

CAPEL-LE-FERNE PARISH COUNCIL

Clerk to the Council
Maureen Leppard

Website:
<https://www.capellefernepc.org.uk/>



Capel-le-Ferne

39 Victoria Road
Capel-le-Ferne, Folkestone, Kent. CT18 7LT

Tel: 01303 259564
Email: clerkcapellefernepc@btinternet.com

16th April 2025

Dear Sir/Madam

RE: - Planning Application 24/00920

Variation of condition 4 (approved plans) of planning permission 23/00401 (Outline application for the erection of up to 16 dwellings (with all matters reserved except access)) to replace approved document 19064-H-03 P1 - Proposed Offsite Works, with 19064-H-04 P1 - Offsite Works. Land South of Cauldham Lane Capel-Le-Ferne CT18 7HG. (Yet to be approved by DDC and KCC)

Capel le Ferne Parish Council would like to register a complaint about unprofessional and aggressive behaviour of the Director of Aile Homes, in relation to the above application

For a number of weeks, the Director has been harassing residents in Cauldham Lane regarding their boundaries with Kent County Council land. This is in connection with the footpath to be installed along the lane before houses are occupied. The Gentleman claims some hedges and fences are encroaching on KCC Land which need to be moved to give sufficient width for a footpath. The developer has already started building works causing dangerous activity for pedestrians, by reversing lorries up the lane to the construction site.

On Wednesday evening, the 9th April, the Director telephoned the Clerk for the Parish Council at 7.30pm, and asked her to forward the email shown below, to the residents in Cauldham Lane, which he said he had sent to 5 people at Kent County Council. Our Clerk told him that she would have to consult with Parish Councillors on this.

He then got very aggressive because our Clerk would not agree to his request and suggested that she was being unreasonable.

Our Clerk pointed out to him that she was following Council protocol by consulting with members of the Parish Council.

She asked him who he had spoken/communicated with at KCC and he just said the name on his email. Again, he was very abrupt.

He then continued by saying he would have no alternative other than to take legal action against the residents, if they did not engage with him and move the hedges and fences referred to, stating he is prepared to do the work for residents, free of charge. At that point, the call ended

Half hour later, one of residents phoned our Clerk to say that he had also contacted them directly at 8pm the same evening.

As Dover District Council accepted the Planning Application for Land South of Cauldham Lane Capel-Le-Ferne, Capel Parish Council feel they must bear some responsibility for the conduct of the developer during the construction work. This conduct should not include harassment of our Parishioners or Clerk for the Council.

Capel Parish Council consider the conduct of this Director wholly unacceptable and would expect Dover District Council to act accordingly.

Yours faithfully



Maureen Leppard

Parish Clerk

For and on behalf of Capel-le-Ferne Parish Council

E-mail sent:

@tony.jenson@kent.gov.uk – *I note that you've now provided a response regarding our application ref 24/00920.*

In your reply, you confirmed that a land search indicates the verge in question is owned by Kent County Council. You also suggested that the process could be expedited if we offered to undertake the works at our own expense, which we are more than happy to do.

However, the resident is currently unwilling to engage with us until he receives formal confirmation from KCC that the land is indeed owned by the Council.

Could you please provide a written confirmation or letter to that effect? This would allow us to re-engage with the resident and help move the matter forward.

I have cc'd Maureen into this email, who is the Clerk for the Parish Council as she has been in contact with us and in discussions with the resident.

Your prompt attention to this request would be greatly appreciated.