Richard Theoblad

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

7. AGENDA ITEMS FOR NEXT MEETING

There were no agenda items put forward for the next meeting.

8. DATE OF NEXT MEETING

Thursday 31st August 2017

..... **Chairman**
31st August 2017