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12th May 2020

Planning Department
Folkestone and Hythe District Council
Civic Centre
Castle Hill Avenue
Folkestone
CT20 QY

Dear Sir/Madam,

**Planning Application Y19/1152/FH-
The French House Aldington Road Lympe Hythe Kent CT21 4PA**

Change of use of the French House from Class C3 residential dwelling to a 10-bed boutique hotel Class C1; partial demolition, reconstruction and conversion of outbuildings; erection of 5 new build bedroom pods; erection of new social canopy; erection of check-in building; extension to existing restaurant; creation of new link pathways and a new access road; new refuse store; and creation of a new car park for 50 car spaces.

Lympne Parish Council met on the 6th May 2020 to discuss the resubmission of the above planning application. 6 members of the Council were present.
The council held a vote with the results as follows:

- 2 in support of the application
- 3 objecting to the application
- 1 disqualified from voting due to a personal interest in the application

It was carried, therefore, that Lympe Parish Council object to the resubmitted application and I submit the following report with the Councils comments and observations.

The Council wish to make it clear that the comments made in the previous objection letter dated the 7th November were made with the information available to the Council at the time and the support for local development which improves the lives of all residents within the Parish through economic development is encouraged. The zoo which forms a major part of the Parish to attract people to the area is an asset to the

Parish, but as stated in the first reply the activities and attractions provided by the Applicant tend to be insular meaning visitors tend to remain within the Zoo without the need to venture out into the wider area to invest their time and money.

The Council also acknowledge the immense time and effort invested by the applicant to adjust the application to take into account the previous objections made, and those of residents who will be affected by the changes.

Also, and especially at this time of lockdown, the Council understand the economical investment required by the Aspinall Foundation to continue to operate.

The Council, therefore, wish to express that making these objections was carefully considered and not arrived at without considerable debate.

Change of Use of the French House from Class C3 Residential to a 10 Bedroom Hotel

No objections raised

Partial demolition, reconstruction and conversion of outbuildings

No objections raised

Erection of 5 new build bedroom pods

No objections raised

Erection of new social canopy

No objections raised

Erection of check-in building

As submitted in the letter dated the 7th November the Council do not comment on the check-in building as an individual feature of the plan.

Between the Check-in building and the Event Building runs the historic Saxon Shore Way. It was raised that this development will change the character of this footpath affecting those who use this popular route for recreation

Extension to the existing restaurant

No objections raised

Creation of new link pathways and a new access road

The Council again raised objections to this part of the application. The legality of the access to the proposed road at Aldington Road as being existing access was

questioned. This was raised as a complaint (Y19/0120/CM) for which we had not received a definitive answer.

The Council acknowledged the goodwill gesture by the applicants to install bunding and shielding of the access road to residents but a loss of privacy is still a concern. The road will be built within the AONB through countryside currently used by livestock.

The number of vehicle movements was raised as an objection notwithstanding that the capacity of the car park has been reduced from 100 spaces to 50 spaces, which was positively received, increases in pollution and vehicle noise needs to be a consideration.

As stated previously additional vehicle movements from service vehicles, employees and deliveries will add to the potential disruption in the area.

Concerns over light pollution from the car park and if to be introduced along the access road was also raised by members. It is appreciated that this may not be a permanent feature depending on how the car park and road would be used. Light disturbance from vehicle movements was also a consideration.

Sightlines along the Aldington Road Lympe from the site are not good and concerns about road safety are raised as an objection.

Creation of a new car park for 50 car spaces

The reduction from 100 car parking spaces to 50 spaces was well received. The removal of the event building perhaps prompted this change. The car park will be of hard standing and as mentioned in our previous letter concerns over disruption to wildlife, a change in the visual amenity of the area (this parking area will run alongside the historic Saxon Shore Way) and the potential water runoff onto the escarpment adds to concerns.

The central application which is to upgrade and change the use of the beautiful French house to the Giraffe Hotel is fully supported. This objection centres on how this new venture will be accessed. We again acknowledge the changes and goodwill gestures made by the applicant in this second application.

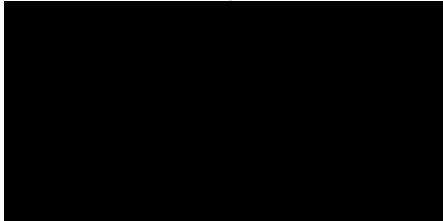
The original application contained an event centre which has now been removed from the application with a reduction in the car parking area. The original application would suggest, therefore, more of a need for the type of access suggested in the plans.

The removal of the event centre, therefore, would suggest that such an access due to the reduction in vehicle movements may not be the

Members suggested that if a way could be found to access the hotel using routes which already exist within the boundaries of the existing complex there would be little to object to, and for the applicant especially in the current climate would I am sure to be a much less expensive option.

The concerns over the new access route, its location the potential for disruption and additional traffic was the detail, albeit a huge detail, which split the Council in their vote on the matter

Yours Faithfully



Mr J Lawrence
Parish Clerk for and on behalf of Lympne Parish Council

The following policies (as in the previous submission) have been relied upon to make relevant comments above

The National Planning Policy Framework- various parts, but in particular Section 15 (170) a,b,d,e, and 172 as this development is part of or adjacent to the A.O.A.N.B, it is noted that this relates to Major Developments but adds the caveat that this is a matter for the decision-maker, 174 relating to habitats and biodiversity.

Local Plan Reviewed Saved Policies- concerning Built Environment section paragraphs, 8.9, 8.35 (but reflecting the lack of improvement of the physical and visual quality of the area)

Policy relating to Sewerage- While the policy mentions housing this development, with the increase in visitors, will have an impact on waste. Policy U4 is a concern especially with the building hardstanding for the car park and the potential for water runoff onto the escarpment.

Policy U15 which covers light pollution and paragraph 9.50 which covers noise pollution.