

Chief Planning Officer
Folkestone & Hythe District Council
Folkestone
CT20 2QY

11 February 2025

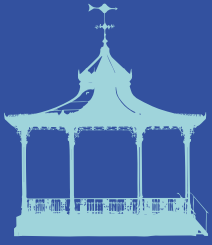
Comment on planning application

Reference no:	25/0035/FH
Site address:	Land rear of Earlscliffe Mews, Shorncliffe Road, Folkestone CT20 1NB
Proposal:	Erection of a three storey block of six residential flats together with associated parking facilities
Officer:	Robert Allan
Stance:	OBJECT

Dear Mr. Lloyd,

The New Folkestone Society's planning sub-committee considered the above application at a meeting on 4 February 2025 and can see little change since previous application 240885/FH. The sub-committee has delegated powers to lodge the society's strong objection on the following grounds, which are the same as for the previous application:

- Insufficient parking provision in an area where off-road parking is already extremely difficult.
- The concerns of both KCC Highways and Kent Fire and Rescue that there may not be sufficient access for a fire appliance travelling forwards to be able to safely turn is worrying. A swept path analysis should be provided.
- We are concerned by claims of neighbours that the red line boundary is inaccurate and consumes their property. The corner that a neighbour claims to belong to him would indeed appear to assist larger vehicles turning on site and its unavailability to the project would cause even more problems for emergency vehicles. To further compound matters, there are several Site Plans / Location Plans with different red line boundaries, which is confusing – the superseded ones should be clearly marked.



New Folkestone Society

The Civic Society for Folkestone
planning@newfolkestonesociety.org.uk

- The Heritage Statement does not sufficiently describe the Conservation Area, as required by NPPF paragraph 200 and gives an incomplete historical description of the land, only going back to the inter-war period. This would have been part of Ingles Farm for hundreds of years, which would have a bearing on any archaeological potential.
- The design and materiality are not particularly suited to the Conservation Area.

Yours sincerely,

Mark Hourahane
Chair, New Folkestone Society planning sub-committee