

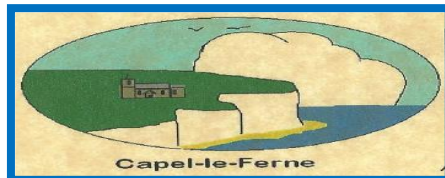
CAPEL-LE-FERNE PARISH COUNCIL

Clerk to the Council

Maureen Leppard

Website:

www.capel-le-fernepc.kentparishes.gov.uk



39 Victoria Road

Capel-le-Ferne, Folkestone, Kent. CT18 7LT

Tel: 01303 259564 Mobile: 07813704142

Email: clerkcapellefernepc@btinternet.com

25 November 2019

Lucinda Roach, Principal Planner
Development Control, Dover District Council
Council Offices, White Cliffs Business Park
Whitfield, Dover, Kent
CT16 3PJ
Dear Lucinda

Re: 19/00669, Planning Application - Land Between Nos: 107 and 127 Capel Street, Capel-le-Ferne. Outline application for the erection of 34 dwellings and means of access with associated landscaping (appearance, landscaping, layout and scale reserved) (amended drawings)

Capel-le-Ferne Parish Council still object to this amendment.

The Architects have realised there is a "highways problem" with the proposed use of yellow lines. This being the loss of 17 parking spaces, which is significant, particularly at school pickup/drop off times, which is neighbouring this site.

Their solution is to provide 15 visitor parking spaces on the proposed estate. This solution will never work, it would be an irritation to both drivers wishing to pickup/drop off at the school and potential new home owners on the estate.

It is time the Land Owner, Architects and Planner realises that the only sensible solution for this site is ribbon development, where properties are set back from Capel Street with a lay-by frontage allowing parking without the use of yellow lines.

We would draw everyone's attention, especially the Planning Committee, to the attached recorded Kent Police Speed Watch Data for Capel Street 2018-2019. This being one of the main reasonings that Capel-le-Ferne Parish Council are still very unsure the amended drawings will make any difference to Capel Street traffic and therefore, is the cause for continued objection.

Therefore, Capel-le-Ferne Parish Council urge Dover District Council Planning Committee to refuse this application in its current format and also take into account the continued high density of this application on this site, in that the access is on a very narrow rural country lane, where speeding is a major concern, being used as a "rat run" to/from Folkestone and Dover.

Separately, it has been noticed the Architect has made reference to Section 106, stating: *"The Section 106 is close to agreement between the two parties and I hope to send through a signed document within the next 14 days"*. This has been addressed by separate communication with Dover District Council Planning Officer as follows – Further to your last email, dated 21st November, this was shared with Parish Councillors for their further consideration following their previous comment of: *"at this stage of the procedure, is they are not prepared to comment on this and cannot confirm acceptance of this money to fund the upgrade of existing facilities, until the application has been granted permission"*.

In view of your further advice that *"you are unable to request and secure the contribution as it has to relate to a particular scheme and it may be removed from the agreement and lost"*, Councillors will accept the contribution towards improved play facilities at the Playing Field, Lancaster Avenue, Capel-le-Ferne, CT18 7LX. This is on the understanding, as you have stated *"it only comes into force if permission is granted"* and this is mentioned and made part of the Unilateral Undertaking in Section 6 CONDITION PRECEDENT – i.e. - This Undertaking shall come into effect upon the grant of the Planning Permission.

Continued ...

CAPEL-LE-FERNE PARISH COUNCIL

Clerk to the Council

Maureen Leppard

Website:

www.capel-le-fernepc.kentparishes.gov.uk



39 Victoria Road

Capel-le-Ferne, Folkestone, Kent. CT18 7LT

Tel: 01303 259564 Mobile: 07813704142

Email: clerkcapellefernepc@btinternet.com

Speedwatch Data for Capel Street 2018 – 2019



**Kent
Police**



Average daily Vehicle movements per hour:

08.00 and 10.30 = 105*

(17% excess speed, Average excess 31mph) between New Dover Road and School.

*(Note: The average vehicle movements at this time in 2018 was 123/hr. This dropped to 63/hr in 2019. This may have been due to TAP or work on the A20)

15.30 and 18.30 = 52

(28% excess speed, Average excess 34mph) between New Dover Road and School

Average daily Vehicle movements per hour:

07.30 and 08.30 = 36

(22% excess speed, Average excess 33mph) between Winehouse Lane and School

15.30 and 18.30 = 42*

(34% excess speed, Average excess 33mph) between Winehouse Lane and School

*(Note: The average vehicle movements in 2018 was 68/hr. This dropped to 34/hr in 2019. This may have been due to TAP or work on the A20)

The figures above have been taken from 18 Speed Watch Sessions in Capel Street during this period.

For more information and confirmation of this data contact Kent Police Speed Watch Team:

speedwatch@kent.police.uk

Yours sincerely

Maureen Leppard

Parish Clerk

On behalf of Capel-le-Ferne Parish Council