

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: maureen.leppard@btinternet.com

26 June 2017

Myles Joyce
Case Officer
Planning Department
Dover District Council
White Cliffs Business Park
Doer
Kent
CT16 3PJ

Dear Mr Joyce

Re: 16/01316 | Outline planning permission for the erection of 10 flats in 2 no. blocks (6x1 bed and 4x2 bed); and 31 dwellings (10x2 bed, 15x3 bed and 6x4 bed); plus associated access and parking (with appearance, landscaping and scale reserved) | Land between Nos 107-127, Capel Street, Capel-le-Ferne, CT18 7HB

Capel le Ferne Parish Council would draw your attention to our letter of 22nd February 2017, the content is of course very relevant, as are the views that have and will be documented by our Parishioners on the Planning Portal.

The following comments are just related to the amendments:

We appreciate that a Stage 1 Road Safety Audit (RSA) report has been commissioned but would make the following observations upon the findings:-

1. Traffic doesn't stick to the speed limit of 20mph now, so it is difficult to see how this is going to be maintained, if you open the stretch of road up further with double yellow lines.
2. Parents have limited parking at school pick up and drop off time, with this proposal where are they expected to park? Given the questionable adequacy of parking spaces in the development, it is wishful thinking for Kent County Council to suggest that some of the lost parking spaces could be replaced by "unallocated parking within the new site". Whilst the added visitor parking is an improvement, existing residents on Capel Street would be penalised with the proposed no waiting controls. Perhaps the planners should re-think the frontage to this proposed development by;
 - a) Moving the access to the site, nearer to the southern end of the site.
 - b) Reduce the number of dwellings to allow for the widening of Capel Street for the length of the site (remove the remainder of the existing hedge).
 - c) Minimise lose to hedgerows. Replant a hedge between the development and the proposed footpath so avoiding the footpath being hidden by the hedge.

3. RSA 3.1 - We believe and it should be remembered, that the parking bays on the east side are private, as are the concrete aprons outside many of the properties, actually owned by the residents of the adjacent properties. Therefore these are not part of the highway, as shown in architect map, which is incorrect, so parking restrictions on the east side of the road will have no effect. It is suggested that due diligence is carried by the relevant parties before alterations to the highways are considered. Architects have used a pale blue colour on the plan to indicate the areas that belongs to Highways. Some properties in that area are residents' boundaries and go up to the road edge. The plan contradicts that.
4. RSA. 4.1 - to think it possible to prevent pedestrians walking north is, at best naive when taking into consideration the fact that they live there and this road is the connection between their homes and village activities and/or bus routes. Thus, provision of a safe facility is essential. The Parish Council is concerned that the scale and alien form of development could bring harm to the character and nature of the Area of Natural Outstanding Beauty. It appears that no account has been taken of Capel-le-Ferne Parish's previous comments, so the position has not changed.

Yours sincerely

A handwritten signature in dark ink, appearing to read 'm. leppard', with a stylized flourish at the end.

Maureen Leppard
Clerk
Capel-le-Ferne Parish Council