

**NOTIFICATION OF DECISION OF  
THE LOCAL PLANNING AUTHORITY**

**Date of Decision: 1 August 2025**



Email: [planning@folkestone-hythe.gov.uk](mailto:planning@folkestone-hythe.gov.uk)

Fairbett Estates Limited  
C/o Mr Andrew Jolly  
Credo Planning Ltd  
7 Limes Road  
Folkestone  
CT19 4AU

**TOWN AND COUNTRY PLANNING ACT 1990**

**Application Number: 25/1027/FH**

**Proposal:** Change of use from private member's club (sui generis use) to 6 residential flats, including the retention of existing 3-bed maisonette. Demolition of external rear staircase and rear extensions and installation of rear balconies. Reinstatement of front light well, erection of railings to front and creation of bike and refuse storage areas.

**Site Location: 10 BROOMFIELD ROAD, FOLKESTONE, CT19 4DH**

**DECISION: REFUSED** in accordance with the planning application and plans.

**REFUSAL REASONS**

- 1 The application property is considered to be a community facility, with the application particulars failing to demonstrate that there is no longer a demand for the facility within the locality, supported by evidence of marketing at a realistic sale or rental price, for an acceptable period of time, contrary to National Planning Policy Framework paragraph 98, Core Strategy policy SS3, and Places and Policies Local Plan policy C2.

**Informatives and notes**

- 1 Your attention is drawn to the fact that this refusal of planning permission is on the basis of submitted documents:

Design and Access Statement 520\_DAS\_01 May 2025

Planning Statement May 2025

Enhancements, betterments and benefits associated with the proposal,  
dated received 04 June 2025

Block and Location Plan Proposed P0600 Rev No. 1

Folkestone & Hythe District Council

Civic Centre, Castle Hill Avenue, Folkestone, Kent CT20 2QY

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Elevations Proposed P2110 Rev No. 1  
Side Elevations Proposed P2111 Rev No. 1  
Basement & Ground Floor Plans Proposed P2010 Rev No. 1  
First Floor and Loft Plan Proposed P2011 Rev No. 1  
Roof Plan Proposed P2012 Rev No. 1

In determining this planning application, the Council has had due regard for all relevant matters and particularly the National Planning Policy Framework. This includes the duty to work positively with the applicant to resolve potential issues and seek acceptable solutions.

This decision relates ONLY to the requirements of Town and Country Planning Act 1990. Separate determinations are required for other aspects of the planning regime, building regulations and environmental legislation. Any other permissions must be obtained separately from the relevant body.

A handwritten signature in black ink, appearing to read 'H. G. G.', is positioned above the text 'Issued by the Chief Planning Officer'.

**Issued by the Chief Planning Officer**

*This decision notice consists of 3 pages*

## **NOTIFICATION TO APPLICANT**

### **APPEALS TO THE SECRETARY OF STATE**

If you are aggrieved by the decision of your local planning authority then you may be able appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990. If you want to appeal, then you must do so promptly.

Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online at [www.gov.uk/government/organisations/planning-inspectorate](http://www.gov.uk/government/organisations/planning-inspectorate).

The Inspectorate's website also gives details of timescales and the processes which would apply to this type of application.