

Folkestone Town Council

Minutes of the Planning Committee Meeting held on Thursday 11 September 2025 at the Town Council Offices, The Town Hall, 1-2 Guildhall Street, Folkestone.

PRESENT: Councillors Charles Bain Smith, Laura Davison, John Renshaw, Jane Darling, Bridget Chapman, Connor McConville (Sub for Christine Dickinson).

APOLOGIES: Councillor Christine Dickinson.

OFFICERS PRESENT: Liz Timmins (Communities & Grants Officer)

MEMBERS OF THE PUBLIC: 8

1. APOLOGIES FOR ABSENCE

Apologies were received from Councillor Christine Dickinson.

2. DECLARATIONS OF INTEREST

There were no declarations of interest.

3. PLANNING COMMITTEE MINUTES

The Committee was asked to receive the Minutes of the meeting of the Planning Committee held on 14 August 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 14 August 2025 be received and that the Chair of the meeting be authorised to sign them as a correct record.

Proposed: Councillor Jane Darling

Seconded: Councillor John Renshaw

Voting: F: 5 , Ag:0 ; Ab: 1

4. PLANNING APPLICATIONS

Application no	25/1389/FH
Location	47 & 49 Broadfield Road
Proposal	Part two storey extension to rear and side and part single storey rear extension and sub-division of property.
Closing date	02/09/2025
Comment	No objection

Application no	25/1527/FH/TCA
Location	1 Albion Villas

Proposal	Works to trees in a conservation area comprising of T1 Magnola reduce by 2m in height, T2 Copper Beech reduce by 1.5m, T3 Bay reduce by 3m in height and 2m off lateral limbs, T5 Silver Birch, raise to give 2m clearance over path.
Closing date	04/09/2025
Comment	No objection
Application no	25/1484/FH
Location	227 Dover Road
Proposal	Change of use from residential (C3) to a house of multiple occupation (HMO).
Closing date	04/09/2025
Comment	Maintain previous objection
Application no	25/1487/FH
Location	20 Cornwallis Avenue
Proposal	Proposed single storey rear extension & erection of detached garage. Conversion of existing integral garage to habitable room.
Closing date	04/09/2025
Comment	Object – the Committee has no objections to the principle of the rear extension or the conversion of the existing garage. However, there are important details missing from the proposal to erect a new garage with access on to Avereng Gardens. Whether trees are proposed to be removed and how visibility, degree of setback and transition to the roadway is to be formed.
Application no	25/1534/FH/TCA
Location	3 Albion Villas
Proposal	Works to a tree in a Conservation Area comprising of T1 Yew fell to ground level.
Closing date	04/09/2025
Comment	Object – the tree in question makes a very positive contribution to a group of trees clearly visible from Pound Way, within the conservation area.
Application no	25/1306/FH/PA
Location	252 Cheriton 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 a change of use of the ground floor from commercial, business and service (Use Class E) to dwellinghouse (Use Class C3).
Closing date	05/09/2025
Comment	No comment – decision made before the meeting
Application no	25/1416/FH
Location	Land to the West of Folkestone Harbour Arm, Harbour Approach Road
Proposal	Temporary planning permission of 8 years for various saunas, hot tub, cold plunge, reception, cafe, kitchen, changing rooms, wcs, stores and external boardwalks.
Closing date	05/09/2025
Comment	Object – the committee support the principle of the facilities proposed but there is no assessment of the flood risk. The location raises concerns and would encourage people to enter and exit the water at an unsafe gradient and at a location where the weather and tides can be severe. There is also no detail around how the structures would be founded on a shifting bank of shingle or how this might affect maintenance of the beach shingle.
Application no	25/1367/FH/TCA
Location	Augusta Gardens, (Communal Gardens), Sandgate Road
Proposal	Works to trees in a Conservation area T1 Large Beech crown reduction to a height of approximately 9 metres. T2 & T3 Holly reduce to a height of approximately 2 metres.
Closing date	09/09/2025
Comment	No objection
Application no	25/1434/FH
Location	Land Opposite Chipchase Lodge, St Stephens Way
Proposal	Variation of conditions 4 & 5 of planning permission Y18/1096/FH to allow for changes to parking and landscaping.
Closing date	09/09/2025
Comment	No objection

Application no 25/1462/FH
Location Flat 1, 48 Earls Avenue
Proposal Replacement of windows to front bay window, 4 side windows, 1 rear window and door.
Closing date 09/09/2025
Comment No objection

Application no 25/1369/FH
Location 60 Guildhall Street
Proposal Retrospective change of use from grocery store (Class E) to 24hr taxi office (Sui Generis).
Closing date 09/09/2025
Comment No objection

Application no 25/1494/FH
Location Queens House, Guildhall Street
Proposal Retrospective Advertisement consent for internally illuminated vertical sign & circular fascia picture sign.
Closing date 09/09/2025
Comment Objection – the committee maintains its previous objection

Application no 25/1515/FH
Location 12 Cheriton Place
Proposal Listed Building Consent for full renovation and repair of existing listed building and conversion to 9 bedroom HMO.
Closing date 11/09/2025
Comment No objection

Application no 25/1511/FH
Location 12 Cheriton Place
Proposal Change of use to 9 bedroom HMO, addition of a metal staircase & door to rear, renovations & repairs to include re-rendering, 2 new windows & repair to windows.
Closing date 11/09/2025
Comment No objection

Application no	25/1512/FH
Location	Clifton Hotel, 1-6 Clifton Gardens
Proposal	Installation of a static canopy to cover the walkways at four entrances.
Closing date	12/09/2025
Comment	No objection
Application no	25/1532/FH
Location	South Kent Christian Community Church, 32 Cheriton Road
Proposal	Conversion of church to 1no. two-bedroom dwelling.
Closing date	17/09/2025
Comment	No objection
Application no	25/1530/FH
Location	12 Sandgate Road
Proposal	Part change of use to rear of existing ground floor retail unit (Class E) to residential use (C3) to create 1 x 1-bed apartment, including alterations to the remaining retail unit to create 2 x smaller retail units.
Closing date	17/09/2025
Comment	Object – There is no natural light to the principal living spaces, engendering an unacceptable level of amenities for future occupants.
Application no	25/1465/FH
Location	Flat 1, 92 Bouverie Road West
Proposal	New window and glazed door openings to the rear, replacement of existing window and door to the side and the erection of a pergola with open top and sides.
Closing date	17/09/2025
Comment	No objection
Application no	25/1146/FH/PA
Location	Ground Floor Business Premises, 11 Earls Avenue
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 a change of use from commercial, business and service (Use Class E) to dwellinghouses (Use Class C3).

Closing date 17/09/2025
Comment No objection

Application no 25/1418/FH
Location The Leas Lift, Lower Sandgate Road
Proposal Listed Building Consent for the replacement of the timber carriages, a new steel frame and an emergency escape door.

Closing date 18/09/2025
Comment No objection

Application no 25/1602/FH
Location 22-24 Cheriton Gardens
Proposal Change of use and conversion of office building to provide 5 no. 1 bed and 3 no. 2 bed residential flats, including construction of 2.5 storey infill rear extension.

Closing date 22/09/2025
Comment No objection

Application no 25/1613/FH
Location 336 Cheriton Road
Proposal Installation of a digital 6 sheet small format advertisement display.

Closing date 22/09/2025
Comment No objection

Application no 25/1396/FH
Location Land Adjoining 3 London Street
Proposal Erection of 1 bedroom apartment and to extend existing shed to front into a larger summer house with a small workshop.

Closing date 22/09/2025
Comment No objection

Application no 25/1626/FH
Location 169 Shorncliffe Road
Proposal Single storey rear extension.

Closing date 22/09/2025
Comment No objection

Application no 25/1616/FH
Location 60 Wear Bay Road
Proposal Variation of condition 2 (approved plans) of planning permission 25/0630/FH to allow for changes to the roof design.
Closing date 22/09/2025
Comment No objection

Application no 25/1627/FH
Location 39 Linden Crescent
Proposal Single storey in-fill rear extension and patio area to rear garden.
Closing date 22/09/2025
Comment No objection

Application no 25/1636/FH
Location 95 Downs Road
Proposal Single storey front porch extension and new roof to existing bay window.
Closing date 23/09/2025
Comment No objection

5. RECONSULTATIONS

Application no 25/1406/FH
Location Flat 2, 19 Grimston Gardens
Proposal Single storey rear extension.
Amendment Proposal has been amended to Retrospective planning application for a single storey rear extension.
Closing date 10/09/2025
Comment The committee maintains its previous comments

6. LATE PLANNING APPLICATIONS

Application no 25/1588/FH
Location Basement Flat, Folkestone Prime Court, 9 Trinity Crescent
Proposal Conversion of three rooms into a self-contained 1-bedroom, 2-person apartment.
Closing date 26/09/2025
Comment No objection

Application no	25/1498/FH
Location	Building Rear 29 To 37 Broomfield Road
Proposal	First floor extension to an existing flat roofed, single storey building to include external staircase.
Closing date	26/09/2025
Comment	No objection
Application no	25/1453/FH/TCA
Location	5 Jointon Road
Proposal	Works to tree in a Conservation Area T1 Holm Oak fell. To be replaced with Magnolia.
Closing date	29/09/2025
Comment	Object – at the owners admission the tree is not dangerous and a fine specimen of a Holm Oak within the conservation area.
Application no	25/1660/FH
Location	The Manor Office, 43 Castle Hill Avenue
Proposal	Works to trees subject of Tree Preservation Order No. 1 of 1972. T2 Lime tree, remove shoots at base. T3 Sycamore, reduce to height 10m (half-height), reducing limbs to length 1-2m. reduce tree above 4m height. T4 Sycamore, prune shoots arising around 2m height. T5 Horse Chestnut, sever ivy at ground level. Remove all regrowth flush with trunk to height 4m. T7 English Oak, remove limb separated from the crown and extending northeastward. T8 Sycamore, fell at height 2 metres, leaving low growth.
Closing date	29/09/2025
Comment	No objection
Application no	25/1316/FH
Location	Former Gasworks, Ship Street
Proposal	Outline planning application (with all matters reserved) for a residential development (Use Class C3) of up to 135 dwellings and non-residential floorspace comprising flexible retail (Use Class E). To include car parking, cycle parking, pedestrian and vehicular accesses, landscaping, refuse storage, servicing areas and other associated infrastructure works.
Closing date	29/09/2025

Comment Cllr McConville will speak with the district planners.

KCC

Application no KCC/FH/0137/2025
Location Ground Floor Business Premises, 14 Sandgate Road
Proposal Temporary change of use of the ground floor premises from Use Class E (commercial, business and service) to Class F1 (community and learning) for a period of 5 years.
Closing date 06/10/2025
Comment No objection

APPEAL

Appeal no AP-6740
Application no 25/0831/FH
Location Flat 1, 30 Grimston Gardens
Proposal Retrospective application for timber office pod in front garden. (Resubmission of planning application 24/0875/FH).
Closing date 06/10/2025
Comment No objection

PRE-APPLICATION CONSULTATION

Applicant Beaconcomms
Location Folkestone College (Rooftop)
Proposal Proposed MBNL Telecommunications Base Station – Folkestone College (Rooftop), Shorncliffe Road, CT20 2TZ (FAH001) Replacing Folkestone Police Station (Rooftop), Bouverie Road West, CT20 2SG (SHP022)
Comment Noted

7. DATE OF NEXT MEETING Thursday, 2 October at 7pm.

The meeting concluded at 8.45 pm.

..... **Chair**