

Corporate Post Room

21 AUG 2017



18th Aug 2017

Planning application Y16/1017/SH Coast Drive Car Park

Dear Mrs Simpson

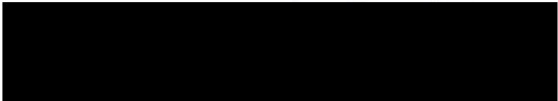
Please find enclosed our comments on the revised planning application for the above proposed development.

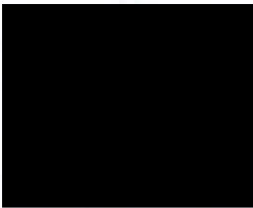
We tried submitting this document on-line yesterday but we were timed out. We then sent it as an attachment to an Email but we have not received an acknowledgement nor does it appear in the comments or in the documents folders.

We feel it is important that our comments are included since they highlight significant differences between the original application and the revised one which no-one else seems to have identified, i.e. the complete change in the type of units and the inclusion of the additional parking.

We apologise for any duplication if the Email has arrived but has not yet been processed.

Yours sincerely





17th Aug 2017

Planning application Y16/1017/SH Coast Drive Car Park

The revised proposal for the above planning application is the same as the original issued in September 2016 i.e.

Erection of 20 units consisting of 13 apartments, 4 detached houses and a terrace of 3 townhouses to include 6 affordable units (5 apartments and one townhouse) also included are 60 public parking spaces.

However the revised masterplan shows 4 x 1 bed apartments, 7 x 2 bed apartments, 2 x 5 bed detached dwellings and 7 x 4 bed detached dwellings.

This will obviously increase considerably the potential value of the land to any interested developer and also the ongoing council tax payable by these higher value houses.

Whilst it is commendable that the council should obtain the best possible income from the sale of this land some thought should be given to the impact it will have on current residents of properties adjacent to the proposed developments and the thousands of holidaymakers who visit the area.

We have already expressed our concerns about the impact on our lives, especially during the actual development, in previous comments made after the original application.

The plan also shows the number of parking spaces has been reduced to 50 however, the land between the proposed dwellings and the shingle bank belonging to Crown Estates now bears the legend 'existing parking to be retained'. Presumably this area will accommodate vans, motorhomes, horse boxes et al. as well as smaller vehicles. This should appease complainants who felt that larger vehicles would be denied access.

This piece of land is approximately 15 metres wide so any vehicles parking there would be very close to the open spaces at the front of the new properties which has been lauded as one of the main features.

Although there are several notices on the car park stating that overnight parking is forbidden many motorhomes frequently stay overnight sometimes for several days. In fact there is one there now. The parking attendants make no apparent effort to move them on. We have even had HGVs staying overnight, obviously these have no facilities

and use the car park as a toilet. In general these are unobtrusive to the existing residents in adjacent houses but they will be only feet away from the new properties.

If the waste bins in this area are to be retained, or replaced as the existing ones are completely inadequate to cope with the amount of litter generated on a busy day, the rubbish collection vehicles will be making several visits a day in the summer.

The privacy and security of the properties should be a cause for concern. The existing properties bordering the car park all have high walls or fences and secure gates. People walking along the shingle bank will be overlooking the front of the proposed properties and they will be easily accessible by any would be criminals. One would assume that most of the larger houses will be holiday homes and often unoccupied for periods of time. The huts on Littlestone Greens in a similar location are frequently broken into.

Add to all this the flood risk, however small, which seems to be being ignored, one wonders who would be willing to purchase one of these properties.

Compared to other new build properties in the New Romney area one would expect the detached properties to be on the market for at least half a million pounds.

In view of all this we would respectfully suggest that Shepway Council will abandon any plans to allow this land to be developed and leave it to those of us who fully appreciate the calm and tranquility that the terrain offers.

Once the comments period is over on the 22nd August it is to be hoped that the council can make a speedy decision as to whether this ill thought out project will go ahead and not leave the affected residents in limbo for a further ten months.

Sue and Tony Davies

PS We have no objection to
our name being shown as the senders of this email