



Shepway District Council
Civic Centre
Castle Hill Avenue
Folkestone
CT20 2QY

Highways and Transportation
Ashford Highway Depot
4 Javelin Way
Ashford
TN24 8AD
Tel: 03000 418181
Date: 8 March 2017

Application - Y17/0004/PA

Location - ROSS HOUSE ROSS WAY FOLKESTONE KENT

Proposal - DETERMINATION AS TO WHETHER THE PRIOR APPROVAL OF THE LOCAL PLANNING AUTHORITY IS REQUIRED UNDER CLASS O OF THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015 FOR THE CHANGE OF USE OF A BUILDING AND ANY LAND WITHIN ITS CURTILAGE FROM A USE FALLING WITHIN CLASS B1(A) (OFFICES), TO A USE FALLING WITHIN CLASS C3 (DWELLINGHOUSES).

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

The proposal site having an existing permitted use with associated vehicle movements does not cause any concern in relation to traffic generation on the highway network.

The indicated parking provision meets the required standards and layout is acceptable.

In terms of the conversion to residential accommodation I only have one concern. There are existing vehicular accesses onto Ross Way which are adequate with good visibility, there is however no pedestrian entrance and no footway on the south side of Ross Way. As a residential use the site is likely to generate more trips on foot to access local facilities, bus services etc. There is on site a short section of footway adjacent to the western wall of the building, I would like this extended access across the verge adjacent to the vehicular access and to include a new pair of pedestrian dropped kerbs to aid pedestrians (particularly the mobility impaired / elderly and parents with pushchairs) accessing the site safely.

With the above in mind I confirm that provided the following requirements are secured by condition or planning obligation, then I would raise no objection on behalf of the local highway authority:-

- Provision of wheel washing facilities prior to commencement of work on site and for the duration of construction.
- Provision of measures to prevent the discharge of surface water onto the highway.
- Provision and permanent retention of the vehicle parking spaces and/or garages shown on the submitted plans prior to the use of the site commencing.

- Provision of footway link to site and pedestrian dropped crossing on Ross Way to be provided prior to occupation and be laid out and constructed in accordance with details to be submitted to and approved by the Local Planning Authority.
- 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.

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