



Our ref: 1558/SB/LET01

22nd November 2018

Dear Sir/Madam,

Re: 28-30 Sandgate Road, Folkestone Kent, CT20 1DP.

This application relates to Y17/0811/SH approved 29th of September 2017 and Y18/0180/SH approved 19th of April 2018, both of which combined allowed for the conversion of the Floors above Street Levels of 28-30 Sandgate Road into 7 flats with new alternative access and refuse storage. The Ground Floor Retail Unit was to be taken over by a National Retail Chain.

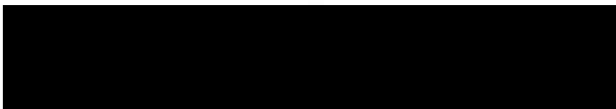
The current refuse store shown as part on the Approved Plans has led to an issue with the Retail Company due to its sizing and shape and is jeopardising their involvement in the scheme and therefore the viability of the whole project.

The new Residential access is onto the Pedestrianised Street therefore the Reuse Collection for the Residential Units will be "Purple Sack Scheme" operated by Folkestone, with a collection on a designated weekday morning. In this scheme the responsibility for putting said sacks onto the street is that of the residential occupiers. Therefore, no physical Bins will be provided on the property. As such this application seeks to remove the Refuse Store as approved, enabling the Ground Floor Unit to be taken over by the interested retailer. Refuse Stores will be provided on each Landing above the Ground Floor for that floor's respective units as an interim space where the owner/occupiers can deposit their refuse until collection day.

Attached in the Appendix below is the advice received when the matter was discussed with Nick Hubbard, by phone on the 13th of November 2018 (we were informed that the Planning Officer who dealt with the Original approvals has since left the Department).

For further information and enquiries, please do not hesitate to contact us.

Yours,



Liam Russell RIBA
Managing Director

Shane Bradley

From: Shane Bradley
Sent: 14 November 2018 09:06
To: 'planning@folkestone-hythe.gov.uk'
Cc: [REDACTED]
Subject: 181114 SB to FH & LGR Re: Planning Query Y17/0811/SH & Y18/0180/SH (1)

FAO: Nick Hubbard; Duty Planning Officer (13/11/2018).

Good morning Nick,

Thanks very much for taking my call yesterday. Most Informative.

Juts to confirm what was discussed by phone;

The query related to Y17/0811/SH approved 4th of August 2017 and Y18/0180/SH approved 22nd of February 2018, both of which combined allowed for the conversion of the Floors above Street Levels of 28-30 Sandgate Road into 7 flats with new alternative access and refuse storage. The Ground Floor Unit was to be taken over by a National Retail Chain.

The current refuse store shown as part of the Approved Plans has led to an issue with the Retail Company and is jeopardising their involve in the scheme and therefore the viability of the whole project.

As discussed the new Residential access is onto the Pedestrianised Street therefore the Reuse Collection for the Residential Units will be "Purple Sack Scheme" operated by Folkestone, with a collection on a designated weekday morning. In this scheme the responsibility for putting said sacks on to the street for collection is that of the occupiers.

While I appreciate no guarantee on a new application at this stage, your advice, to aid keeping the project alive would be to:

- Submit a Variation of Condition application (covering both Approvals' Condition 3), that would look to remove the Refuse Store at Ground Floor Level so that the sacks that each owner is responsible for is contained in their unit until collection day.
- As part of the application Suitable Alternative Arrangements (An Designated Sealed Cupboard for example) would be provided and implemented for each individual Unit.

I appreciate your time and input on this matter and utilising your advice hope to move the solution forward towards a suitable resolution for all parties involved.

Thank you.

Kind regards,

Shane Bradley.
For and on behalf of



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