



Shepway District Council
Civic Centre
Castle Hill Avenue
Folkestone
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Highways and Transportation

Ashford Highway Depot
4 Javelin Way
Ashford
TN24 8AD

Tel: 03000 418181
Date: 1 February 2017

Application - Y16/1052/SH

Location - SELSTED FARM CANTERBURY ROAD SELSTED DOVER

Proposal - CHANGE OF USE AND CONVERSION OF EXISTING CARTSHED, STABLES AND LONG BARN TO (CLASS B1A) OFFICE USE, ERECTION OF A NEW BUILDING FOR USE AS A CLASS D1 -EQUINE VETS FOLLOWING DEMOLITION OF THE EXISTING ATCOST BUILDING, ERECTION OF A NEW OFFICE (CLASS B1A) BUILDING, TOGETHER WITH THE ERECTION OF ASSOCIATED STABLE BLOCK, BIKE STORE AND FORMATION OF PARKING AREA, UPGRADING THE VEHICULAR ACCESS AND PROVISION OF A FOOTPATH LINK TO CANTERBURY ROAD

Thank you for your consultation in relation to the above planning application. I have the following comments to make with respect to highway matters :-

I am aware that the proposal is largely the same as a previously permitted planning application, and as such does not case any concerns in regard to traffic generation or highway safety.

I note that the car parking layout has been revised slightly. In terms of volume, this does not concern me, however the 4 spaces indicated as being within the courtyard area of The Barn building do not have sufficient manoeuvring distance between the parking spaces and The Cart Shed. Car parking spaces need at least 6m clear behind them for manoeuvring space.

The above is a minor issue and I am content that there is sufficient space within the courtyard to relocate the parking spaces slightly within this area to accommodate (either closer to The Barn or split the spaces 1 south of and 3 north of the glazed doors to be directly adjacent to The Barn building, either option will provide more manoeuvring room).

A revised drawing will need to be provided to demonstrate this. This can be provided prior to the decision on the proposals or afterward as an MNA subject to the planning officers views.

I can confirm that provided the following requirements are secured by condition then I would raise no objection on behalf of the local highway authority:-

1. Proposed car parking to be laid out and constructed in accordance with details to be submitted to and approved by the Local Planning Authority.
2. Prior to the commencement of development a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority and local Highway Authority. This shall include details of the following:

- 2.1. Wheel washing facilities/measures to prevent debris and spoil and the discharge of surface water onto the public highway
 - 2.2. Access point for HGV's and site personnel
 - 2.3. Provision of parking facilities for site personnel and visitors prior to commencement of work on site and for the duration of construction
 - 2.4. Provision for the parking, turning and unloading of delivery vehicles.
 - 2.5. Dust suppression methods
 - 2.6. Plant and noise generated from operation of vehicles and machinery
 - 2.7. Fencing/hoardings
 - 2.8. Lighting
 - 2.9. HGV routing
 - 2.10. Hours of operation
 - 2.11. Any temporary traffic management/signage required
3. All details of the approved construction management plan shall be adhered to during the construction period.
 4. No HGV's shall reverse onto the Highway without the assistance of a banksman.
 5. The proposed car parking to be laid out and constructed in accordance with details to be submitted to and approved by the Local Planning Authority.
 6. Provision and permanent retention of secure, covered cycle parking facilities prior to the use of the site commencing in accordance with details to be submitted to and approved by the Local Planning Authority.
 7. Gates to open away from the highway and to be set back a minimum of 10 metres from the edge of the carriageway.
 8. Provision and maintenance of the visibility splays shown on the submitted plans with no obstructions over 0.9 metres above carriageway level within the splays, prior to the use of the site commencing.

INFORMATIVE: It is the responsibility of the applicant to ensure , before the development hereby approved is commenced, that all necessary highway approvals and consents where required are obtained and that the limits of highway boundary are clearly established in order to avoid any enforcement action being taken by the Highway Authority.

Across the county there are pieces of land next to private homes and gardens that do not look like roads or pavements but are actually part of the road. This is called 'highway land'. Some of this land is owned by The Kent County Council (KCC) whilst some are owned by third party owners. Irrespective of the ownership, this land may have 'highway rights' over the topsoil. Information about how to clarify the highway boundary can be found at <http://www.kent.gov.uk/roads-and-travel/what-we-look-after/highway-land>

The applicant must also ensure that the details shown on the approved plans agree in every aspect with those approved under such legislation and common law. It is therefore important for the applicant to contact KCC Highways and Transportation to progress this aspect of the works prior to commencement on site.

Yours faithfully

Tony Jenson
Senior Development Planner