

Folkestone Town Council

Minutes of the Planning Committee Meeting held on Thursday 25th April 2024 at the Town Council Offices, The Town Hall, 1-2 Guildhall Street, Folkestone.

PRESENT: Councillors Charlie Bain Smith, Laura Davison, Christine Dickinson and John Renshaw.

ABSENT:

OFFICER PRESENT: Georgina Wilson (Corporate Support Officer) and Jennifer Griffin (Administration Officer)

1. APOLOGIES FOR ABSENCE

Apologies were received from Councillor Jane Darling and Lucy McGirr.

2. DECLARATIONS OF INTEREST

Laura Davison declared a personal interest in 23/2021/FH.

3. PLANNING COMMITTEE MEETING 28th March 2024

The Committee was asked to receive the Minutes of the meeting of the Planning Committee held on 28th March 2024 and to authorise the Chair of the Committee to sign them as a correct record.

RESOLVED: That the Minutes of the meeting of the Planning Committee held on 28th March 2024 be received and that the Chair of the meeting be authorised to sign them as a correct record.

Proposed: Councillor Christine Dickinson

Seconded: Councillor John Renshaw

Voting: F:4, Ag:0, Ab:0

4. PLANNING APPLICATIONS

Application no	23/2069/FH
Location	8 & 10 Trinity Crescent
Proposal	Erection of a single storey rear extension to the lower ground floor of 8 & 10 Trinity Crescent
Closing date	29/04/2024
Comment	No Objection
Application no	24/0432/FH/TCA
Location	47 Earls Avenue
Proposal	Works to trees situated in a Conservation area comprising of CR Conifer reduce by 2/3 metres in height and 0.3 metres laterally, PH Privet Hedge remove, C1, C2, C3, C4, C5, C6 & C7 Conifer's fell
Closing date	29/04/2024

Comments	Object, the privet hedge is a benefit to wildlife, is a general amenity to the local area and should not be completely removed. Works to reduce the height of the conifers to reduce shading is understood, however there was insufficient evidence to judge if the reduction is necessary. Any work should be completed outside of the nesting season.
Application no	24/0008/FH
Location	145-147 & 147A Dover Road
Proposal	Removal of existing external staircase and close entrance to allow full height window light. Extending the existing external staircase landing and creating a new entrance. No change to ground floor.
Closing date	30/04/2024
Comment	Object – due to the amenity to the adjacent property, number 147a, being adversely affected.
Application no	24/0308/FH
Location	3 Julian Road
Proposal	Replacement Garage
Closing date	30/04/2024
Comment	Object – There is insufficient detail regarding the adjoining property to judge loss of reasonable privacy to or from the property and the materials are not in the general character of the area. It is not clear what the use of the garage will be once the work is completed.
Application no	24/0336/FH
Location	Clifton Hotel, 1-6 Clifton Gardens
Proposal	Replacement windows to first floor
Closing date	30/04/2024
Comment	Object – UPVC is not recyclable and is not appropriate in a conservation area, especially when there are long lasting timber alternatives.
Application no	24/0405/FH
Location	212 Shorncliffe Road
Proposal	Single storey rear extension, front porch extension and loft conversion with rear dormer extension and roof windows to the front pitched roof
Closing Date	01/05/2024
Comment	No Objection

Application no	24/0425/FH
Location	27 Postling Road
Proposal	Single storey side extension and loft conversion
Closing date	02/05/2024
Comment	No Objection
Application no	24/0390/FH
Location	Strawberry Cottage, Ashley Avenue
Proposal	Formation of a new vehicular access onto a classified road
Closing date	06/05/2024
Comment	Object – We are in complete agreement with the KCC Highways comments and can see the value in the narrow pavement that currently exists and feel that the small amenity area on the pavement, should be kept.
Application no	24/0505/FH
Location	Former Rotunda Amusement Park, Plots F1, F2, G1, G2 and H, Marine Parade
Proposal	Approval of reserved matters (layout, access, scale, appearance, and landscaping) of Phases 5 and Phase 6 comprising Plots F1, F2, G1, G2, and H and the harbour public realm for the erection of residential dwellinghouses, commercial space, associated car and cycle parking, landscaping, playspace, public realm and associated services, amenities and plant and the discharge of conditions 8 (public open space), 9 (water use) 20 (biodiversity) and 21 (wind flow mitigation), pursuant to S73 outline planning permission Y17/1099/SH.
Closing date	06/05/2024
Comment	The Committee felt a decision could not be made at this meeting due to the size of the application, a briefing with the planners is planned for 6 th June, a comment will be made by the Planning Committee after this.
Application no	24/0380/FH/PA
Location	31 Black Bull Road
Proposal	Determination as to whether the prior approval of the Local Planning Authority is required under Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for the conversion of the ground floor business premises and first floor flat to a single dwelling house
Closing date	07/05/2024

Comment	Consent required but there is no objection.
Application no	24/0283/FH/PA
Location	29 Black Bull Road
Proposal	Determination as to whether the prior approval of the Local Planning Authority is required under Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for the conversion of the ground floor business premises and first floor flat to a single dwelling house
Closing date	07/05/2024
Comment	Consent required but there is no objection.
Application no	24/0482/FH
Location	Flat A 14 Connaught Road
Proposal	Conversion of two storey maisonette into two self-contained flats
Closing date	09/05/2024
Comment	Object – We note the efforts made to resolve the daylight issues however, this has resulted in an increase in overlooking at the front and proposed shared outdoor space at the rear of the property. There will be an increase in pressure on parking. This property could be retained as a two-storey maisonette.

5. PREMISES LICENCE

None were received.

6. LATE PLANNING APPLICATIONS

Application number	24/0572/FH/PA
Location	129 Black Bull Road
Proposal	Application to determine if prior approval is required for a proposed change of use from commercial, business and service (Use Class E) to mixed use with first floor flat (Use Class C3)
Closing Date	13/05/2024
Comment	Prior approval is required but there is no objection
Application number	24/0453/FH
Location	1 Phillip Road
Proposal	Single storey rear extension
Closing Date	13/05/2024
Comment	No Objection
Application number	24/0460/FH

Location	5 Herdson Road
Proposal	Single storey rear extension, replacement porch, conversion of garage to habitable accommodation, conversion of roof space to bedroom including rooflights and dormer window, removal of chimney stack and relocation of driveway including external works including replacement windows and re-rendering the existing house.
Closing Date	14.5.24
Comment	No Objection
Application number	24/0480/FH
Location	Three Hills Sports Park
Proposal	The provision of 3no. padel tennis courts to replace the existing multi-use games area (MUGA), including flood lighting & canopy over.
Closing Date	14.5.24
Comment	No Objection
Application number	23/2021/FH
Location	8 The Old High Street
Proposal	The erection of new flat roof shared garden room and 2 nos. of flat roof terraces
Closing Date	23.5.24
Comment	No Objection

7. **DATE OF NEXT MEETING**

Thursday, 30th May 2024

The meeting concluded at 8:45pm.

..... **Chair**