



# Agenda

Meeting: **Planning and Licensing Committee**  
Date: **24 May 2022**  
Time: **7.00 pm**  
Place: **Council Chamber, Civic Centre, Folkestone**

To: **All members of the Planning and Licensing Committee**

The committee will consider the matters, listed below, at the date, time and place shown above. The meeting will be open to the press and public.

Members of the committee, who wish to have information on any matter arising on the agenda, which is not fully covered in these papers, are requested to give notice, prior to the meeting, to the Chairman or appropriate officer.

This meeting will be webcast live to the council's website at <https://folkestone-hythe.public-i.tv/core/portal/home>.

Although unlikely, no guarantee can be made that Members of the public in attendance will not appear in the webcast footage. It is therefore recommended that anyone with an objection to being filmed does not enter the council chamber.

***Please note there will be 37 seats available for members of the public, which will be reserved for those speaking or participating at the meeting. The remaining available seats will be given on a first come, first served basis.***

***Although social distancing measures have now ended, all attendees at meetings are kindly asked to wear face coverings, unless they are addressing the meeting.***

**Queries about the agenda? Need a different format?**

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Email: [committee@folkestone-hythe.gov.uk](mailto:committee@folkestone-hythe.gov.uk) or download from our  
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15. **21/2281/FH - Flat 4 and 8, 10 Trinity Crescent, Folkestone, Kent, CT20 2ET (Pages 3 - 8)**

Section 73 Application for the removal of Condition 2 of Planning Permission 83/1121/ SH - conversion of Hotel into 15 self-contained and 2 non self-contained catering studio holiday apartments - to allow the four self-contained holiday flats on the first and second floors of 10 Trinity Crescent to be used as two permanent self-contained apartments.

## PLANNING AND LICENSING COMMITTEE

24 MAY 2022

### SUPPLEMENTARY INFORMATION TO SCHEDULE OF APPLICATIONS

1. 21/2282/FH Princes Parade Promenade, Princes Parade, Hythe,  
(Pages 11-40) CT21 6AQ

Application for the approval of reserved matters (Means of access, Layout and Landscaping) pursuant to planning permission Y17/1042/SH relating to the provision of infrastructure and landscaped areas

**Nicola Stuart, local resident, to speak against the application**

2. 21/2380/FH/CON Princes Parade Promenade, Princes Parade, Hythe,  
(Pages 41-60) Kent CT21 6AQ

Approval of details pursuant to conditions 12 (visibility splays), 13 (phasing plan), 14 (leisure centre funding), 15 (preliminary ecological appraisal), 16 (detailed ecological statement), 18 (lighting), 19 (foul water), 20 (sewer protection), 21 (suds), 22 (suds maintenance), 24 (suds outfalls), 26 (construction management plan), 27 (Archaeology), 28 (foundation designs), 29 (fibre optics), 30 (highway redesign) and 31 (surface water) of planning permission Y17/1042/SH Hybrid application for the development of land at Princes Parade.

**Chris Farrell, local resident, to speak against application**

3. Y19/0918/FH Littlestone Golf Club, St Andrews Road, Littlestone,  
(Pages 61-98) New Romney, TN28 8RB

The demolition of the warren club house and erection of 16 apartments and 5 terrace houses, including one golfers 'dormy' accommodation unit and the extension and improvement of the existing main club house, including revised parking, landscaping and access works and improvement works to the golf course.

**Paul Black, local resident, to speak against application**

**John Maberley, local resident, to speak in support of the application**

**Cllr Paul Thomas, Parish Council, to speak against application**

**Councillor Rolfe, Ward Member, to speak on application**

**Guy Hollaway, agent, to speak on application**

4. 20/0765/FH 1 Cherry Garden Avenue, Folkestone, CT19 5LB  
(Page 99-132)

Erection of a 2 bedroom detached dwelling following the demolition of an existing dilapidated garage.

**Mark Hourahane, local resident, to speak against application**

**Derek Taylor, local resident, to speak in support of application**

**5. 21/0926/FH 1 Cherry Garden Avenue, Folkestone, CT19 5LB  
(Pages 133-150)**

Listed Building Consent for the removal of existing outbuilding structure and replacement with 2-bed dwelling within the curtilage of a Grade II listed property

**Mark Hourahane, local resident, to speak against application**

**Derek Taylor, local resident, to speak in support of application**

**6. 21/1488/FH Yew Tree Farm, Stone Street, Stanford, Ashford,  
(Pages 151-162) TN25 6DH**

Retrospective application for the change of use of land for the provision of supervised practical training in the use of construction plant and machinery.

**Steve Cave, local resident, to speak against application**

**Cllr Graham Horner, Parish Council, to speak against application**

**Matt Judge, agent, to speak on application**

**7. 21/1707/FH Bayle Court, The Parade, Folkestone, CT20 1SN  
(Pages 163-180)**

Alterations to roof of building to accommodate 2 two-bed flats within the roof space

**Clare Worley, local resident, to speak against application**

**8. 21/1806/FH 2 – 4 Taylor Road, Lydd-on-Sea, TN29 9PA  
(Pages 181-200)**

Re-submission of planning application 21/0101/FH. Sub-division of the existing two first floor flats to form four self-contained flats, together with the construction of six front dormer windows in the existing roof to form an additional two flats within the roof space, insertion of 8no. roof lights in the rear roof slope, re-location of existing extractor flue on the rear elevation, addition of external cladding to the first floor front elevation and formation of associated parking area following demolition of existing structures.

**Susan Smith, local resident, to speak against application**

**9. 20/0747/FH & 20/0752FH Kings Arms, The Square, Elham, Canterbury  
(Pages 201-250) CT4 6TJ**

**20/0747/FH** - Erection of single storey rear extensions, refurbishment of existing outbuilding to provide dining area and all associated landscaping works

**Matthew Edwards, local resident, to speak against application**

**Alister Hume. Agent, to speak on application**

**20/0752/FH** - Listed building consent for the erection of single storey rear extensions, refurbishment of existing outbuilding to provide dining area and associated internal and external works

**Mathew Edwards, local resident, to speak against application**

**10. 21/2369/FH Hillboro, Sunnyside Road, Sandgate, Folkestone,  
(Pages 251-274) CT20 3DR**

Proposed 4no new dwellings and associated external areas within the curtilage of Hillboro (proposed to be demolished) and accessed from Sunnyside Road via a new private shared drive (re-submission of 20/1356/FH).

**Cllr Guy Valentine-Neale, parish council, to speak against application  
Guy Hollaway, agent, to speak on application**

**11. 21/2449/FH 7 The Old High Street, Folkestone  
(Pages 275-284)**

Section 73 application for the variation of condition 2 (hours of opening) of planning permission Y18/0168/SH to allow public use of existing outbuilding 08.00 to 21.00 on any day.

**Adrian Lockwood, local resident, to speak in support of application**

**12. 21/2281/FH Flat 4 and 8, 10 Trinity Crescent, Folkestone  
(Pages 285-295) CT20 2ET**

Section 73 Application for the removal of Condition 2 of Planning Permission 83/1121/ SH - conversion of Hotel into 15 self-contained and 2 non self-contained catering studio holiday apartments - to allow the four self-contained holiday flats on the first and second floors of 10 Trinity Crescent to be used as two permanent self-contained apartments.

**Roger Joyce, agent, to speak on application**

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**SUPPLEMENTARY INFORMATION**

**1 21/2282/FH – Reserved Matters Application - Princes Parade Promenade,  
Princes Parade, Hythe**

1 Additional comment has been received from an existing objector. These comments are summarised as follows:

- it does not meet the needs of the local population in terms of housing
- it removes a valuable wildlife habitat for both native and migratory animals and birds
- it will harm the adjacent Royal Military Canal (a listed historical monument) in terms of potential pollution of the water course and surrounding habitat.
- redirecting the road will impact on the use of the area as a local amenity.
- cost of preparation and development outweighs the overall benefit to the tax payer

KCC Flood and Water management have commented that they have no further representations to make.

It is considered that the planning issues relevant to this application have been addressed in the main report.

## **2 21/2380/FH – Conditions - Princes Parade Promenade, Princes Parade, Hythe**

Cllr Whybrow has made the following comments:

'I am concerned about the way condition 14 which relates to the funding of the leisure centre is being discharged. Para 7.7 of the officer's report says "The applicants have provided letter and a link to the Cabinet reports that confirm the Council's commitment to funding the leisure centre. This has provided the evidence needed to ensure the project will be funded and therefore meets the requirements of the condition." Looking at the planning website this seems to relate to a letter dated 12 October 2021 referring to a cabinet meeting in February 2019. Given how much the costs have increased since that cabinet meeting this is far from sufficient evidence. The evidence should refer to the more recent cabinet meeting and also provide proof that the housing land has been sold.'

The applicants have also provided details of the more recent cabinet meeting. This should be added to the listed of approved details for condition 14. The condition did not require proof of the sale of land therefore it is not considered this could be requested.

## **3 Y19/0918/FH – Littlestone Golf Club, St Andrews Road, Littlestone, New Romney, Kent TN28 8RB**

### **Consultation Responses**

An additional 3 responses have been received, objecting to the application. Those issues not already raised have been summarised below:

#### **Local Residents**

- Demolition of clubhouse will result in closure of Littlestone Artisans section;
- Littlestone Golf Club will not offer similar services to those available in the Warren Clubhouse;
- The Warren clubhouse contributes 20 percent of the Littlestone Golf Club business;
- Claimed repairs to Warren clubhouse have already been carried out;
- Littlestone Golf Club building cannot accommodate Warren Golf Club membership.

**Consultation Responses**

An additional 31 responses have been received, objecting to the application. Those issues not already raised have been summarised below:

- Reduction is minimal, not significant;
- No reduction in covers;
- Increase in width results in increased concentration of noise to Cockpit Cottage and loss of views;
- Issue of insufficient parking persists;
- Lack of detail regarding boundary treatments;
- Lack of formal response from KCC.

**20/0752/FH – Kings Arms, The Square, Elham, Canterbury, CT4 6TJ**

**Consultation Responses**

An additional 3 responses have been received, objecting to the application. No additional issues to those already raised have been noted.

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