

27 February 2021

Dear Sir/Madam,

Planning Application 21/0153/FH/PA - 105 Sandgate Road ('Property')

I am writing to formally object to the above planning application.



The Property is in a primarily residential area being towards the top end of Sandgate Road and some way from the town centre itself. The previous business was an estate agent which operated only during normal business / office hours and therefore had no adverse impact on neighbours or the residents which lived nearby.

I understand that under the above planning application, permission is sought to change the Property's current use from Class E (c)(ii) Professional Services (Estate Agent) to Class E(b) Restaurant with extractor flue at the rear. In particular, the application states that permission is sought for the restaurant to remain open until 2am, 7 days per week.

The change in use will undoubtedly have a significant adverse effect on neighbours and other residents as it will cause a noise problem for the surrounding and nearby properties, in addition to the likely rowdy behaviour as customers leave the premises and make their way home through the neighbourhood in the early hours of the morning.

I disagree with the points made by the petitioner in relation to the following comments:

"Noise from the public would be minimal as this will be a restaurant where people "mostly" sit and consume food"

"As the application site is situated in a town centre primary shopping area the late opening hours will not cause any disturbance to the local amenity",

as clearly the Property is not situated in the town's primary shopping area, but rather a residential area.

In addition, from the proposed plans it is apparent that the extractor flue is to be positioned at the far rear of the property. The flue will therefore be directly facing the new development of 90+ luxury flats at the recently agreed Leas Club development, and also the existing 54 flats in the Whitecliffs block whose bedrooms are mostly at the rear of the property and will be directly impacted by the noise/smells from this premises.

As you will be aware at the Council, local residents are already (during non-lockdown times) faced with significant noise nuisance, drunken and anti-social behaviour, street violence and public nuisance as a result of the nearby late night opening bars.

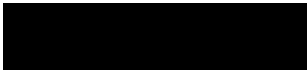
I would think that in light of the recently agreed planning application for expensive flats above the Leas Club and the new development on the seafront, the council should be aiming to reduce the numbers of alcohol related anti-social behaviour incidents in order to attract newcomers to our town and ensure the success of its ongoing regeneration.

I firmly support the welcoming of new businesses to our town, however I feel very strongly that we should be presenting Folkestone as a safe, family-friendly seaside town, and pleasant place to live with a vibrant evening economy rather than a late-night drinking destination.

I understand that recently the nearby Rosemont Restaurant and Cocktail Bar was refused a licence to remain open and serve drinks to 3am and I request that the same criteria be applied to this application to grant much more reasonable opening hours if the permission itself is to be granted.

Lastly, I wanted to bring to your attention that there are no Site Notices to advise local residents of a Change of Use Planning Application either on or around the building making, it impossible for residents to be aware of plans in time to raise any comments/objections. I found out about the application from a neighbour.

Regards,

A solid black rectangular box used to redact the signature of John Brady.

John Brady