



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: 10 May 2017

Application - Y16/1191/SH

Location - 84 CHERITON HIGH STREET FOLKESTONE KENT CT19 4HH
**Proposal - ERECTION OF A TWO STOREY BLOCK OF 7 RESIDENTIAL FLATS
INCORPORATING THE CHANGE OF USE OF THE FIRST FLOOR FROM
STORAGE TO RESIDENTIAL FOLLOWING DEMOLITION OF EXISTING
SINGLE STOREY WORKSHOP BUILDING.**

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

- The additional information now provides details of prohibiting vehicle access on Cobden Road, this will require an amendment to the Traffic Regulation Order. I now accept that the proposals are acceptable from a development planning perspective.

If permission is granted the following should be secured by condition:

- No occupations shall take place on the site until all reasonable endeavours have been undertaken to implement a Traffic Regulation Order (TRO) prohibiting vehicle access on Cobden Road as shown on the submitted drawing PL04 Rev P3.
- Details of the bollards shown on drawing PL04 Rev P3 to be submitted to and approved by the Local Planning Authority.
- Provision of construction vehicle loading/unloading and turning facilities with the use of a banksmans prior to commencement of work on site and for the duration of construction.
- Provision of wheel washing facilities prior to commencement of work on site and for the duration of construction.
- 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

Lisa Daniels
Development Planner