



KCC Infrastructure Division  
c/o DHA Planning  
Eclipse House  
Eclipse Park  
Sittingbourne Road  
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**Planning Applications Group**  
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Direct Dial/Ext: 03000 413366  
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Ask For: Mrs Helen Edwards  
Your Ref:  
Our Ref: FH/25/1711  
Date: 10 October 2025

FAO: DHA Planning

### **TOWN AND COUNTRY PLANNING GENERAL REGULATIONS 1992**

Dear Sir/Madam

**APPLICATION:** FH/25/1711 (KCC/FH/0137/2025)

**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

**LOCATION:** Ground Floor Business Premises, 14 Sandgate Road, Folkestone, Kent CT20 1DP

The above mentioned planning application received for the formal observations of the County Council, as County Planning Authority has now received consideration.

I write to inform you that the County Planning Authority resolved that planning permission be Granted with Conditions as set out in the attached formal notification.

Please note the conditions imposed and any informatives as described.

Yours faithfully

Sharon Thompson  
Head of Planning Applications Group



**Reference Code of  
Application: FH/25/1711**

**KENT COUNTY COUNCIL**

TOWN AND COUNTRY PLANNING ACTS  
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)  
(ENGLAND) ORDER 2015  
TOWN AND COUNTRY PLANNING GENERAL REGULATIONS 1992 (as amended)

**NOTIFICATION OF GRANT OF PERMISSION TO DEVELOP LAND**

To: KCC Infrastructure Division  
c/o DHA Planning  
Eclipse House  
Eclipse Park  
Sittingbourne Road  
Maidstone  
Kent  
ME14 3EN

TAKE NOTICE that the KENT COUNTY COUNCIL, the County Planning Authority under the Town and Country Planning Act, HAS GRANTED PERMISSION for development of land situated at Ground Floor Business Premises, 14 Sandgate Road, Folkestone, Kent CT20 1DP, being 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, referred to within the application for permission for development dated 28 August 2025, received on 28 August 2025, as amplified and amended by details referred to in the attached Schedule 1, SUBJECT TO THE FOLLOWING CONDITIONS:

**Time Limit**

1. The use of the building hereby permitted for Class F (community and learning) shall cease and shall revert to its existing use, Class E (commercial, business and service), on or before 10th October 2030.

*Reason: In order that the position may be reviewed at the end of the period stated and to control the development.*

**The development to be carried out in accordance with the permitted details**

2. The development hereby permitted shall be carried out only in accordance with the details, plans and specifications referred to within the attached 'Schedule 1' and/or as otherwise

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approved pursuant to this permission and there shall be no deviation from these without the prior written approval of the County Planning Authority.

*Reason: For the avoidance of doubt and to maintain planning control over the development.*

### **Hours of Use**

3. The permitted hours of operation of the unit as Class F1 shall be limited to 8am to 9pm Monday – Sunday (including bank holidays).

*Reason: In the interests of the amenities of the locality and to accord with the application details.*

### **Town and Country Planning (Development Management Procedure) (England) Order 2015**

Where necessary the planning authority has engaged with the applicant to address and resolve issues arising during the processing and determination of this planning application, in order to deliver sustainable development, to ensure that the details of the proposed development are acceptable and that any potential impacts can be satisfactorily mitigated.

### **Condition of Planning Permission relating to Biodiversity Net Gain**

Unless a statutory exemption, transitional arrangement or requirement relating to irreplaceable habitat applies, under paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 (as amended), every planning permission granted for the development of land in England is deemed to have been granted subject to the condition “(the biodiversity gain condition)” that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

Under Regulation 4 of the Biodiversity Gain Requirements (Exemptions) Regulations 2024 the statutory biodiversity gain condition required by the Town and Country Planning Act 1990 (as amended) does not apply in relation to planning permission for development which:

- (a) does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006); and
- (b) impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (a hedgerow habitat or watercourse habitat identified for the purposes of the biodiversity metric).

**Based on the information submitted in the planning application documents, Kent County Council, as the County Planning Authority and determining authority considers that this permission is exempt from the biodiversity net gain condition. The approval of a biodiversity gain plan is therefore not required.**

### **Summary of policies in the Development Plan relevant to the decision to grant planning permission:**

This application has been determined in accordance with the Town and Country Planning Acts, and in the context of the Government’s current planning policy guidance and the relevant Circulars, including the updated National Planning Policy Framework (NPPF) and associated planning practice guidance, together with the relevant Development Plan policies, including the following:

The National Planning Policy Framework (December 2024) and National Planning Practice Guidance.

Folkestone & Hythe Places and Policies Local Plan (September 2020): Policies RL1, RL2 and HB1.

Folkestone & Hythe Core Strategy Review (March 2022): Policies CSD6 and SS4.

The summary of reasons for granting permission is as follows:

The County Council is of the opinion that the temporary use of the building for 5 years would give rise to no material harm, would accord with the aims of the development plan and that there are no material considerations that indicate that the decision should be made otherwise. The County Council also considers that any harm as a result of the proposed development would reasonably be mitigated by the imposition of the attached conditions.

Informatives

In addition please be advised of the following informative:

1. The applicant should seek to ensure that the high street elevation (glazed shop front) has an 'active frontage' at all times for the temporary period permitted, to enhance the appearance of the building and add to the vitality of the Town Centre High Street.

Dated this Tenth day of October 2025

(Signed).....  
Head of Planning Applications Group

KENT COUNTY COUNCIL  
PLANNING APPLICATIONS GROUP  
COUNTY HALL  
MAIDSTONE  
KENT ME14 1XQ

## Schedule 1

Schedule of Documents permitted under Planning Permission: FH/25/1711

<b>Drawings / Number / Title:</b>
DHA/35873/01 Site Location Plan, received 28 <sup>th</sup> August 2025 DHA/35873/02 Existing/Proposed Site Layout Plan, received 28 <sup>th</sup> August 2025
<b>Document Title / Description / Reference</b>
Application Form, received 28 <sup>th</sup> August 2025 Planning Statement, DHA Planning (RD/34543 dated 26 August 2025), received 28 <sup>th</sup> August 2025
<b>As amended and/or amplified by:</b>