

From: [REDACTED]
Sent: 25 January 2017 13:56
To: Planning
Subject: Objection re: planning application Y16/1391/SH | Erection of a three-storey block of six self-contained flats, 19 The Bayle Folkestone Kent CT20 1SQ

Please find below the text of my objection to planning application Y16/1391/SH. The text exceeds the 2,000 character limit for submission online.

I object to the proposed development of 9 The Bayle, and the demolition of the DanceEasy venue to make way for six flats.

The proposed block is sited in a conservation area, yet the building proposed is of no architectural merit. The building has been designed to maximise density with no regard to the character and variety of building types typical in the Bayle.

The development also falls within the boundaries of the town centre policy area of the SDC local plan 'Places and Policies' (2016). The proposed change of use to residential flats goes against the spirit and explicit intention of the SDC local plan, whose priority is to encourage and develop Folkestone's cultural and leisure amenities. As policy (UA1) of the SDC local plan states:

'Within the designated town centre area ... planning permission will be granted for development that provides for a range of town centre uses that adds to the vitality and viability of the town centre, particularly where it can be demonstrated that the proposal would enhance the evening economy.'

DanceEasy has developed into a lively hub of cultural and community activity. Activities at the venue include daytime yoga and exercise classes, childrens' clubs, music events, and a lively comedy club, while the venue has become a fixture of the Christmas 'Living Advent Calendar', popular with parents and children from across the district. The venue's characterful décor charms visitors and audiences, and is a great example of a community-led venue whose success is due to the enthusiasm and commitment of its diverse users. DanceEasy contributes to the local economy by attracting visitors to the, provides a venue for non-profit cultural activities and the night-time economy.

The proposed development adds nothing to the mix of uses in the town centre area in terms of leisure, recreation, community participation, culture and the evening economy. The possible loss of the DanceEasy venue would significantly reduce availability of these activities and their social and economic benefits.

Further objections regard; the impact of six further dwellings on residential parking in the Bayle, which is now arguably beyond capacity for existing residents; overlooking of the children's playground of St. Eanswythe's School; emergency access to St Eanswythe's School.

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