

Lilian Stubbs

From: Ross McCardle
Sent: 14 August 2025 13:48
To: Planning
Subject: FW: 25/1298/FH - Lympne Castle cafe and shop
Attachments: 250715 cafe and shop cover letter .pdf

Can you please:

- Upload attached and email chain below to file (public)

Kind regards,
Ross.

Ross McCardle MA PGDip MRTPI | Principal Planner
Folkestone & Hythe District Council
Civic Centre, Castle Hill Avenue, Folkestone, Kent, CT20 2QY
t: 01303 853474
e: ross.mccardle@folkestone-hythe.gov.uk

Visit our planning page at:
<https://www.folkestone-hythe.gov.uk/planning>

From: Charlotte Yarker <cyarker@danielwatney.co.uk>
Sent: 14 August 2025 13:38
To: Ross McCardle <Ross.McCardle@folkestone-hythe.gov.uk>
Subject: RE: 25/1298/FH - Lympne Castle cafe and shop

Hi Ross,

There is a covering letter which was submitted with the application, please see the attached. It is frustrating that these documents submitted on the Planning Portal keep being missed.

The proposed development is a simple wooden structure which does not require a DAS.

My answers to your questions are in red below.

Kind regards

Charlotte Yarker
Partner | Planning

M: 07710 032325
E: cyarker@danielwatney.co.uk
W: danielwatney.co.uk
Connect via [LinkedIn](#)

Daniel Watney

Office: 165 Fleet Street, London EC4A 2DW

Daniel Watney LLP is committed to protecting the privacy of our users and protecting their personal information and is fully compliant with the GDPR (EU) 2016/679 regulations. Our full privacy and data protection policies can be found here or requested at myinformation@danielwatney.co.uk

Daniel Watney LLP is a limited liability partnership registered in England and Wales (registered number OC356464) and is regulated by the RICS. A list of member's names is open for inspection at our registered office as above.

This e-mail and the information it contains, which is privileged and confidential, is for the use of the addressee. The unauthorised use, disclosure, or copying of this e-mail or such information is strictly prohibited.

If you are not the addressee, and are in possession of this e-mail (or any copy thereof) without the consent of the addressee, please notify the sender immediately by telephone on 020 3077 3400.

From: Ross McCardle <Ross.McCardle@folkestone-hythe.gov.uk>

Sent: 14 August 2025 12:56

To: Charlotte Yarker <cyarker@danielwatney.co.uk>

Subject: 25/1298/FH - Lypne Castle cafe and shop

Hi Charlotte,

I can't see a covering letter or D&A with the above, so would be grateful for some more information in regards the following:

- i. Will the café be in addition to the existing bistro, or as a replacement? **The café will be a very small tea-room selling pre-made cakes/biscuits and hot soft drinks. It is not licenced. The cover letter explains the extent of the proposed operation, which will occur in conjunction with the bistro which is in effect a full-service restaurant, what is proposed is a small tea room.**
- ii. Where is waste storage to be accommodated? **The will be limited refuse (see above) and so use will be made of the bistro's commercial waste storage area.**
- iii. Are any outdoor seating areas proposed? These may need to be include within the red line and block plans, and details of any proposed surfacing materials should be provided. **No outdoor seating proposed.**
- iv. What is the purpose of the new opening to provide field access to the north? **Additional access.**
- v. What is the shop intending to sell? Would it be merchandise or food/drink/convenience goods? **As per the cover letter the shop will sell merchandise only and will not be making a food retail offer.**
- vi. Is the sewage tank to be installed underground? Would there be any associated above-ground plant/development? If so, drawings will be required. **I will confirm**
- vii. What is the specification of the sewage treatment tank? Can you please provide technical details? A permit from the Environment Agency may be required and I would encourage you to liaise with them at an early stage. **I will confirm**
- viii. How do these uses relate to the recently approved ancillary storage in the stables and barn? **They do not other than being part an parcel of the whole operation of the Castle as an events venue and therefore providing a range of attractions.**
- ix. Where is parking for the café and shop to be accommodated? Parking will need to be provided in accordance with the adopted Kent Vehicle Parking Standards. **The café and shop are not destination uses. They will only be of interest to people already visiting the Castle. The café only has 4 covers – as per the attached letter. Please can you confirm the number of additional parking spaces you would expect for the shop?**

I am concerned that these proposals may (cumulatively and incrementally) be stepping into overdevelopment of the wider site, and in that regard holistic details as to the management of access, parking, storage, waste management, etc. would be helpful.

In the light of my responses and the attached, please could you itemise the additional information you expect to see before you go on leave so we can prepare that.

Please note that I am on leave for two weeks after tomorrow, so please copy planning@folkestone-hythe.gov.uk into any response.

Kind regards,
Ross.

Ross McCardle MA PGDip MRTPI | Principal Planner
Folkestone & Hythe District Council
Civic Centre, Castle Hill Avenue, Folkestone, Kent, CT20 2QY
t: 01303 853474
e: ross.mccardle@folkestone-hythe.gov.uk

Visit our planning page at:
<https://www.folkestone-hythe.gov.uk/planning>

Did you know you can access many services via our MyAccount service, where you can apply, report, tell us about changes and supply evidence. If you haven't already signed up for MyAccount, go to <https://folkestone-hythe.gov.uk/myaccountinfo> for further information. Please consider the environment before printing this email. Please can we request you delete the email and alert the organisation, if you believe you have received the correspondence in error.)