

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 21st September 2017

The Committee was asked to receive the Minutes of the meeting of the Planning Committee held on 21st 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 21st 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

Comment **No objection**

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

Comment **No objection**

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

Comment	No objection
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
Comment	No objection provided provided windows are inkeeping.
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
Comment	No objection
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
Comment	No objection
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
Comment	No objection
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 seaports 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.

Comment

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 30th October but would prefer our next Committee meeting of 2nd November.

Application no
Location
Proposal

Y17/1102/SH
2 Grimston Gardens
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.

Comment

No objection

Application no
Location
Proposal

Y17/1103/SH
Eastern Apron Folkestone Harbour Harbour Approach Road
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

Comment

No objection

Application no
Location
Proposal

Y17/1115/SH
210 Shorncliffe Road
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)

Comment

No objection

Application no
Location
Proposal

Y17/1116/SH
The Range Firs Lane
Crown reduction back to previous pruning points of four ash trees subject of tree preservation order no 6 of 1995

Comment

No objection

Application no

Y17/1132/SH

Location	Ground Floor Business Premises 113 Sidney Street
Proposal	Installation of Bank of Ireland ATM with reflective advertising collar surround to north elevation
Comment	No objection
Application no	Y17/1133/SH
Location	Ground Floor Business Premises 113 Sidney Street
Proposal	Display of one reflective advertising collar to surround ATM
Comment	No objection
Application no	Y17/1138/SH
Location	The Range Firs Lane
Proposal	Crown reduction back to previous pruning points of six ash trees subject of tree preservation order no 6 of 1995
Comment	No objection
Application no	Y17/1140/SH
Location	11 Earls Avenue
Proposal	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
Comment	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.
Application no	Y17/1142/SH
Location	Leas Cliff Hall
Proposal	Erection of a new bin enclosure
Comment	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.
Application no	Y17/1143/SH
Location	Leas Cliff Hall
Proposal	Listed building consent for the erection of a new bin enclosure
Comment	No objection – see comment for Y17/1142/SH
Application no	Y17/1144/SH
Location	The Crossways 4 Coolinge Lane and 4 Blenheim Place
Proposal	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
Comment	No objection

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 9th 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 2nd November 2017

..... Chairman
2 November 2017