

Stubbs, Lilian

From: Suzanna Hellawell [REDACTED]
Sent: 27 January 2025 14:47
To: Planning
Subject: Application 24/2016.FH/PA
Attachments: The Coppice - 27 1 25.docx

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Dear Sir/Madam,

Please find attached our objection to the above application.

Yours faithfully,
Suzanna Hellawell

Mr Ian & Mrs Suzanna Hellawell

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

27 January 2025

Folkestone and Hythe District Council

Civic Centre, Castle Hill Avenue

Folkestone

Kent CT20 2QY

Application 24/2016.FH/PA

Dear Sir/Madam,

Re: Objection to Application to determine if prior approval is required for a proposed:
Change of Use of Buildings on Agricultural Units and former Agricultural Buildings to
Dwellinghouse Class (C3) ('Application')

Property: Land adjoining 1 The Coppice, New Road, Saltwood

We are writing to formally object to the Application. Our objections are based on the following grounds:

- 1) Inadequate Access: The Property is accessed via New Road, a narrow road already subject to intense residential traffic and frequent double-parking. Increased vehicular movement from further residential use will exacerbate existing congestion and pose significant safety risks, as cars and buses frequently mount the pavement where New Road opens onto Sandling Road. This increased use will also inconvenience residents living on New Road.

- 2) Increased Burden on Infrastructure: The local drainage, sewer, and conduit systems are already operating at or near capacity. The additional load from the proposed residential conversion will necessitate works that will cause inconvenience and disruption to neighbours.
- 3) Outside Village Boundary: The property lies outside the current boundary of the village. Allowing this change of use would set a precedent for further development beyond the established limits, undermining the village's planning framework and rural character. A previous application (24/1185/FH/P) was refused on the grounds that the site is unsuitable for residential development due to its location outside any defined settlement boundary. The planning officer's report stated:

"The application site, by reason of its location outside of any defined settlement boundary, is considered unsuitable for residential development. The erection of a residential dwelling in this location would amount to visually harmful and unnecessary development in the countryside, extending built residential form into undeveloped countryside in a manner harmful to the character, appearance, and intrinsic amenity value of the countryside, the Special Landscape Area, and the nearby Kent Downs National Landscape. The proposal would therefore represent unsustainable development contrary to policies HB1 and NE3 of the Place and Policies Local Plan; policies SS1, CSD3, and paragraph 4.68 and Table 4.4 Settlement Hierarchy of the Core Strategy; and the advice of the National Planning Policy Framework."

We believe this Application is an attempt to override the rejection of two prior applications by converting an agricultural building into a residential property instead of erecting a new structure.

- 4) Potential for Further Development: Given the number of previous applications, we are concerned that if this Application is approved, the landowner will make further applications to change the use of the currently undeveloped parts of the Property to residential use, relying on the presence of an existing residential dwelling. The Property is not suitable for more intense use for the reasons stated above, further straining local infrastructure and altering the character of the area.

In light of these objections, we urge the planning authority to reject the Application and consider the long-term implications of this decision on our community.

Yours faithfully,

Suzanna & Ian Hellawell