



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: 4 September 2017

Application - Y17/1027/SH

Location - Sellindge Methodist Church, Main Road, Sellindge, Ashford, Kent, TN25 6EQ
Proposal - Conversion of Methodist church into 2 self-contained dwellings, to include installation of dormer windows in existing pitched roof and other external alterations. Resubmission of Y16/1175/SH.

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

1) It appears that a new vehicle access is necessary to serve the smaller 2 bedroom unit from Main Road. As Main Road is classified (A20) this needs to be included in the application description and also it needs to be demonstrated how visibility splays of 2.4 metres by 120 metres can be provided out of the proposed access (based on the existing 40mph speed limit). It does not appear that the applicant has a right of access over the existing access serving Potten Farm.

2) No secure cycle storage is currently shown. This can be provided in the form of a shed in the rear garden of each property. The shed should measure 1.5 metres in width by 2 metres in length.

INFORMATIVE:

Planning permission does not convey any approval for construction of the required vehicular crossing, or any other works within the highway for which a statutory licence must be obtained. Applicants should contact Kent County Council - Highways and Transportation (web: www.kent.gov.uk/roads_and_transport.aspx or telephone: 03000 418181) in order to obtain the necessary Application Pack.

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

Matt Hogben

Principal Transport & Development Planner