Folkestone Town Council

Minutes of the Planning Committee Meeting held on Thursday 31 July 2025 at the Town Council Offices, The Town Hall, 1-2 Guildhall Street, Folkestone.

PRESENT: Councillors Charles Bain Smith, John Renshaw, Jane Darling, Bridget Chapman, Christine Dickinson.

APOLOGIES: Councillor Laura Davison.

OFFICERS PRESENT: Jennifer Griffin (Administration Officer)

1. APOLOGIES FOR ABSENCE

Apologies were received from Councillor Laura Davison.

2. DECLARATIONS OF INTEREST

There were no declarations of interest.

3. PLANNING COMMITTEE MEETING

The Committee was asked to receive the Minutes of the meeting of the Planning Committee held on 10 July 2025 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 10 July 2025 be amended and brought to the next meeting of the Planning Committee for approval.

4. GAMBLING ACT 2005 – UPDATE TO THE STATEMENT OF PRINCIPLES

The Committee was asked if it wished to comment on the draft 2025 – 2028 Statement of Principles together by Folkestone & Hythe District Council in accordance within its role as the local licensing authority.

RESOLVED:
Proposed: Councillor
Seconded: Councillor
Voting: F: , Ag: ; Ab:

5. DIRECTIONAL SIGNAGE

Kent County Council have received an application regarding the renewal of directional signage for a new development at Shorncliffe Heights.

As part of the process, KCC is now required to seek consent from the relevant local, parish, or town councils before any extension approval can be granted.

The Committee was asked to review the attached documentation and consider whether it wished to approve the application.

RESOLVED: After review, the Committee has no objection to the applications.

Proposed: Councillor John Renshaw
Seconded: Councillor Jane Darling
Voting: F: 5, Ag: 0; Ab: 0

6. PLANNING APPLICATIONS

Application no	25/1236/FH/TCA
Location	8 Earls Avenue
Proposal	Works to trees in a conservation area comprising of T1 Sycamore fell to approximately ground level.
Closing date	01/08/2025
Comment	Object. There is no justification given for the works.

Application no	25/1238/FH
Location	Arnside, Crete Road West
Proposal	Retrospective demolition of existing bungalow and construction of a replacement two-storey six bedroom self-build dwelling.
Closing date	01/08/2025
Comment	No Objection

Application no	25/1257/FH
Location	Railway Viaduct, Bradstone Road
Proposal	Listed Building Consent for the removal of tie rods and steel girders and undertake masonry repairs.
Closing date	31/07/2025
Comment	No Objection

Application no	25/1263/FH
Location	Flat C, 31 Kingsnorth Gardens
Proposal	Loft conversion consisting of a hip-to-gable roof, rear dormer & roof lights.
Closing date	04/08/2025
Comment	Object. In terms of its oppressive and ill balanced design.

Application no	25/1250/FH
Location	119-121 Sandgate Road
Proposal	Conversion of the rear of the existing commercial premises to 3 x 1 bedroom residential units.
Closing date	04/08/2025
Comment	No Objection

Application no	24/1025/FH
Location	Telecommunications Centre, & Land Adjoining, Stanley Road
Proposal	Demolition of existing derelict building on brownfield site and construction of four two-bedroomed, and two three-bedroomed town houses all with private gardens and including off street parking.
Closing date	31/07/2025
Comment	No Objection

Application no	25/0971/FH
Location	Ground Floor Business Premises, 30 Rendezvous Street
Proposal	Variation of condition 5 (opening hours) of planning permission Y14/0122/SH to vary hours of operation.
Closing date	05/08/2025
Comment	Object. The Committee feels the opening hours should remain the current hours (07:30 to 23:00) during the weekdays. On a Friday, Saturday and bank/public holidays the Committee have no objection to the premises remaining open till 1am in line with other licenced establishments in the town.

Application no	25/0997/FH
Location	143,145,147,147a Dover Road
Proposal	Conversion of ground floor flat at No. 143 into commercial use, to be integrated with the adjoining commercial unit at 145–147 & 147a. • Creation of new front openings at Nos. 143 and 145 to enhance shopfront continuity. • Demolition of the existing rear metal staircase and associated lightweight roof structure. • Construction of a part first-floor rear extension, including raising the existing rear roof and forming a new studio flat with access terrace. • New

	internal staircase and reconfigured internal layouts. • Relocation and consolidation of external staircases, forming a single access route.
Closing date	05/08/2025
Comment	Object. There is an unacceptable overlooking of the rear bedsit living accommodation by the walkway, and the main living space would appear to have inadequate fenestration and ventilation.

Application no	25/1282/FH
Location	20-22 Rendezvous Street
Proposal	Retrospective advertisement consent for installation of 6no. projecting externally illuminated signs.
Closing date	14/08/2025
Comment	No Objection

Application no	25/1289/FH
Location	35 Foreland Avenue
Proposal	Single storey rear extension.
Closing date	06/08/2025
Comment	No Objection

Application no	25/1320/FH
Location	43 Sandgate Road
Proposal	Replacement signage pack to new Lloyds brand standards consisting of fascia sign, 2no. projecting signs, and 1no. illuminated ATM tablet, replacing existing illuminated ATM tablet.
Closing date	11/08/2025
Comment	No Objection

Application no	25/1315/FH
Location	43 Coniston Road
Proposal	Garage conversion with extension to side porch.
Closing date	12/08/2025
Comment	No Objection

Application no	25/1342/FH/TCA
Location	9 Castle Mews
Proposal	Works to trees in a Conservation area. T1 Holm Oak, to remove stem and reduce remainder of tree to 3 metres in height.
Closing date	13/08/2025
Comment	No Objection

Application no	25/1361/FH/TCA
Location	Smith Woolley, 49/51 Earls Avenue
Proposal	Works to trees in a Conservation area. T1 - T7 (Sycamores) reduce height by 12 metres.
Closing date	13/08/2025
Comment	Object. This seems an excessive reduction. 12 meters is likely to kill the trees.

Application no	25/1353/FH/TCA
Location	Flat C, 9 Earls Avenue
Proposal	Works to trees in a Conservation area T1 Sycamore, fell. T2 3 x Beech and 1 x Mountain Ash reduce by 4.5 meters to bring back into line of hedge.
Closing date	15/08/2025
Comment	No Objection to T1. Object to T2 which is a fine young tree and contributing to the Conservation Area.

7. PREMISES LICENCES

Application no	PR202507-120627
Location	The Bandstand, The Leas, Folkestone – please note this is for a 2 day event only
Proposal	Alcohol Sales, Live Music, Recorded Music
Closing date	15/08/2025
Comment	No Objection

Application no	PR202507-120506
Location	Smart Local, 131 Black Bull Road
Proposal	Alcohol off Sales
Closing date	13/08/2025
Comment	No Objection

8. RE-CONSULTATIONS

Application no	24/1543/FH
Location	Sir John Moore Memorial Hall And Library, Rosenburg Place
Proposal	Conversion to a 4 bedroom single dwelling, including associated internal and external alterations.
Amendment	Additional information relating to the marketing of the Sir John Moore Memorial Hall and Library, and a Retained Buildings Assessment.
Closing date	04/08/2025
Comment	Object. On grounds that the Marketing Report does not look satisfactory, and we note that there were credible bids from other organisations.

9. LATE PLANNING APPLICATIONS

Application no	25/1314/FH/TCA
Location	Flat A, 4 Grimston Gardens
Proposal	Works to trees within a Conservation Area - T1 Silver Birch Fell to ground level and T2 Silver Birch reduce by 2.5 metres.
Closing date	18/08/2025
Comment	Object. There are no details.

Application no	25/0991/FH
Location	The Lifeboat, 42 North Street
Proposal	Retrospective change of use of upper residential part of building to restaurant/coffee bar, replacement of external staircase, replacement of balustrade/railings and raised terrace and balcony area and change of use of building from existing pub to pub/restaurant/coffee bar.
Closing date	28/08/2025
Comment	No Objection

Application no	25/1375/FH
Location	107 Church Road
Proposal	Subject of Tree Preservation Order No 4 of 2012, Sycamore tree to reduce height by 5 metres and 3 metres laterally.
Closing date	18/08/2025
Comment	No Objection

Application no	25/1385/FH
Location	2 Albion Villas
Proposal	Works to trees subject of Tree Preservation Order No. 10 of 2025. T1 Holm Oak- crown reduce by approx. 2 metres.
Closing date	19/08/2025
Comment	Object. There is no justification for felling a tree that contributes to the character of the Conservation Area.

Application no	25/1384/FH/TCA
Location	2 Albion Villas
Proposal	Works to trees in a Conservation area. T1 Magnolia- fell to ground level. T2 Bay- fell to ground level and T3 laburnum- reduce all around by approx. 1 m.
Closing date	19/08/2025
Comment	Object. There is no justification for felling a tree that contributes to the character of the Conservation Area.

Application no	25/1112/FH
Location	91 Guildhall Street
Proposal	Proposed partial demolition of existing building and erection of storey first floor extension to allow for a change of use from Residential (C3) to a 14 Bed HMO (Sui Generis).
Closing date	19/08/2025
Comment	No Objection. This appears to be an extremely well thought out proposal.

Application no	25/1061/FH
Location	29 Connaught Road
Proposal	Conversion from 5 self-contained flats to 6 self-contained flats with associated bin storage, cycle storage, fencing and private amenity.
Amendment	The proposal description has been amended.
Closing date	08/08/2025
Comment	No Objection

10. DATE OF NEXT MEETING

Thursday, 14 August 2025 at 7pm.

The meeting concluded at 8:07pm.

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