

Planning and Licensing Committee

Held at: Council Chamber, Civic Centre, Folkestone

Date: Tuesday, 19 March 2024

Present: Councillors Mike Blakemore, Polly Blakemore, Tony Cooper, Clive Goddard, Mrs Jennifer Hollingsbee, Anita Jones, Nicola Keen (Vice-Chair), Jackie Meade (Chair), Rebecca Shoob, Paul Thomas and Belinda Walker

Apologies for Absence

Officers Present: Rob Bailey (Development Enforcement Manager), Sue Lewis (Committee Services Officer), Helena Payne (Development Management Team Leader) and Alex Stafford (Principal Planning Officer)

Others Present:

70. **Declarations of Interest**

Councillor Mrs Jenny Hollingsbee declared a voluntary announcement in respect of application 23/0580/FH – Pent Farm, in that she is a ward member for this area. She remained in the meeting during discussion and voting on this item.

Councillors Polly Blakemore, Mike Blakemore and Rebecca Shoob declared voluntary announcements in respect of application 23/1798/FH – Lower Works, in that they are ward members for this area. They remained in the meeting during discussion and voting on this item.

71. **Minutes**

The minutes of the meeting held on 20 February 2024 were submitted, approved and signed by the Chair.

72. **Minutes of the Licensing Sub-Committee**

The minutes of the meeting held on 6 March 2024 were submitted, approved and signed by the Chair.

73. **23/0580/FH - Pent Farm, Pilgrims Way CT21 4EY**

Photovoltaic solar array, ancillary infrastructure, and landscaping.

Debbie Reynolds, local resident, spoke in support of the application

Frank Hobbs, on behalf of Postling Parish Council, spoke against the application

Tom Roseblade, Agent, spoke in support of the application

The planning officer informed that the committee had received a briefing note from the applicant ahead of the meeting, the briefing note and a letter of support from Touchbase Care, who are a Folkestone based charity states the developer has committed to supporting the local community by establishing a £60,000 fund to enhance existing community and volunteer facilities at Pent Farm for the benefits of residents and volunteers. Members should note that the proposed community fund does not form part of the application and therefore should not be given weight to this when making a decision.

Members have also been forwarded 33 letters of support by the applicant received via their own consultation website and these letters have been summarised within the planning report on pages 81 and 82.

Since the report was published the applicant has provided officers with a Great Crested Newt Provisional Impact Assessment and Conservation Payment Certificate as requested by KCC ecology in their consultation response. Should members be minded to grant planning permission, it is recommended that this could be dealt with by a planning condition.

Proposed by Councillor Paul Thomas

Seconded by Councillor Tony Cooper and

Resolved: The proposals are considered to be contrary to local and national planning policies and it is therefore recommended that planning permission be refused for the reason set out at the end of the report.

(Voting: For 7; Against 4; Abstentions 0)

74. **23/1798/FH - Lower Works, Cherry Garden Lane, Folkestone, CT19 4AW**

Change of use of existing workshop to office (Use Class E(i)), erection of a single and two storey extension to the existing building together with other external alterations, the demolition of White Lodge, and associated landscaping works.

Graham Deans, Applicant spoke in support of the application.

Proposed by Councillor Clive Goddard
Seconded by Councillor Rebecca Shoob and

Resolved: That planning permission be granted subject to the conditions set out at the end of the report and that delegated authority be given to the Chief Planning Officer to agree and finalise the wording of the conditions and add any other conditions that he considers necessary.

(Voting: For 11; Against 0; Abstentions 0)

75. **22/0855/FH - 88 Sandgate Road, Folkestone, Kent, CT20 2AA**

Change of use of first and second floor to 2 x 1 bedroom flats and 1 x 2 bedroom flat, use of basement for bin storage, insertion of 3no roof lights on rear roof slope and 1no roof light on front roof slope.

Proposed by Councillor Nicola Keen
Seconded by Councillor Tony Cooper and

Resolved: That planning permission be granted subject to the conditions set out at the end of the report with the addition of a condition in respect of bin storage and mitigation for noise in accordance with the recommendations set out within the Acoustic Assessment submitted in support of the application.

(Voting: For 11; Against 0; Abstentions 0)

76. **22/1856/FH - 88 Sandgate Road, Folkestone, Kent, CT20 2AA**

Listed building consent for the change of use of the first and second floor to 2 x 1 bedroom flats and 1 x 2 bedroom flat, use of basement for bin storage, insertion of 3no roof lights on rear roof slope and 1no roof light on front roof slope, and other internal works.

Proposed by Councillor Clive Goddard
Seconded by Councillor Mike Blakemore and

Resolved: That listed building consent be granted subject to the conditions set out at the end of the report.

(Voting: For 11; Against 0; Abstentions 0)

77. **Appeals Decisions Received**

This report is for information only. It sets out the appeals determined since the previous Meeting of the Planning and Licencing Committee, together with commentary on each.

Resolved: Members noted the report.

NB: The Chair asked members to say a huge thank you to Sue Lewis, who is leaving the council after 36years. Members wished to thank her for all her help and support over the years as committee administrator for the Planning and Licensing Committee.