

BOROUGH OF FOLKESTONE



N. C. SCRAGG, LL.M.
SOLICITOR

TOWN CLERK
CLERK OF THE PEACE

TELEPHONE: 55221

YOUR REF.:-

MY REF.:- M/W/376

MUNICIPAL OFFICES.

WEST TERRACE.

FOLKESTONE.

14th June, 1965.

Dear Mr. Vorley,

Enbrook Valley Housing Development Scheme

The following information is given in response to your letter of 9th June:

Sewage Disposal

The Corporation have accepted a tender and will shortly enter into a contract for a new sewage scheme for the Military Road area of Sandgate and this will be sufficient to cover the Enbrook Valley development. The scheme recently was approved by the Ministry of Housing and Local Government following an Inspector's visit last year and the Ministry are satisfied that the proposed works will be adequate to cover all future development in the area, which extends beyond Enbrook Valley. Surface water drainage will be dealt with separately.

I feel that you might like sometime to contact the Borough Engineer if you wish to obtain more details of the proposed works.

Planning

As you are probably aware, an organisation of residents in Shorncliffe Crescent and neighbouring roads recently sent a petition to the Council in connection with the proposed development of Enbrook Valley and in that petition similar points were raised to those mentioned in your letter. As you are aware, at the present time, outline permission only has been granted and the points which have been raised with regard to closure of footpaths etc. will be again considered when detailed plans are received.

It so happened that, at the meeting at which the petition was considered, the Committee had a further application for outline planning permission for the development of Enbrook Valley as an estate, covering housing development and necessary ancillary commercial purposes and including offices. The Town Planning Committee, in recommending to the Local Planning Authority (the Kent County Council) that outline permission should be granted,

cont....

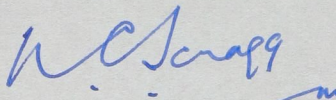
have also recommended that certain specific conditions shall be attached and they have informed the Local Planning Authority of the petition which has been received, so that the Planning Authority may be aware of the views of residents in the area.


The conditions, in general terms, which the Town Planning Committee suggest the Local Planning Authority should attach relate to (i) road access to existing development, (ii) the phasing of the development in stages to be approved by the Local Planning Authority, (iii) the undertaking of a comprehensive scheme of surface water and sub-soil drainage in stages in advance of building development and this will include stabilisation of the land in each stage, (iv) adequate arrangements for parking of cars off the highway with internal service roads, (v) measures to secure satisfactory layout of the commercial area and (vi) the provision of open spaces and landscaping to the approval of the Local Planning Authority.

Plans

I understand that the developers, D. & G. Mills (Builders) Ltd. are prepared to make the plans available for inspection and you may wish to contact the builders' architects and surveyors, Messrs. Chapman & Copland, 2 Douglas Avenue, Hythe, Kent.

Yours sincerely,



Town Clerk. 

D. G. Vorley, Esq.,
Hon. Secretary,
The Sandgate Society,
1 Castle Road,
Sandgate,
Folkestone.

9th June, 1965

Mr. H.B. Chaplin

Mrs. E.B. Greenwall

Mr. D.G. Vorley
1, Castle Road,
Sandgate, Kent.

Dear Mr. Scragg,

re: Enbrook Valley Housing Development Scheme, Sandgate.

In view of the ultimate effect the above scheme will have on Sandgate, my Committee has asked me to write and seek information on the following points:-

SEWAGE DISPOSAL:

With the anticipated large number of extra residents in this area, what action is planned regarding disposal of sewage? Are existing mains to be enlarged and more powerful pumps installed, or will an entirely new sewerage system be built? Is there any fear that Sandgate's present system which is already overloaded and at times forced to discharge into the sea, will be adversely affected, or can Sandgate hope to benefit from the introduction of a completely new system which would remove the need for overflow into the sea off Granville Parade?

PLANNING:

It is understood that outline planning approval only has so far been granted to the Developers. When is it anticipated that application for detailed planning approval will be made, as the Society is concerned about the possibility of building over established footpaths and the sealing off of the Enbrook stream. This last runs through the Valley into the Police Training Centre grounds and so on into the sea opposite Granville Parade, and has always been looked on as an attractive natural feature of Sandgate, which it is hoped to preserve either in its present or somewhat similar form.

cont...

PLANS:

Are the plans for the above scheme available for inspection locally and, if so, to whom should the Society write to obtain the necessary permission to view.

Yours sincerely,

N.C. Scragg, Esq.
Town Clerk,
Municipal Buildings,
West Terrace,
FOLKESTONE,
Kent.



Jones Lang Wootton

22 Hanover Square
London W1A 2BN

Tel: 071-493 6040

Chartered Surveyors
International Real Estate
Consultants

Telex: 23858
Fax: 071-408 0220
071-409 3440

Your Ref.

The Building Manager
M.T. Houses
1a Ethelbert Road
Folkestone
Kent

Our Ref. RHA/510/tah

Direct Line 071 413 1300

Direct Fax. 071 457 3937

11th May 1993

Dear Sir,

ENBROOK HOUSE & KENT HOUSE, SANDGATE, FOLKESTONE, KENT

I am delighted to be offering the above property on behalf of Strategic Land Management Limited. Enbrook House and Kent House represent an excellent opportunity to purchase a freehold grade II listed former mansion with gardens located in a prominent position and benefiting from commanding views over the English Channel. The property comprises two buildings and gardens with a site area of approximately 5.1 acres and lies within a conservation area.

I enclose brief details of the property which include brief information on planning and the basis of the sale and which states that further information will be available in the form of a due diligence package. The due diligence package will contain:-

1. Site plan scale at 1:1250
2. Section 52 Agreement
3. Tree Preservation Order
4. Floor Plans for a possible residential conversion of Kent House and Enbrook House.
5. Copy Planning Permission for a hotel.
6. Copy Planning Permission for residential conversion.

A LIST OF PARTNERS AND ASSOCIATES IS DISPLAYED AT OUR LONDON OFFICES

JONES LANG WOOTTON INTERNATIONAL LONDON NEWMARKET GLASGOW EDINBURGH DUBLIN BRUSSELS ANTWERP LUXEMBOURG
PARIS LYON GRENOBLE AMSTERDAM ROTTERDAM THE HAGUE UTRECHT FRANKFURT HAMBURG DÜSSELDORF MUNICH BERLIN LEIPZIG MILAN MADRID BARCELONA STOCKHOLM PRAGUE
NEW YORK LOS ANGELES SAN FRANCISCO WASHINGTON, D.C. TORONTO SYDNEY MELBOURNE CANBERRA BRISBANE ADELAIDE PERTH AUCKLAND WELLINGTON
HONG KONG SINGAPORE JAKARTA KUALA LUMPUR PENANG JOHOR BAHRU BANGKOK TOKYO TAIPEI

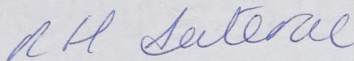
7. Listed Building Consent.
8. Draft Contract
9. Standard Pre-contract enquiries.
10. Local Search
11. Office Copy Entries
12. Statement from Strategic Land Management Limited concerning the adjoining land.

This package will only be available upon written request and no offers will be entertained by our client unless a due diligence package has been despatched to the offering party.

The property is offered for sale by private treaty and it is the Vendor's wish to receive unconditional offers. No offers will be considered before Friday 4th June 1993.

If you have any queries or if you would like a guide price I would ask you to make contact with me at the earliest opportunity so that we can assist you. I should like to thank you for your interest in this site and look forward to discussing this opportunity with you further.

Yours faithfully,



R.H. Auterac
Partner

Enc.

**Chartered Surveyors
International Real Estate
Consultants****Telex: 23858
Fax: 071-408 0220
071-409 3440**

The Building Manager
M.T. Houses
1a Ethelbert Road
Folkestone
Kent

Your Ref.

Our Ref. RHA/510/tah

Direct Line 071 413 1300

Direct Fax. 071 457 3937

20th May 1993

Dear Sir,

ENBROOK HOUSE & KENT HOUSE, SANDGATE, FOLKESTONE, KENT

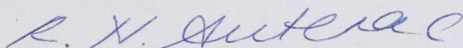
You should by now have received the brief particulars with regard to the above property which we are selling on behalf of Strategic Land Management Limited.

We would like to remind you that we will be considering offers from Friday 4th June 1993 in excess of £500,000.

We believe that this is an exceptional opportunity to acquire two substantial buildings set in over 5 acres. In our opinion the buildings have considerable potential in addition to the residential and hotel uses for which the planning permissions have already been obtained.

If you would like to discuss this further please do not hesitate to contact myself or my colleague Mark Morris.

Yours faithfully,

**R.H. Auterac
Partner**

Michael Hopkins and Partners

27 Broadley Terrace
London NW1 6LG

12 AUG 1996

Tel: +44 (0)171 724 1751

Fax: +44 (0)171 723 0932

R Joyce
The Sandgate Society
Stowting Court Barn
Stowting Ashford
Kent TN 25 6BA

Directors

Sir Michael Hopkins CBE RA AADipl RIBA
Lady Hopkins AADipl
John Pringle AADipl RIBA
Ian Sharrott MA (RCA)
William Taylor DipArch MA RIBA

August 8, 1996

**Re: SAGA Group Headquarters
Demolition of Enbrook House**

Dear Mr Joyce

We write in response to your fax of 26.July.96.

Both Enbrook House and Kent House were surveyed by Godden & Allen -Surveyors- in 1988 and copies of these survey drawings are available. An assessment of Enbrook House of architectural and historic interest was carried out by Ashley Barker and copies of his report can also be made available. Whilst we have taken photographs of Enbrook House we do not have a consolidated set of photographs which would record the current state of the house.

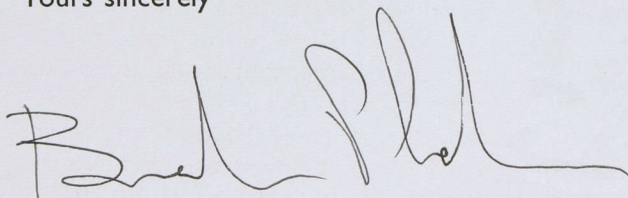
We have no need for any further information on Enbrook House, and as such we do not propose to carry out any additional surveying or photographic work.

Moving on to the question of retention of elements from the old building, we have given this issue some considerable thought, and propose to reuse a reasonable quantity of the rubble stonework (approx. 200 sq. metres) within the new building at lower ground level. We do not propose to retain any of the cut stone elements beyond the plaque, which we have set aside for incorporation at a future stage.

We have prepared our Demolition tender documents on the above basis, however we do not intend to carry out the demolition work until January 1997.

If you have any queries on the above please do not hesitate to contact me.

Yours sincerely



Brendan Phelan
Michael Hopkins & Partners

cc Sandgate Society - G Edmunds

Saga - R De Haan + P De Haan

Senior Associates

Peter Romaniuk BSc BArch RIBA
David Selby BA(Hons) DipArch RIBA
James Greaves DipArch RIBA
Andrew Barnett MA DipArch RIBA
Pamela Bate MA BA(Hons) Arch

Associates

Bill Dunster MA(Hons) RIBA
Ernest Fasanya BA(Hons) DipArch RIBA
Stephen Macbean BSc(Hons) DipArch RIBA
Patrick Nee BSc(Hons) BArch RIBA
Brendan Phelan BA(Hons) BArch RIBA
Henry Buxton ACA (Financial Associate)

Registered Office

Michael Hopkins and Partners (1988) Ltd.
Registered in England number 1728865
Registered address:
49a Downshire Hill
London NW3 1NX

Page 1 of 1

RAJ/CRJ/Gen/S/gate.S

12th August 996

B Phelan Esq
Michael Hopkins & Partners
27 Broadley Terrace
LONDON
NE1 6LG

For the Attention of : B Phelan

Dear Sir

**SAGA GROUP HEADQUARTERS: DEMOLITION OF ENBROOK
HOUSE.**

Thank you for your letter dated 8th August, received in the office on 12th August.

Mr Joyce is currently on holiday until August 15th, and your letter will be placed for his attention and action immediately upon his return .

Yours faithfully

C.R Jones (Miss)
(Secretary to Mr R .A. Joyce)

THE HERMITAGE SANDGATE

January 11, 1989

Dear Mr. and Mrs. Fisk,

As you will have heard, the Planning Application for the houses, flats, roads etc. on the Enbrook House site was passed unanimously subject to further discussions with Dept. of Transport who have no objections in principle. New issues in objections can be submitted until January 17th, but I don't see any new issues that we haven't raised and had ignored already.

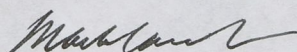
My solicitor, Mrs. Wynn-Green of Rootes and Alliot, consulted with the appropriate colleague in her office, Mr. Radcliffe, who suggested that a legal action of any significance against the council under Section 277(8) of the Town and Country Planning Act, for example, would cost between £10,000 and £15,000. It was also pointed out that the case (Steinberg and another v. Sec. of State for Environment and another) of last November was heard before a deputy judge and was almost certainly being appealed.

I hope you can pass this information to other committee members of the Sandgate Society to see if there is any support for raising this kind of money, without any real sense of winning.

Civil Disobedience at the site remains a possibility.

With best wishes,

Sincerely,

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

Mark Lancaster

Enbrook

TO MEMBERS OF THE SANDGATE SOCIETY

I was shocked to learn this morning from Linda René-Martin that the application for planning permission No. 88/1535/SH for the development of the Enbrook House site is to come before the Shepway Council committee on Tuesday next, January 10th. This afternoon I spoke to Mr. Stevenson of the Planning Department who confirmed this, and said that the plans had not been refused by the council, as was stated in the Society's recent Newsletter No.27. Wimpey Homes lodged an appeal, not against a decision, but because a determination had not been made within eight weeks of their application.

NEXT TUESDAY THE COMMITTEE WILL UNDOUBTEDLY PASS THIS APPLICATION WHICH IS BEING RECOMMENDED BY THE S.D.C PLANNING OFFICERS.

IN THIS PLAN ALL ACCESS WILL BE VIA A NEW ENTRANCE TO BE MADE BETWEEN THE WAR MEMORIAL AND THE LOWER LODGE NEAR THE PRESENT BUS SHELTER. THIS WILL NOT ONLY BE VERY DANGEROUS INDEED BUT WILL ALSO INVOLVE THE DESTRUCTION OF MANY TREES.

UNBELIEVABLY, I was told today that the Planning Department has to date received NO letters of objection to this scheme. OUR COUNCIL IS COMMITTED BY LAW TO PRESERVE AND ENHANCE CONSERVATION AREAS. I believe this application should be entirely rejected on legal grounds. There is no justification for describing this entire housing scheme as either preserving or enhancing this Conservation area. If this application is approved on January 10th, I hope the Sandgate Society will support my call for legal action against Shepway District Council.

Mark Lancaster

The Hermitage

January 6th 1989

48114
Lancaster

S/2064
file.
Reminded
Aug. Thursday

My ref:

SY / SY /91/0352/SH

Date 10.07.91



SHEPWAY
District Council

The Civic Centre,
Castle Hill Avenue,
Folkestone,
Kent CT20 2QY.

Telephone: (0303) 850388

Fax: (0303) 58854

DX 4912 Folkestone

Dear Sir/Madam,

Application No. 91/0352/SH

**OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT WITH ASSOCIATED ROADS
AND CAR PARKING.**

at

L/A ENBROOK HOUSE, ENBROOK ROAD, FOLKESTONE.

With reference to this application I can inform you that having taken into account all the material planning considerations the Council has decided to refuse permission for the development.

Yours faithfully,

T.G. GREENING

Controller of Technical
and Planning Services.

15 JUL 1991

THE SANDGATE SOCIETY
C/O R, JOYCE,
STOWTING COURT BARN,
STOWTING, ASHFORD, KENT.





**SHEPWAY
District Council**

The Civic Centre,
Castle Hill Avenue,
Folkestone,
Kent CT20 2QY.

Telephone: (0303) 850388
Fax: (0303) 58854
DX 4912 Folkestone

My ref:

SY / SY /91/0352/SH

Date 24.05.91

23 JUN 1991

Dear Sir/Madam,

Application No. 91/0352/SH

OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT WITH ASSOCIATED ROADS
AND CAR PARKING.

at

L/A ENBROOK HOUSE, ENBROOK ROAD, FOLKESTONE.

Thank you for your recent letter with respect to this application. I
note your comments and these will be taken into account when the
application is determined. I shall notify you in due course of the
Council's decision.

Yours faithfully
T.G. GREENING
Controller of Technical
and Planning Services.

THE SANDGATE SOCIETY
C/O R. JOYCE,
STOWTING COURT BARN,
STOWTING, ASHFORD, KENT.



For Roger

S/Suzi 14

Building need not enhance preservation positively

South Lakeland District Council v Secretary of State for the Environment and Another

*Court of Appeal
Butler-Sloss and Mann LJ,
and Sir Christopher Slade
March 12 1991*

IN DECIDING whether a proposed new building would or would not preserve the character of a conservation area, "preserving" must be interpreted in the negative sense of not causing harm, rather than in the narrower sense of making a positive contribution to its preservation or enhancement.

BACKGROUND: In exercising powers under the Town and Country Planning Act 1971 with regard to any building or land in a conservation area, special attention should be paid to the desirability of preserving or enhancing the area's character or appearance: (s.277(8)).

FACTS: The council refused an application for planning permission to erect a new vicarage in the curtilage of the existing one within the Cartmel conservation area.

An inspector appointed by the Secretary of State for the Environment allowed an appeal against that decision.

The council then applied to the High Court, which quashed the inspector's decision on the ground that in making it he had erred in law by not paying proper attention to the requirements of s.277(8).

He had not addressed the question of whether the proposed new vicarage would or would not preserve the character or appearance of the area.

The matter then came before the Court of Appeal.

DECISION: *Mann LJ* said that the debate was whether the decision-maker had to determine whether the proposed development would make a positive contribution to preser-

vation and enhancement. On that basis, his determination that neither character nor appearance was harmed would be an insufficient discharge of his duty.

In this case the deputy judge had answered the question in accordance with his own views expressed in the case of *Steinberg v Secretary of State for the Environment* [1989] PLR 9, where he said that there was a difference between whether the proposed development would "harm" the character of the area, and the need to pay special attention to the desirability of preserving or enhancing the character or appearance of the area.

However, neither "preserving" nor "enhancing" was used in any meaning other than its ordinary English meaning.

The court was not here concerned with enhancement, but with the ordinary meaning of "preserve," which was "to keep safe from harm or injury, to keep in safety, save, take care of, guard."

Character or appearance could be said to be preserved where they were not harmed.

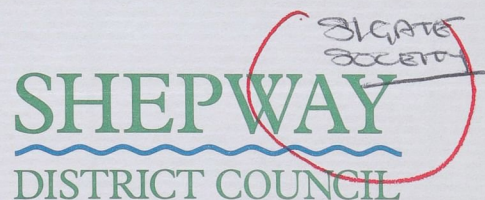
The statutorily desirable object of preserving the character or appearance of an area was achieved either by a positive contribution to preservation or by development which left the area's character or appearance unharmed, i.e. preserved.

It followed that the inspector had not failed to discharge his duty and the appeal would be allowed.

Sir Christopher Slade and *Butler-Sloss LJ* gave concurring judgments.

APPEARANCES: *For the Secretary of State:* John Laws and Ian Ashford-Thom (instructed by the Treasury Solicitor). *For the council:* Nigel McLeod QC (instructed by Winckworth & Pemberton for Margaret Bailey, Kendall).

Shepway District Council
Civic Centre, Castle Hill Avenue, Folkestone, Kent, CT20 2QY
Telephone: (General Enquiries) 01303 850388
Fax: 01303 258854
DX 4912 Folkestone



My ref:
SY / SY /95/0183/SH
Date 12.01.96

Dear Sir/Madam,

Application No. 95/0183/SH

CONSERVATION AREA CONSENT FOR DEMOLITION OF KENT HOUSE.
at
KENT HOUSE (FORMERLY PART OF PROPERTY KNOWN AS ENBROOK HOUSE),
SANDGATE, FOLKESTONE.

With reference to this application I can inform you that having taken into account your comments and all material planning considerations the Council has decided to approve permission for this development.

A copy of the formal decision notice is available for inspection at the Civic Centre, Folkestone, or alternatively you can purchase a copy priced £1.65, either on demand at the Civic Centre, or by post. Please make cheques payable to 'Shepway District Council' and return them with your request quoting the application number and CX 60 9066.

Yours faithfully
P.C. KIRBY.
Planning Manager.

*The Sandgate Society
c/o Roger Joyce
Stouring Court Barn
Stouring
Ashford
TN25 6DA*

AVAILABILITY OF PLANNING OFFICERS OF
THE ENVIRONMENTAL SERVICES DEPARTMENT

Planning Officers are available to assist with your enquiries without prior appointment as follows:


<i>8.30am-10.30am</i>	Civic Centre, Folkestone
<i>4.00pm-5.00pm</i>	Monday to Friday
<i>9.00am-12.00pm</i>	District Office, New Romney
	Fridays only

A Planning Officer is also available by prior appointment as follows:

<i>10.30am-4.00pm</i>	Civic Centre, Folkestone or on site
	Monday to Friday
<i>5.15pm-7.00pm</i>	Civic Centre, Folkestone
	Wednesdays only

An ANSWERPHONE SERVICE operates when the main switchboard is closed. Please ring 01303 258288 and leave your message. Your enquiry will be dealt with on the following working day.

Shepway District Council
Civic Centre, Castle Hill Avenue, Folkestone, Kent, CT20 2QY
Telephone: (General Enquiries) 01303 850388
Fax: 01303 258854
DX 4912 Folkestone

SHEPWAY

DISTRICT COUNCIL

APPLICATION NO: 95/0183/SH

The Council is anxious to maintain and improve the service to customers in all areas including Development Control. Setting aside any concerns you may have over the decision itself I would be pleased to receive any comments you have on the manner in which the service has been delivered. If you have comments as to how it may be improved I would be pleased to hear from you. Please use the space below, if that is convenient, and thank you for your co-operation.

Please return to
Planning Manager
Shepway District Council
Civic Centre
Castle Hill Avenue
Folkestone
Kent CT20 2QY.

Shepway District Council
Civic Centre, Castle Hill Avenue, Folkestone, Kent, CT20 2QY
Telephone: (General Enquiries) 01303 850388
Fax: 01303 258854
DX 4912 Folkestone

SHEPWAY
DISTRICT COUNCIL

My ref:
SY / SY /95/0182/SH
Date 12.01.96

Dear Sir/Madam,

Application No. 95/0182/SH

LISTED BUILDING CONSENT FOR DEMOLITION OF ENBROOK HOUSE.
at
ENBROOK HOUSE, SANDGATE, FOLKESTONE.

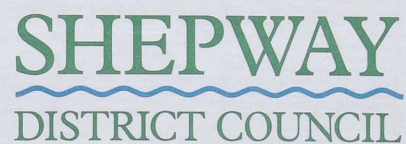
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Yours faithfully
P.C. KIRBY.
Planning Manager.

*The Sandgate Society
c/o Roger Joyce
Stouring Court Barn
Stouring
Ashford*

Shepway District Council
Civic Centre, Castle Hill Avenue, Folkestone, Kent, CT20 2QY
Telephone: (General Enquiries) 01303 850388
Fax: 01303 258854
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APPLICATION NO: 95/0182/SH

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Planning Manager
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Folkestone
Kent CT20 2QY.

Shepway District Council
Civic Centre, Castle Hill Avenue, Folkestone, Kent, CT20 2QY
Telephone: (General Enquiries) 01303 850388
Fax: 01303 258854
DX 4912 Folkestone

Blade Society

SHEPWAY
DISTRICT COUNCIL

31 JAN 1996

My ref:
SY / SY /95/0181/SH
Date 25.01.96

Dear Sir/Madam,

Application No. 95/0181/SH

REDEVELOPMENT OF THE EXISTING BUILDINGS AND CONSTRUCTION OF NEW OFFICE
ACCOMMODATION AND ANCILLARY FACILITIES INCLUDING CAR PARKING AND
ACCESS.

at
ENBROOK HOUSE, SANDGATE, FOLKESTONE.


With reference to this application I can inform you that having taken
into account your comments and all material planning considerations the
Council has decided to approve permission for this development.

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Yours faithfully
P.C. KIRBY.
Planning Manager.

*The Sandgate Society
c/o Roger Joyce
Stouting Court Barn
Stouting
Ashford*

Shepway District Council
Civic Centre, Castle Hill Avenue, Folkestone, Kent, CT20 2QY
Telephone: (General Enquiries) 01303 850388
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DX 4912 Folkestone

SHEPWAY

DISTRICT COUNCIL

APPLICATION NO: 95/0181/SH

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Shepway District Council
Civic Centre
Castle Hill Avenue
Folkestone
Kent CT20 2QY.

Shepway District Council
Civic Centre, Castle Hill Avenue, Folkestone, Kent, CT20 2QY
Telephone: (General Enquiries) 01303 850388
Fax: 01303 258854
DX 4912 Folkestone

Sandgate Society

SHEPWAY
DISTRICT COUNCIL

14 MAR 1996

My Ref. SY / SY
Date. 08.03.96

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACTS

I have received an application to carry out the following development:

APPLICATION NUMBER 96/0165/SH

AMENDMENTS TO LAYOUT AND DESIGN OF THE OFFICE BUILDING AND CAR PARKING
LAYOUT AND VARIATION OF CONDITION 10 OF PLANNING PERMISSION REFERENCE
95/0181/SH TO ALLOW THE IMPROVEMENTS TO THE ACCESS TO SANDGATE HILL TO
BE CARRIED OUT PRIOR TO THE OCCUPATION OF PHASE 1 OF THE OFFICE
DEVELOPMENT.

ENBROOK HOUSE, SANDGATE, FOLKESTONE.

A copy of the application and accompanying plans can be inspected at the
Civic Centre, Folkestone, 8.30 a.m - 5.00 p.m Monday - Friday.

You may wish to discuss the application in more detail and a Planning
Officer is available at the Civic Centre or, (in the case of Romney
Marsh applications) at New Romney District Office at the times set
out overleaf. If you would like to make an appointment with the officer
dealing with the application, please contact the Planning Services Clerk
Mr M. Bowman on ext. 455.

I would be pleased to receive any observations you may wish to make
on this application which should relate to land use considerations, in
writing, by 05.04.96. Please address all correspondence, quoting the
application number stated above to the Planning Manager at the Civic
Centre, Folkestone, the full address is given above.

Your letter will be acknowledged, although I will not be able to respond
to any individual queries you raise through correspondence. I will
notify you of the Council's decision in due course. If you have any
questions regarding the application I would suggest that you contact the
officer dealing with the application either by telephone or by
appointment as described above. Any observations made may be reported to
the Council or Development Control Committee when the application is
considered and will therefore become known to the applicant, press and
general public.

If you are the tenant of your property, would you please draw the
attention of the owner/freeholder to this letter.

Yours Faithfully,
P. KIRBY.
Planning Manager.

THE SANDGATE SOCIETY
C/O ROGER JOYCE
39 BOUVERIE SQUARE
FOLKESTONE KENT

Shepway District Council
Civic Centre, Castle Hill Avenue, Folkestone, Kent, CT20 2QY
Telephone: (General Enquiries) 01303 850388
Fax: 01303 258854
DX 4912 Folkestone

SHEPWAY

DISTRICT COUNCIL

18 MAR 1996

TOWN AND COUNTRY PLANNING ACT 1990

The following planning applications were received during the week ending 12TH MARCH 1996 . Copies of the applications, together with plans and drawings submitted in relation thereto, may be inspected during normal working hours at the Civic Centre, Castle Hill Avenue, Folkestone.

Any person who wishes to make representations to the Council about any application should make them in writing to me not later than 29TH MARCH 1996.

Any representations received may be reported to the Council or its Committee for consideration and may also become known to the applicant, press and general public either on consideration of the application or in any subsequent appeal against the Council's decision.

'P' denotes an application which it is to be placed before the Development Control Committee and 'D' denotes which is liable to be determined by me under delegated powers.

The initials identify the case officer who is dealing with the application.

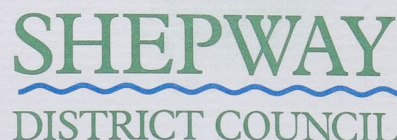
Yours faithfully,
P.C. KIRBY.
Planning Manager.

Application Number	Applicant's/ Correspondent's Names & Addresses	Location and Description of Development
Acrise Parish		
96/0159/SH D PL	LIMES FARM EQUESTRIAN CENTRE. C/O P.V. RAND, BLONAY, CANTERBURY ROAD, LYMINGE, FOLKESTONE, KENT.	LIMES FARM EQUESTRIAN CENTRE, PAY STREET, SWINGFIELD. ERECTION OF EXTENSIONS TO THE INDOOR RIDING SCHOOL AND AGRICULTURAL STORAGE BUILDING.
Elham Parish		
96/0166/SH D LK	FOLKESTONE & DOVER WATER SVS LTD. C/O G.U. PROJECTS LTD, BLACKWELL HOUSE, ALDENHAM ROAD, WATFORD, HERTS, WD2 2LG.	OTTINGE PUMPING STATION, ELHAM. ERECTION OF 2 ADDITIONAL WATER TREATMENT TANKS TO EXISTING PUMPING STATION.
Elmsted Parish		
96/0152/SH D LK	MR K. CAREY. C/O G. BROWNING BUILDER, WHATSOLE STREET FARM, ELMSTED, NR ASHFORD, KENT, TN25 5JW.	DAISY COTTAGE, UPPER HILL STREET, ELMSTED. ERECTION OF A SINGLE STOREY REAR EXTENSION.
Elmsted Parish		
96/0153/SH D LK	MR K. CAREY. C/O GRAHAM BROWNING BUILDER, WHATSOLE STREET FARM, ELMSTED, NR ASHFORD, KENT.	DAISY COTTAGE, UPPER HILL STREET, ELMSTED. LISTED BUILDING CONSENT FOR THE ERECTION OF A SINGLE STOREY REAR EXTENSION.

Application Number	Applicant's/ Correspondent's Names & Addresses	Location and Description of Development
Folkestone		
96/0160/SH D JI	MASGROVE. C/O IAN DARBY PARTNERSHIP, 8 QUEEN VICTORIA ROAD, COVENTRY, CV1 3JH.	3 CLIFTON ROAD, FOLKESTONE. CONVERSION OF FORMER HOTEL INTO 10 NO. 1 BED SELF- CONTAINED FLATS.
Folkestone		
96/0165/SH D SY	SAGA GROUP LTD. C/O ROLFE JUDD PLANNING, OLD CHURCH COURT, CLAYLANDS ROAD, LONDON, SW8 1NZ.	ENBROOK HOUSE, SANDGATE, FOLKESTONE. AMENDMENTS TO LAYOUT AND DESIGN OF THE OFFICE BUILDING AND CAR PARKING LAYOUT AND VARIATION OF CONDITION 10 OF PLANNING PERMISSION REFERENCE 95/0181/SH TO ALLOW THE IMPROVEMENTS TO THE ACCESS TO SANDGATE HILL TO BE CARRIED OUT PRIOR TO THE OCCUPATION OF PHASE 1 OF THE OFFICE DEVELOPMENT.
Folkestone		
96/5012/SH D JI	VIEW JOIN PROPERTY MANAGEMENT. C/O CLUTTONS, 5 WEST TERRACE, FOLKESTONE, KENT, CT20 1RR.	24 GRIMSTON GARDENS, FOLKESTONE. NOTIFICATION TO FELL A TREE WITHIN A CONSERVATION AREA.
Folkestone		
96/7104/SH D JI	A. ABBEY ESQ. C/O N.A. NICKINSON, 69 SEABROOK COURT,	35 SANDGATE ESPLANADE, FOLKESTONE. APPLICATION FOR DETERMINATION WHETHER PRIOR

Application Number	Applicant's/ Correspondent's Names & Addresses	Location and Description of Development
	HYTHE, KENT, CT21 5RY.	APPROVAL IS REQUIRED FOR THE DEMOLITION OF A DETACHED BUNGALOW.
Hythe Town		
96/0164/SH D JS	THE SWALLOW GROUP. C/O TECHNICAL SERVICES & DESIGN, 20 AUDLEY ROAD, FOLKESTONE, KENT.	PHILBEACH, TANNERS HILL, HYTHE. ERECTION OF A WORKSHOP/STORE AND A GREENHOUSE.
Lydd Town		
96/0163/SH D LT	NUCLEAR ELECTRIC PLC, BARNETT WAY, BARNWOOD, GLOUCESTER.	DUNGENESS 'B' POWER STATION, DUNGENESS. ERECTION OF A SINGLE STOREY OFFICE BLOCK.
New Romney Town		
96/0158/SH D LT	R. OVERTON ESQ. C/O N.A. NICKINSON, 69 SEABROOK COURT, HYTHE, KENT, CT21 5RY.	DYKE END HOUSE, MADEIRA ROAD, LITTLESTONE. ERECTION OF A DETACHED HOUSE AND GARAGE.

Shepway District Council
Civic Centre, Castle Hill Avenue, Folkestone, Kent, CT20 2QY
Telephone: (General Enquiries) 01303 850388
Fax: 01303 258854
DX 4912 Folkestone



My Ref. SY / SY
Date. 04.06.96

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACTS

I have received an application to carry out the following development:

APPLICATION NUMBER 96/0381/SH

REDEVELOPMENT OF THE EXISTING BUILDINGS AND CONSTRUCTION OF NEW OFFICE ACCOMMODATION AND ANCILLARY FACILITIES INCLUDING CAR PARKING AND ACCESS. ENBROOK HOUSE, SANDGATE, FOLKESTONE.

A copy of the application and accompanying plans can be inspected at the Civic Centre, Folkestone, 8.30 a.m - 5.00 p.m Monday - Friday.

You may wish to discuss the application in more detail and a Planning Officer is available at the Civic Centre or, (in the case of Romney Marsh applications) at New Romney District Office at the times set out overleaf. If you would like to make an appointment with the officer dealing with the application, please contact the Planning Services Clerk Mr M. Bowman on ext. 455.

I would be pleased to receive any observations you may wish to make on this application which should relate to land use considerations, in writing, by 02.07.96. Please address all correspondence, quoting the application number stated above to the Planning Manager at the Civic Centre, Folkestone, the full address is given above.

Your letter will be acknowledged, although I will not be able to respond to any individual queries you raise through correspondence. I will notify you of the Council's decision in due course. If you have any questions regarding the application I would suggest that you contact the officer dealing with the application either by telephone or by appointment as described above. Any observations made may be reported to the Council or Development Control Committee when the application is considered and will therefore become known to the applicant, press and general public.

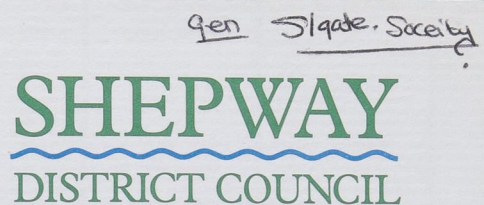
If you are the tenant of your property, would you please draw the attention of the owner/freeholder to this letter.

Yours Faithfully,
P. KIRBY.
Planning Manager.

THE SANDGATE SOCIETY
C/O ROGER JOYCE
39 BOUVERIE SQUARE
FOLKESTONE KENT



Shepway District Council
Civic Centre, Castle Hill Avenue, Folkestone, Kent, CT20 2QY
Telephone: (General Enquiries) 01303 850388
Fax: 01303 245978
DX 4912 Folkestone



Your Ref:

Our Ref: vt/my/004
Ext. No. 01303 852485
Tel. Direct Dial:

06 JUN 1996

Date: 31 May 1996

Mr R Joyce
Sandgate Society
Stowting Court Barn
Stowting
Ashford
Kent

Dear Sir/Madam

Shepway District Local Plan - Public Local Inquiry

The report of the Inspector following the Public Local Inquiry into objections to the Shepway District Local Plan which was held in July and September 1995 has now been received by the District Council.

The District Council is now required to consider the report and to decide what action to take on each of its recommendations. It is intended that a report will be made to the Local Economy Committee as soon as practicable. The District Council will then publish modifications which will be advertised by notice in the Herald Newspaper and will also be sent to all those who made representations on the local plan, or on the proposed changes published before the local inquiry, during the appropriate deposit periods. Objections and representations on the modifications may be made within six weeks of the date of the first publication of the notice.

The Inspector's Report is available for inspection at the Civic Centre Folkestone, and at the District Council offices at Hythe, Lydd and New Romney during their normal working hours. The Council's mobile information caravan will also carry a copy, on its normal route.

Copies of the report are available for sale price £10.00 and requests should be made, with payment, to the above address. An additional administrative charge of £5 is payable if purchasers require to be invoiced.

Extracts from the report can also be supplied price 20p per A4 sheet, to personal callers at the Civic Centre only.

Yours faithfully

Valerie Tupling

Valerie Tupling
Planning Officer
Chief Executive's Department



INVESTOR IN PEOPLE

11 JUL 1996

Gen. S/Gate
Society

Michael Hopkins and Partners

27 Broadley Terrace
London NW1 6LG

Tel: +44 (0)171 724 1751

Fax: +44 (0)171 723 0932

R Joyce
The Sandgate Society
Stowting Court Barn
Stowting Ashford
Kent TN 25 6BA

Directors

Sir Michael Hopkins CBE RA AADipl RIBA
Lady Hopkins AADipl
John Pringle AADipl RIBA
Ian Sharratt MA (RCA)
William Taylor DipArch MA RIBA

July 8, 1996

**Re: SAGA Group Headquarters
Demolition of Enbrook House**

Dear Mr Joyce

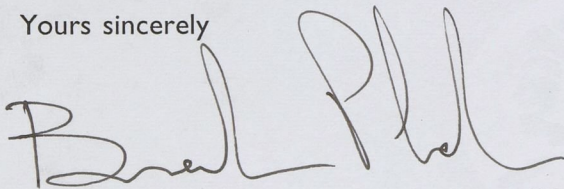
You may recall that some time ago the Society asked for access to carry out a dimensional and photographic survey of Enbrook House, and also the opportunity to salvage of some of the stone elements of the Teulon building (the plaque over the door and part of the oriel window were previously mentioned).

Our current position is that we are due to prepare tender documents for the demolition package of works by the end of July, although demolition is not scheduled to start on Enbrook House until 1997.

I would be happy to discuss access arrangements for any survey work the Society may wish to carry out.

With regard to the demolition package we would like to give the potential contractors some indication of the extent of salvage works and would be grateful if you could give some thought to this issue. We enclose a set of survey drawings and elevations that you may wish to mark up, alternatively it may be easier meet on site to identify the relevant stones.

Yours sincerely



Brendan Phelan
Michael Hopkins & Partners

Enc.

cc R De Haan
P De Haan

Saga
Saga

Fax? —

{ EH a
vic for to photograph/
record?

Elements to be recorded/
numbered + palletted for
re-erection -

SAGA to get consent to re-erect
in grounds —

Senior Associates

Peter Romaniuk BSc BArch RIBA
David Selby BA(Hons) DipArch RIBA
James Greaves DipArch RIBA
Andrew Barnett MA DipArch RIBA
Pamela Bate MA BA(Hons) Arch

Associates

Bill Dunster MA(Hons) RIBA
Ernest Fasanya BA(Hons) DipArch RIBA
Stephen Macbean BSc(Hons) DipArch RIBA
Patrick Nee BSc(Hons) BArch RIBA
Brendan Phelan BA(Hons) BArch RIBA
Henry Buxton ACA (Financial Associate)

Registered Office

Michael Hopkins and Partners (1988) Ltd.
Registered in England number 1728865
Registered address:
49a Downshire Hill
London NW3 1NX

Page 1 of 1

Heard 9/10/87

LIC NOTICES



SHEPWAY DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

CONSERVATION AREAS AND LISTED BUILDINGS

NOTICE is given that the following applications for planning permission and listed building consents have been received by the Shepway District Council for proposals which could affect the character of conservation areas or listed buildings.

The applications, plans and drawings may be seen during office hours at the Shepway District Council offices mentioned below for a period of 21 days from the date of publication of this notice.

Any person wishing to make representations with regard to the proposed developments may do so within that period by writing to the Controller of Technical and Planning Services, The Civic Centre, Folkestone CT20 2QY.

Civic Centre, Castle Hill Avenue; or Ross House, Ross Way, Shorncliffe, Folkestone.

SH/87/099 — Demolition and rebuilding of existing cottage at 18 Wilberforce Road, Sandgate. (Conservation Area).

SH/87/978 — Installation of new shop front at 90 Sandgate Road, Folkestone. (Conservation Area).

SH/87/1098 — Outline application for the erection of a dwelling land adjacent Bullaceton, School Road, Saltwood. (Conservation Area).

SH/87/1109 — Demolition of existing semi-detached house and erection of a pair of replacement dwellings, Ormonde House and Prospect House, Stone Street, Westernhanger, Hythe. (Conservation Area).

SH/87/1162 — Demolition of existing garage and construction of a garage/store land rear of 53 Sandgate High Street, Folkestone. (Conservation Area).

SH/87/1171 — Removal of condition 2 from planning permission SH/86/116, land rear of 42 Castle Hill Avenue, Folkestone. (Conservation Area).

SH/87/1187 — Conversion of Enbrook House to Leisure Centre, 18 Flats, erection of buildings containing 148 residential units, demolition of Kent House and part of wall fronting Sandgate High Street, the erection of 3-storey building containing 18 flats, the demolition of the residential building known as The Lodge, 26 Sandgate Hill. (Listed Building/Conservation Area).

Hythe Town Council Offices, Stade Street, Hythe.

SH/87/915 and SH/87/916 — Use of land at the rear for car parking and formation of vehicular access to Mount Street, at 80 High Street, Hythe. (Conservation Area/Conservation Area).

SH/87/1140 — Erection of a store extension at 84 High Street, Hythe. (Conservation Area).

SH/87/1148 — 2 and 4 High Street, Hythe, installation of new shop front. (Conservation Area).

Town Hall, High Street, New Romney.

SH/87/1124 — Listed Building Consent for the installation of dormer windows and the formation of a 2nd floor bathroom at God Hall Farm, Brenzett. (Listed Building).

SH/87/1168 — Change of use from florist's shop to wine bar at 84/88 High Street, New Romney. (Listed Building/Conservation Area).

Guildhall, High Street, Lydd.

SH/87/1154 — Conversion of dwelling into 3 self-contained flats, 2 New Street, Lydd. (Conservation Area).

Dated this 9th October, 1987.

T. G. GREENING,
Controller of Technical and Planning Services,
Shepway District Council.

Application No

Applicant's
Correspondent's
Names & AddressesLocation of
DevelopmentDescription of
DevelopmentSH/87/0760
DNOEL RICHARD PADLEY,
OAK WALK HOUSE,
OAK WALK,
HYTHE,
KENT.OAK WALK HOUSE
OAK WALK, HYTHE.ERECTION OF AN
EXTENSION.SH/87/0761
DMR. W. S. FURNIVAL,
"MISLEHAM",
BROOKLAND, KENT."MISLEHAM"
BROOKLAND, KENT.ERECTION OF AN
EXTENSION.C/O A. J. FORTESCUE
& SON LTD.,
SMEETH, NR. ASHFORD,
KENT.
TN25 6QN.SH/87/0762
DMR. W. S. FURNIVAL,
"MISLEHAM",
BROOKLAND, KENT."MISLEHAM"
BROOKLAND, KENT.LISTED BUILDING
CONSENT FOR
ALTERATIONSC/O A.J. FORTESCUE &
SON LTD.,
BUILDERS AND
CONTRACTORS,
SMEETH, NR. ASHFORD,
KENT. TN25 6QN.SH/87/0763
DMR. P. A. HANSON,
71 LITTLESTONE ROAD,
NEW ROMNEY, KENT.71 LITTLESTONE ROAD
NEW ROMNEYERECTION OF A GRANNY
ANNEXEMR. P. A. HANSON,
C/O CASTLE AND
NICKINSON,
ARCHITECTURAL &
BUILDING SURVEYORS20
CHERITON GARDENS,
FOLKESTONE, KENT.

Application No

Applicant's
Correspondent's
Names & AddressesLocation of
DevelopmentDescription of
DevelopmentSH/87/0764
DMR. T. TYRRELL,
5 SEAVIEW ROAD,
GREATSTONE, NEW
ROMNEY, KENT.LAND ADJ. WEST POINT
BALDWIN ROAD
GREATSTONE.DETAILS OF THE
ERECTION OF TWO
DETACHED BUNGALOWS
AND GARAGES.MR. T. TYRRELL,
C/O CASTLE &
NICKINSON,
ARCHITECTURAL & BLDG
SURVEYORS, 20
CHERITON GARDENS,
FOLKESTONE, KENT.

SH/87/0766

SAGA HOLIDAYS PLC,
BOUVERIE HSE,
MIDDELBURG SQ,
FOLKESTONE, KENT.ENBROOK HOUSE
SANDGATE HILL
SANDGATE, FOLKESTONEOUTLINE APPLICATION
FOR THE CONVERSION
OF ENBROOK HOUSE TO
EDUCATIONAL/TRAINING
PURPOSES TOGETHER
WITH
RESIDENTIAL
ACCOMMODATION AND
THE DEMOLITION OF
KENT HOUSE, AND THE
ERECTION OF A 3
STOREY BUILDING
FOR THE PROVISION OF
BEDROOM/STAFF
ACCOMMODATION.
ACCOMMODATION.C/O LINKLATERS &
PAINES,
BARRINGTON HOUSE,
59-67 GRESHAM
STREET,
LONDON EC2V 7JA

SH/87/0767

SAGA HOLIDAYS PLC,
BOUVERIE HSE,
MIDDLEBURG SQ,
FOLKESTONE, KENT.ENBROOK HOUSE
SANDGATE HILL
SANDGATE.LISTED BUILDING
CONSENT FOR
DEMOLITION OF
KENT HOUSE, AND PART
OF WALL FRONTING
SANDGATE HIGH
STREET, AND
ALTERNATIVE TO
ENBROOK HOUSE.C/O LINKLATERS &
PAINES,
BARRINGTON HOUSE,
59-67 GRESHAM
STREET,
LONDON EC2V 7JA

Application No

Applicant's
Correspondent's
Names & AddressesLocation of
DevelopmentDescription of
Development

SH/87/0768

SAGA HOLIDAYS PLC,
BOUVERIE HSE,
MIDDELBOURY SQ,
FOLKESTONE, KENT.ENBROOK HOUSE
SANDGATE HILL
SANDGATE.OUTLINE CONVERSION
OF ENBROOK HOUSE TO
NURSING
HOME, TOGETHER WITH
THE DEMOLITION OF
KENT
HOUSE, AND THE
ERECTION OF A 3
STOREY
BUILDING TO PROVIDE
ADDITIONAL
BEDROOM/STAFF
ACCOMMODATION.SH/87/0769
DSAGA HOLIDAYS PLC,
BOUVERIE HSE,
MIDDLEBURG SQ,
FOLKESTONE, KENT.ENBROOK HOUSE
SANDGATE HILL
SANDGATE.LISTED BUILDING
CONSENT FOR THE
DEMOLITION
OF KENT HOUSE, AND
PART OF WALL
FRONTING
SANDGATE HIGH
STREET, AND
CONVERSION OF
ENBROOK HOUSE TO
NURSING HOME.

SH/87/0770

SAGA HOLIDAYS PLC,
BOUVERIE HSE,
MIDDLEBURG SQ,
FOLKESTONE, KENT.ENBROOK HOUSE
SANDGATE HILL
SANDGATE.OUTLINE APPLICATION
OF CONVERSION OF
ENBROOK
HOUSE TO AN HOTEL,
TOGETHER WITH THE
DEMOLITION
OF KENT HOUSE, AND
THE ERECTION OF A
3 STOREY BUILDING TO
PROVIDE ADDITIONAL
BEDROOM ACCOMMODATI-
ON.

* 83 bedroom
in all

Application No

Applicant's
Correspondent's
Names & AddressesLocation of
DevelopmentDescription of
DevelopmentSH/87/0771
DSAGA HOLIDAYS PLC
BOUVERIE HOUSE,
MIDDELBURG SQUARE
FOLKESTONE, KENT,
CT20 1AZENBROOK HOUSE
SANDGATE HILL
SANDGATE, KENTLBC DEMOLITION OF
KENT HOUSE AND PART
OF
WALL FRONTING
SANDGATE HIGH STREET
IN
CONNECTION WITH THE
CONVERSION OF
ENBROOK
HOUSE TO AN HOTEL

SH/87/0772

SAGA HOLIDAYS PLC
BOUVERIE HOUSE,
MIDDELBURG SQUARE
FOLKESTONE, KENT,
CT20 1AZENBROOK HOUSE
SANDGATECONVERSION OF
ENBROOK HOUSE TO 30
FLATS
TOGETHER WITH THE
DEMOLITION OF KENT
HOUSE
AND THE ERECTION OF
A 3 STOREY BUILDING
CONTAINING 18 FLATS
ON THE SITE OF KENT
HOUSESH/87/0773
DSAGA HOLIDAYS PLC
BOUVERIE HOUSE,
MIDDELBURG SQUARE
FOLKESTONE, KENT,
CT20 1AZENBROOK HOUSE
SANDGATELBC DEMOLITION OF
KENT HOUSE AND PART
OF
WALL FRONTING
SANDGATE HIGH STREET
IN
CONNECTION WITH
PROPOSED CONVERSION
OF
ENBROOK HOUSE TO
RESIDENTIAL FLATS

Application No

Applicant's
Correspondent's
Names & AddressesLocation of
DevelopmentDescription of
Development

SH/87/0774

SAGA HOLIDAYS PLC.,
BOUVERIE HOUSE,
MIDDELBURG
SQUARE, FOLKESTONE,
KENT. CT20 1AZLAND FRONTING
ENBROOK ROAD
ENBROOK HOUSE
FOLKESTONEOUTLINE APPLICATION
FOR THE ERECTION OF
18 DWELLING HOUSESSAGA HOLIDAYS PLC.,
LINKLATERS AND
PAINES.,
BARRINGTON HOUSE,
59/67 GRESHAM
STREET,
LONDON EC2V 7JA

SH/87/0775

SAGA HOLIDAYS PLC
BOUVERIE HOUSE,
MIDDELBURG SQUARE
FOLKESTONE, KENT,
CT20 1AZLAND AT CORNER OF
MILITARY ROAD AND
SANDGATE
HIGH STREET
ENBROOK HOUSEERECTION OF 3 STOREY
BUILDING CONTAINING
12 FLATS
AND GARAGES, AND 5
DETACHED BUNGALOWS
WITH GARAGESSAGA HOLIDAYS PLC
LINKLATERS & PAINES
BARRINGTON HOUSE
59-67 GRESHAM STREET
LONDON EC2V 7JA

SH/87/0776

SAGA HOLIAYS PLC
BOUVERIE HOUSE,
MIDDELBURG SQUARE
FOLKESTONE, KENT,
CT20 1AZENBROOK HOUSE AND
LAND ADJ TO EASTTHE CONVERSION OF
ENBROOK HOUSE TO A
LEISURE
COMPLEX AND 18 FLATS
TOGETHER WITH THE
ERECTION OF 5
BUILDINGS UP TO 8
FLOORS IN
HEIGHT CONTAINING
117 RESIDENTIAL
UNITS AND
THE EXTENSION AND
ALTERATION TO KENT
HOUSESAGA HOLIDAYS PLC
LINKLATERS & PAINES
BARRINGTON HOUSE
59-67 GRESHAM STREET
LONDON EC2V 7JA177
According
to plan

Application No


Applicant's
Correspondent's
Names & AddressesLocation of
DevelopmentDescription of
DevelopmentSH/87/0777
DSAGA HOLIAYS PLC
BOUVERIE HOUSE,
MIDDELBURG SQUARE
FOLKESTONE, KENT,
CT20 1AZENBROOK HOUSE AND
LAND ADJ TO EASTLBC ALTERATIONS TO
KENT HOUSE AND
DEMOLITION
OF THE RESIDENTIAL
DWELLING KNOWN AS
THE
LODGE 26 SANDGATE
HILL IN CONNECTION
WITH THE
CONVERSION OF
ENBROOK HOUSE TO A
LEISURE
COMPLEX

SH/87/0778

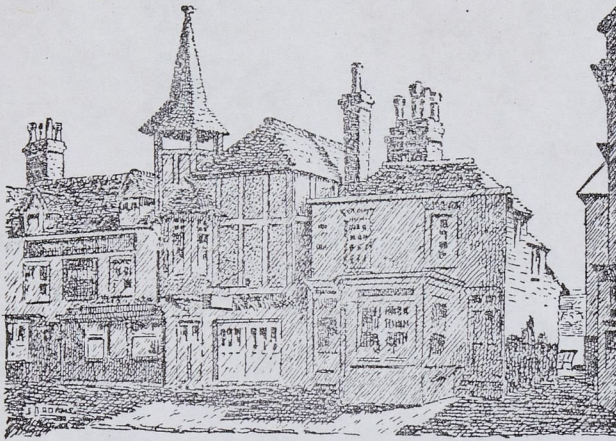
SAGA HOLIDAYS PLC
BOUVERIE HOUSE,
MIDDELBURG SQUARE
FOLKESTONE, KENT,
CT20 1AZLAND AT CORNER OF
MILITARY ROAD AND
SANDGATE
HIGH STREET
ENBROOK HOUSEERECTION OF 3 STOREY
BUILDING CONTAINING
12 FLATS
AND GARAGES, AND 5
DETACHED BUNGALOWS
WITH GARAGES
(DUPLICATE
APPLICATION)

SH/87/0779

SAGA HOLIDAYS PLC
BOUVERIE HOUSE,
MIDDELBURG SQUARE
FOLKESTONE, KENT
CT20 1AZENBROOK HOUSE AND
LAND ADJ TO EAST
SANDGATESAGA HOLIDAYS PLC
LINKLATERS & PAINES
BARRINGTON HOUSE
59-67 GRESHAM STREET
LONDON EC2V 7JATHE CONVERSION OF
ENBROOK HOUSE TO
LEISURE
COMPLEX AND 18 FLATS
TOGETHER WITH THE
ERECTION OF
5 BUILDINGS UP TO 8
FLOORS IN HEIGHT
CONTAINING 177
RESIDENTIAL UNITS
AND THE
EXTENSION AND
ALTERATION TO KENT
HOUSE

Application No Level Date Recvd	Applicant's Correspondent's Names & Addresses	Location of Development	Description of Development
SH/87/1184 D 01/10/87	C/O T R MARTIN, AUTOMOBILE ASSOCIATION, ESTATES DEPARTMENT, FANUM HOUSE, BASINGSTOKE, HANTS RG22 5HE.	GROUND FLOOR, UNIT 8 TOWN WALK, FOLKESTONE.	CHANGE OF USE FROM CLASS A1 SHOP TO CLASS A2 FINANCIAL AND PROFESSIONAL SERVICES.
SH/87/1187 C 01/10/87	SAGA HOLIDAYS PLC, BOUVERIE HOUSE, FOLKESTONE.  C/O LINKLATERS & PAINES, BARRINGTON HOUSE, 59-67 GRESHAM STREET, LONDON EC2V 7JA.	ENBROOK HOUSE SANDGATE HILL FOLKESTONE.	THE CONVERSION OF ENBROOK HOUSE TO LEISURE CENTRE, 18 FLATS; ERECTION OF BUILDINGS CONTAINING 148 RESIDENTIAL UNITS; THE DEMOLITION OF KENT HOUSE & PART OF WALL FRONTING SANDGATE HIGH ST, THE ERECTION OF 3 STOREY BUILDING CONTAINING 18 FLATS; THE DEMOLITION OF THE RESIDENTIAL BUILDING KNOWN AS THE LODGE, 26 SANDGATE HILL.
SH/87/1188 D 22/09/87	P I NEALE, 52 DUNES ROAD, GREATSTONE, KENT.	52 DUNES ROAD GREATSTONE.	CONSTRUCTION OF ROOF AND ERECTION OF EXTENSIONS.
SH/87/2017 C 28/09/87	JOINT CONSENTS TEAM, EUROTUNNEL, PORTLAND HOUSE, STAG PLACE, LONDON SW1E 5BT.	LAND AT ST MARTINS PLAIN, CHERITON HIGH STREET, FOLKESTONE.	CONSTRUCTION OF INFORMATION CENTRE AND VIEWING PLATFORM.

Application No Level Date Recvd	Applicant's Correspondent's Names & Addresses	Location of Development	Description of Development
SH/87/1179 D 29/09/87	MR & MRS E CLARIDGE, 74 POLLARD ROAD, LONDON. C/O N.C. HIGHTON, THE BEECH HOUSE, THE STREET, NEWINGTON, FOLKESTONE, KENT.	4 BARGROVE COTTAGES NEWINGTON.	STAIRCASE ENCLOSURE, INSTALLATION OF BATHROOM & OTHER ALTERATIONS.
SH/87/1180 D 29/09/87	MR & MRS F GODDEN, 1A SEGRAVE CRESCENT, FOLKESTONE. C/O N.C. HIGHTON, THE BEECH HOUSE, THE STREET, NEWINGTON, FOLKESTONE, KENT.	1A SEGRAVE CRESCENT FOLKESTONE.	DINING ROOM EXTENSION.
SH/87/1181 D 29/09/87	MR S KINGSBURY, 5 CANTERBURY ROAD, HAWKINGE. C/O N.C. HIGHTON, THE BEECH HOUSE, THE STREET, NEWINGTON, FOLKESTONE, KENT.	PLOT ADJ, 5 CANTERBURY ROAD HAWKINGE.	ERECTION OF DETACHED HOUSE AND GARAGE.
SH/87/1182 D 29/09/87	MR J R DAVIES, 15 HYPHE ROAD, DYMCHURCH, KENT.	WATERSIDE GUEST HOUSE, 15 HYPHE ROAD DYMCHURCH.	USE OF GUEST DINING ROOM AS CAFE FOR SERVICE OF MEALS TO NON RESIDENTS.
SH/87/1183 D 01/10/87	LARCHIMAGE HOLDINGS PLC, WINSTON HOUSE,LYMPNE IND EST, HYPHE, KENT.	12 NEW STREET FOLKESTONE.	ERECTION OF END OF TERRACE FLATS.



THE SANDGATE SOCIETY

*Affiliated to:—
Kent Federation of Amenity Societies
Committee for the Preservation of Rural Kent
The Civic Trust*

Hon. Treasurer

RAJ/FVD/S/Soc

3 March 1993

Chairman

Hon. Secretary

COPY

The Planning Inspectorate
Room 1004
Tollgate House
Houlton Street
Bristol
BS2 9DJ

Dear Sirs

re: **APP/L2250/A/93/219087 - LAND OPPOSITE 7-17 ENBROOK ROAD, SANDGATE, KENT**

The Society has received notification of the above Appeal, and brings to the Inspector's attention our comments made in the context of the gradual development of the whole of the Enbrook House site, as contained in paragraph 3 of our letter of the 3 August 1992, copy enclosed.

We trust that these comments will be taken into account as the objection of the local Amenity Society.

Yours faithfully

ROGER A JOYCE

Copy to Shepway District Council

ROGER JOYCE.ARCHITECT
Dip.Arch.(Cant) Dip.Conservation(AA) RIBA
Stowting Court Barn Stowting Ashford Kent
TN25 6BA
Telephone: (0303) 863288 Facsimile: (0303) 863558

SOME FACTS

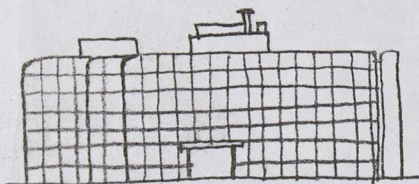
000 FROM FRIENDS OF SANDGATE



ST. PAUL'S CHURCH, SANDGATE
LENGTH: 115 FT.



WELLINGTON TERRACE, SANDGATE
LENGTH: 200 FT., 5 STOREYS MAX.



SAGAS BOUVERIE HOUSE, FOLKESTONE
LENGTH: 225 FT., 7 STOREYS MAX.



THE METROPOLE, FOLKESTONE
LENGTH: 225 FT., 7 STOREYS MAX.

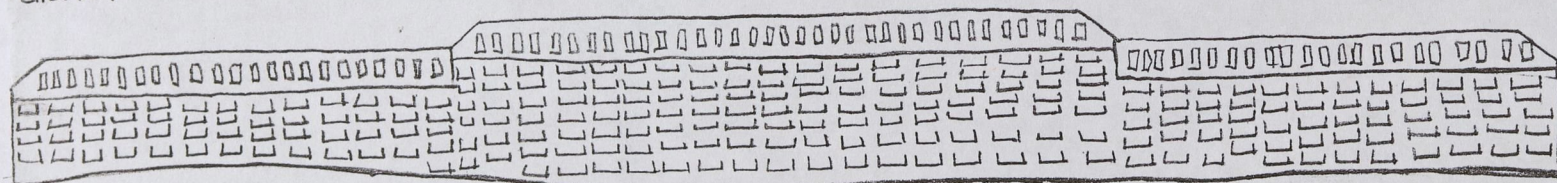


CHEMIST

SANDGATE SOCIETY

SHIP INN

SANDGATE HIGH ST. (CHEMIST TO SHIP INN)
LENGTH: 360 FT., 3 STOREYS MAX.



PROPOSED FLATS, ENBROOK HOUSE SITE, SANDGATE (APPLICATION # SH/81/776,7,9)
LENGTH: **875** FT. **8** STOREYS MAX.

CAN YOU SUPPORT THIS MASSIVE SCHEME IN A CONSERVATION AREA?

MEASUREMENTS ARE APPROX.

THE SANDGATE SOCIETY

Copy to Mrs J Thompson

RAJ/FVD/S/SOC

3 August 1992

Mr D Astridge
Principal Planning Officer
Shepway District Council
Civic Centre
Castle Hill Avenue
FOLKESTONE Kent CT20 2QY

Dear Mr Astridge

re: ENBROOK HOUSE, SANDGATE

I refer to the report of vandalism to the old mansion at Enbrook House reported in the Folkestone Herald on 12 June and our subsequent telephone conversation on the same subject.

The Sandgate Society remains extremely concerned about the handling of this site, and about the cumulative effect of all the planning applications which have been made on the whole of the site, in the ownership of Wimpeys and in that part of the site retained by Saga.

We register our objection to the application recently submitted by Saga to erect 36 dwellings in Enbrook Road, and urge the local authority to impose an embargo on any further proposals which will, together, destroy the character and setting of the site and of the listed building.

We further understand that the new Regional Manager of Wimpeys shows little interest in carrying out the work although undertakings have been given to reinstate the damage which has been caused.

We understand that there is some threat to the proposed landscaped walk along the Enbrook stream, and altogether we view the current situation and the prospect for this site and the buildings as a tragedy.

.../continued

REPLY TO: Mr Roger Joyce, Dip.Arch.(Cant) Dip.Conservation (AA) RIBA
Stowting Court Barn, Stowting, Ashford, Kent TN25 6BB
Tel: 0303 863288

.../Page 2

We urge that the local authority put pressure on the current owners of the site, and if possible call a joint meeting of representatives of Wimpeys and Saga with all interested parties to sort out exactly what is likely to happen. A copy of this letter has been forwarded to Mr Garber of Wimpey Holdings plc at Hammersmith in the hope that Wimpeys themselves will feel conscience-stricken about the situation which has arisen.

Mr Joyce will be on holiday until 24 August, and if you wish to discuss the matter in the meantime, we would be obliged if you will contact the Chairman of the Society, Geoffrey Edmunds, who may be reached on 0303 49180. We look forward to hearing from you.

Yours sincerely

Roger A Joyce

Copy to Mr P Garber - Wimpey Holdings plc
26 Hammersmith Grove
LONDON W6 7EN

Mr R deHann - Saga Holidays plc
Middleburg House
Middleburg Square
Folkestone
Kent

Mr G Edmunds - 13 Wilberforce Road
Sandgate

Mrs J Thompson - 33 Bybrook Field
Sandgate



**SHEPWAY
District Council**

The Civic Centre,
Castle Hill Avenue,
Folkestone,
Kent CT20 2QY.

Telephone: (0303) 850388

Fax: (0303) 58854

DX 4912 Folkestone

My ref:

SY / SY /91/0725/SH

Date 09.12.91

Dear Sir/Madam,

Application No. 91/0725/SH

RESIDENTIAL DEVELOPMENT COMPRISING 112-STUDIO 1,2 & 3 BEDROOM FLATS, 33
- 2 & 3 BEDROOM HOUSES AND 5 - 5 BEDROOM HOUSES - IN TOTAL 150
DWELLINGS, TOGETHER WITH ASSOCIATED ROADS, FOOTPATHS & LANDSCAPING (AS
AMENDED BY DRAWING NOS.)
at
LAND ON THE NORTH SIDE OF SANDGATE HILL, FOLKESTONE.

Thank you for your recent letter with respect to this application. I
note your comments and these will be taken into account when the
application is determined. I shall notify you in due course of the
Council's decision.

Yours faithfully

T.G. GREENING

Controller of Technical
and Planning Services.

MRS L. RENE-MARTIN
COAST COTTAGE
149 SANDGATE ROAD
FOLKESTONE KENT

Geoffrey

*TWO SEPARATE
APPLICATIONS*

*totalling 301 units
in all*

*Does anyone
understand what is
going on ? I don't
Linda*





**SHEPWAY
District Council**

The Civic Centre,
Castle Hill Avenue,
Folkestone,
Kent CT20 2QY.

Telephone: (0303) 850388
Fax: (0303) 58854
DX 4912 Folkestone

My ref:

SY / SY /91/0726/SH
Date 09.12.91

Dear Sir/Madam,

Application No. 91/0726/SH

RESIDENTIAL DEVELOPMENT COMPRISING 112 STUDIO 1,2 & 3 BEDROOM FLATS,
33-2 AND 3 BEDROOM HOUSES AND 5-5 BEDROOM HOUSES- IN TOTAL 151
DWELLINGS, TOGETHER WITH ROADS, FOOTPATHS AND LANDSCAPING (AS AMENDED
BY DRAWING NOS.)
at
LAND ON THE NORTH SIDE OF SANDGATE HILL, FOLKESTONE.

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T.G. GREENING
Controller of Technical
and Planning Services.

MRS L. RENE-MARTIN
COAST COTTAGE
149 SANDGATE HIGH STREET
FOLKESTONE KENT



Co ast Cottage
149 Sandgate High Street
Nr Folkestone, Kent CT20 3DA

4 December 1991

Controller of Technical and
Planning Services
Shepway District Council
The Civic Centre, Folkestone

Dear Sir,

Planning Reference: 91/1725/SH and 91/0726/SH
Embrook Park (Wimpey)

I object to this application. It represents just another over-intensive housing estate unworthy of the prime, privileged site central to the main village and Conservation Area. My general comments are attached.

I submit that this should be an area primarily for family homes conveniently situated near schools, church, shops and seaside amenities.

'Starter Homes' is the latest, meaningless 'buzz word' for cramming the available area with the largest number of units, in this case almost 50% of the ~~site development~~ development being for studio and 1-bed flats, or dwellings.

In social terms these plans lend themselves equally to single 'oldies' and elderly couples as to young people. It is also obvious that such units can serve for seasonal occupation such as holiday lets and time-share with limited benefit to the village economy.

Access: I also object to any variation to the lines laid down by the Ministry of Transport to Shepway 2 May 1989:

'No other part of the development shall be commenced until the completion of works to the A 259 Trunk Road generally as shown.... to the satisfaction of the local planning authority in consultation with the Highway Authority'

It is possible that the A 259 will have to be widened at the junction of the Access Road to accommodate a right-hand turning lane. I object to any piecemeal concessions based purely on verbal discussions with the Min. of Transport, which would allow building to commence by June 1992. I request that the Development Control Committee examine the matter very carefully, before the whole development has been looked at in principle.

Sandgate needs upgrading, it needs homes for young families who will intergrate with the existing close-knit community, and who will not be 'on the way in' or 'on the way out'.

The criterion is what is good for Sandgate and not what is good for developer, and I object to the plans and access arrangements as they now stand. The whole matter of ACCESS must be entirely rethought (see attached).

Yours truly

(Mrs) L. Rene-Martin

WIMPEY DEVELOPMENT - ENBROOK PARK - NEW APPLICATION

By letter of 26 November 1991, from Mr. R. J. Thompson, residents of Sandgate have been invited to make their views known prior to, or at the Enbrook site meeting on Friday 6 December at 2.15 p.m.

For the benefit of recently elected Councillors and those who are unacquainted with the site, its background and events leading to a whole revised planning application, I take the opportunity to make some comments:

1. The 27-acre Enbrook estate, part open, part wooded, is an unique site within a Conservation Area, and is designated of exceptional environmental quality.
2. This prime site lies between Military Road, Enbrook Road, and Coolinge Lane and any development should be integral with the substantial, good class detached and semi-detached family houses in the immediate vicinity.
3. To the north lies the dismal Golden Valley development. Whichever way you look, there is dense ribbon development, poorly designed, totally lacking in character and out of keeping with the rest of Sandgate.
4. Sandgate, in recent years, has been infilled, redeveloped, uglified and downgraded. In the course of early consultations in 1987, it was clearly understood that the Enbrook site was worthy of highclass development which would upgrade Sandgate to the benefit of the community. Without that original commitment, we would not have been prepared to compromise as far as we have without a struggle.
5. SANDGATE MUST BE UPGRADED: The quality of the Enbrook site, close to sea and shops, and within 20 mins of business and industrial Ashford and the Tunnel Rail terminal, makes it eminently suitable for high-grade family homes for middle-management. It is within walking distance of excellent schools.
6. The new proposals are over-intensive. They will now provide for a total of 150 units (instead of 103 as previously) of which

<u>FLATS</u>	Studio	29	<u>HOUSES</u>	2-bed	12
	1-bed	49		5-bed	5
	2-bed	30		Split level	
	3-bed	4		Town house	21
7. This mix is totally unbalanced, and surplus to local requirements. We already have Spencer Court, a prime site on Sandgate Esplanade, totally out of keeping. Many starter flats are still unsold and there are five furnished flats to rent. Sandgate has plenty of flats for single people and married couples without children, and small-scale cottages. There are plenty of appropriate sites elsewhere in Shepway for starter homes and a mobile population who never stay long enough to become part of a close-knit community.
8. Mr. Astridge has said that 'terrace houses' reflect other areas in Sandgate. This is only so if stucco and slate roofs (real slate) are the stipulated building materials.
9. SOLE ACCESS onto the A259 was, as pointed out at the recent Ministry of Transport Inquiry, a monumental error of judgment or a deliberate wangle, pushed through in great haste before the Ministry had even finished consultations or finalised arrangements. Two major intersections and turning points within 70 yards on the High Street is a total nonsense, and will kill off Sandgate.

The whole matter of ACCESS must be entirely rethought. This latest application now offers an opportunity to propose sensible arrangements in consultation with local residents.
10. DESECRATION. For three years we have watched the beautiful ragstone wall, surrounding the estate, progressively demolished without any clear directive as to the ultimate lines required for its reinstatement.
11. TREES: It is scandalous the way in which many fine trees have been removed or so neglected that before long they will fall down. Indeed the bank on which these trees stand has been so hacked into, that their roots are now endangered. No attempt has been made to prop up their leaning branches as any civilised country in Europe does. I have been on to Shepway officials continuously both about the deliberate neglect (despite TPO's) and about new plantings. It is no good delaying on the grounds that a Min of Transport decision is awaited. This could take weeks, months or even years.

I trust the Committee will press for immediate action.

TO SUM UP: I hope that the Committee will not sacrifice Sandgate any further, in the short-term interests of developers.

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TO SUM UP: I hope that the Committee will not sacrifice Sandgate any further, in the short-term interests of developers.

19.4.91
LR-M

BRIEF CHRONOLOGY AND QUOTATIONS DIRECTLY RELEVANT TO EVENTS LEADING
TO THIS INQUIRY

14 July 1987 LR-M to Shepway Planning Authority and Councillors:
inter-alia It (the new access) would fall between a bus stop and a Church on North side and be opposite a Public Library, a Hotel (late Royal Norfolk) and Lachlan Way which is a convenient access road to Castle Road and the Castle itself.

Utilising the present ingress road from Sandgate Hill, I would suggest a two lane road retaining hydrangeas as a central reservation. This road with feeders, could serve the development (SH/87/0776) or roundabout at the present junction near the Enbrook carpark. This would allow congregants and funeral vehicles to reach the church as now. The present exit road from Enbrook House could be retained. It has been adequate all these years for Saga staff.

14 December 1988 P.C.Kirby (Shepway) to Dept of Transport, Dorking
I enclose for your consideration the proposed access arrangements from the A 259 for the residential development of this site. The consultation (my underline) is in accordance with the provisions of Article 18 of the Town and Country Planning Development Order 1988 and seeks advice only.

I intend to report the application to the meeting of the Development Control Committee on 10 January 1989, and I would appreciate your comments in time for presentation to the meeting.

16 December 1988 Folkestone Herald Planning Application published 88/1535.SH reads:

Residential development comprising 103 houses and flats including roads and associated parking (duplicate application) at land situated between Enbrook House and No 24 Sandgate Hill, Sandgate

NO MENTION OF SOLE ACCESS to estate

Objections within 21 days of this notice. Note no regard to Xmas Boxing Day, New Year etc. leaving 17 days in all

22 December 1988 P.W.Harwood to P.C.Kirby. (Dorking to Shepway).
inter alia: We would also be grateful for clarification as to whether the two existing accesses to the trunk road are to be fully stopped up or whether a residual use will remain....

NOTE The application is being submitted to the Development Committee for a decision WHILE the matter of access is still under negotiation and consultation.

6 January 1989 LR-M to Controller Technical and Planning Shepway, registering strong objection at the timing of notice at busiest time of year etc. 'Turning to Plan S5/M/203 C which shows ALL SITE ACCESS RE-ROUTED TO SANDGATE HIGH STREET and the blocking off with bollards of Sandgate Hill access. 'I find this plan appalling and totally unacceptable' This proposed new access road to Sandgate High Street is most injurious
1. To traffic safety 2. to pedestrian safety 3. to a conservation area and 4. to the general amenity of the neighbourhood.

See also plan left-hand corner showing S5/M/203 C 'All site access rerouted to Sandgate High Street, dated 29 Nov 1988.'

10 January 1989 Development Control Committee approve planning application including sole access on to Sandgate High Street.

13 January 1989 Goulette (Shepway) to Dept of Transport, Dorking: Letter agrees that considerable details still need to be resolved. Reports that 'the Council's Planning and Development Committee at

its meeting on 10th January, considered the application, and whilst concerned at the probable loss of parking and restricted loading times, approved the application subject to a number of conditions and that all matters are resolved to the satisfaction of your Department.

... I can confirm that the existing eastern access will only be used by emergency vehicles (i.e. on Sandgate Hill)

13 January 1989 Controller of Technical and Planning Services to Mrs L.René-Martin: The closure of the entrance to Sandgate Hill was included at the behest of the Department of Transport.

17 January 1989 L.René-Martin to Controller of Technical and Planning Services, Shepway:

'I deplore that Plan S5/M/203 C showed the site access in virtual isolation from the surrounding road system, not to mention the present bus stop and the amenity area around the War Memorial.

... I repeat that my main concern was with the 'sole access to site'. and its implications for residents, traders and traffic in Sandgate etc.

...The public notice was so poorly worded -- indeed the expression 'including roads' is a mystification of such non-chalance as to put anyone off the scent..... I reiterate the last paragraph of my letter of 6 January and request that there should be more public consultation between the Ministry of Transport and those directly affected in this Conservation Area.

19 January 1989 Controller Technical and Planning Services, Shepway to Mrs L.René-Martin:

On your second point, the Department of Transport are being consulted on the principles and details of the proposed highway arrangements, ~~and~~ and, as technical consultees, they are making a technical input to the decision making process and they would not normally enter into correspondence with third parties.

24 January 1989 L.René-Martin to Controller of Technical and Planning Services

... Of course I noted an inset illustrating the site (i.e. access from High St.) This is the inset with which, among other things, I take issue. In other words, this sole access to site (the main plan shows bollards at Sandgate Hill former entrance) is illustrated in virtual isolation and would convey nothing except to those whose lives and trade will be disrupted.

2 May 1989 Dept of Environment and Transport to P.C.Kirby, Shepway includes recommendations for imposing following conditions on any planning permission with special reference to safety and free flow of trunk road traffic

Late September 1991 Mrs René-Martin takes up matter of dangerous intersection with Michael Howard (Military Road/Castle Road/Trunk Road intersection) and urgently requests traffic lights. Howard replies that the accident rate is not high enough to justify traffic lights to the satisfaction of Min of Transport. Query: how many more deaths and injuries do we need before Minister takes notice.

7 November 1991 Michael Howard MP to L.René-Martin encloses reply from Christopher Chope.... indicates that the Department is not planning to introduce traffic lights at the junction in question.

Your Ref. Mr.T.G.Greening/RS/BMW SH/88/1535
Our Ref. 433
Ext.

Date: 13th January 1989

Mrs. L. Rene-Martin
Coast Cottage
149 Sandgate High Street
FOLKESTONE
CT20 3BA



SHEPWAY
District Council

Ross House.
Ross Way.
Folkestone.
Kent CT20 3UP.

Telephone: (0303) 850388
Fax: (0303) 58854

Dear Mrs. Rene-Martin,

RESIDENTIAL DEVELOPMENT COMPRISING 103 HOUSES AND FLATS, INCLUDING
ROADS AND ASSOCIATED PARKING, AT LAND SITUATED BETWEEN ENBROOK HOUSE
AND NO. 24 SANDGATE HILL, SANDGATE

I refer to our telephone discussions following consideration of the
planning application for the above proposed development, at the
meeting of the Development Control Committee on the 10th January 1989.

Whereas your main objection is to the proposed development which you
consider to be unacceptable on its merits, you have made a number of
complaints about the way in which the planning application has been
handled, and I shall endeavour to deal with all the points which you
have raised in this letter.

Firstly, I would apologise for the fact that your letter was not
referred to on the supplementary report "pink sheets" in spite of the
fact that the letter was received on the 9th January. I have
initiated a review of the internal procedure for the distribution of
post, in order to ensure that this does not happen again.
Nevertheless, Mr. Stevenson, in introducing the application to the
Committee, reported your letter of objection. Whilst your letter was
not read out verbatim, all the issues raised in your letter were
brought to the attention of the Committee, and they were properly
considered before a decision was reached. These issues are set out in
the main schedule report and the supplementary report, copies of which
I attach for your information. In addition, Mr. Stevenson advised the
Committee that a petition had been received with 77 signatories and an
additional letter of objection, expressing concern with the publicity
arrangements. In consequence the consultation period has been extended
to the 17th January 1989, after which a decision could be issued if no
new issues are raised. Mr. Stevenson advised the Committee that the
objections related to traffic and pedestrian safety and the
detrimental effect the scheme would have on general amenity and the
Conservation Area, and illustrated the proposal with Plan 55/M/203/H.
In concluding, he made reference to the decision being subject to the
Department of Transport's final comments. Dealing with the traffic
arrangements in more detail, the proposal for access/egress uses the
principle of the one already agreed for the Enbrook House etc. uses and
thus it is not really a new proposal [application SH/87/0770 refers].
The closure of the entrance on Sandgate Hill was included at the
behest of the Department of the Transport.

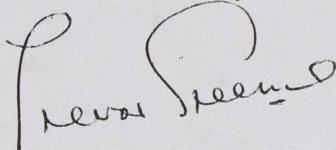
You have complained to me that the wording of the public notice was misleading. The wording used on both the site notice and the notice published in the local newspaper on the 16th December 1988 was as follows:

"Residential development comprising 103 houses and flats including roads and associated parking (duplicate application) at land situated between Enbrook House and No. 24 Sandgate Hill, Sandgate."

This does not appear to me to be misleading, either by what it says or by omission. The purpose of the advertisement is to alert members of the public to the fact that there is a planning application for development which materially affects the Conservation Area. It is not the function of the advertisement to set out the issues raised by the proposal.

Whilst I understand that you maintain your opposition to the scheme on its merits, I hope you will be re-assured by the above comments on the way in which the planning application has been handled.

Yours sincerely,

A handwritten signature in dark ink, appearing to read 'Peter Steen', with a large, stylized initial 'P'.

Controller of Technical
and Planning Services.

Revised and redrawn from S5/M/203 C
 Plots 57-62, 156, 157 modified to suit
 engineering constraints
 Major revisions to accord with L.A. recommendations.
 See letter dated 21st. Nov. 88
 Plots 150-163 Removed and Sandgate Hill new access omitted.
All site access rerouted to Sandgate High Street.

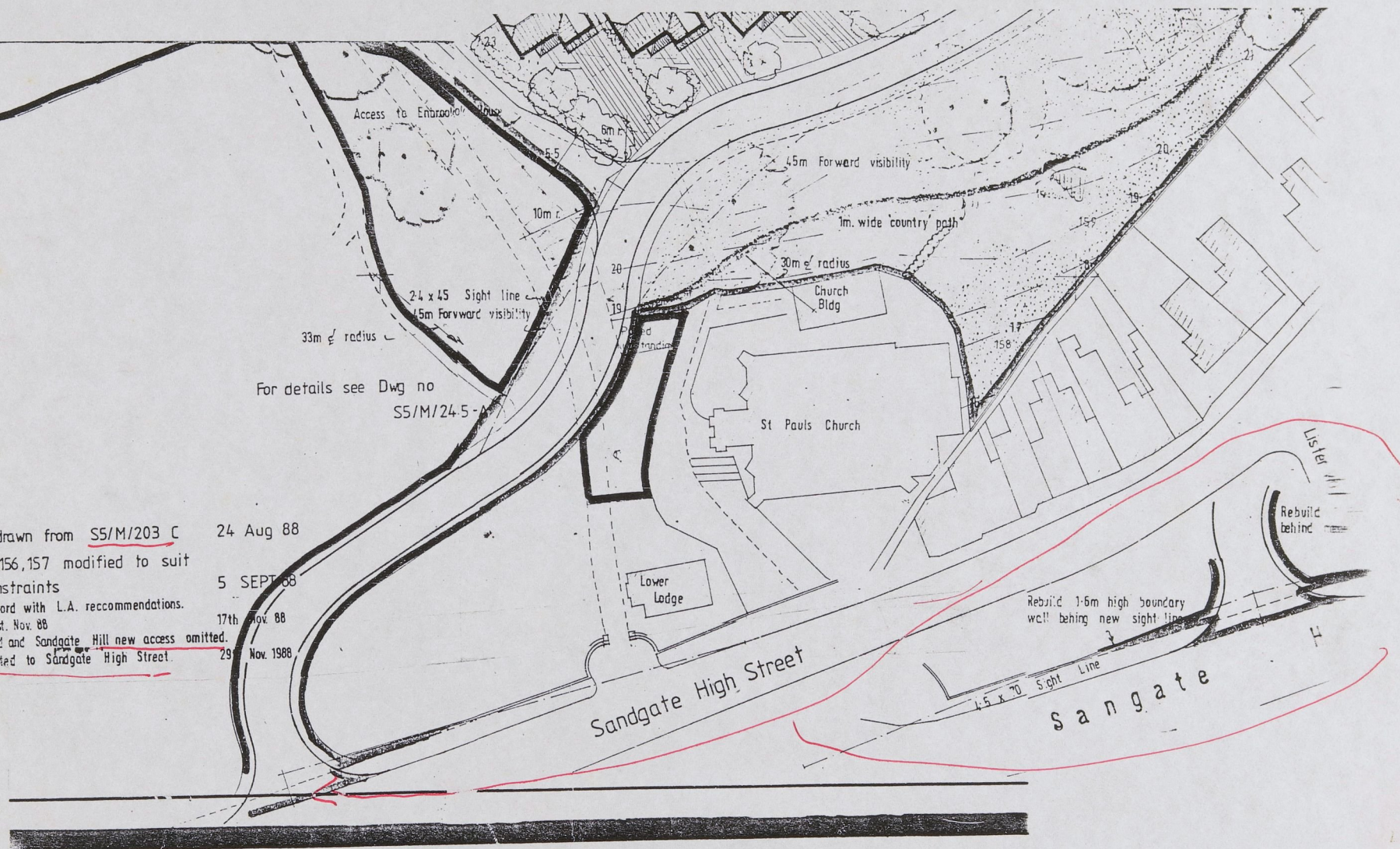
24 Aug 88

5 SEPT 88

17th Nov 88

29 Nov 1988

For details see Dwg no
 S5/M/245-A



Application No! Level Date Recvd	Applicant's Correspondent's Names & Addresses	Location of Development	Description of Development
SH/87/1187 C 01/10/87	SAGA HOLIDAYS PLC, BOUVERIE HOUSE, FOLKESTONE. C/O LINKLATERS & PAINES, BARRINGTON HOUSE, 59-67 GRESHAM STREET, LONDON EC2V 7JA.	ENBROOK HOUSE SANDGATE HILL FOLKESTONE.	THE CONVERSION OF ENBROOK HOUSE TO LEISURE CENTRE, 18 FLATS; ERECTION OF BUILDINGS CONTAINING 148 RESIDENTIAL UNITS; THE DEMOLITION OF KENT HOUSE & PART OF WALL FRONTING SANDGATE HIGH ST, THE ERECTION OF 3 STOREY BUILDING CONTAINING 18 FLATS; THE DEMOLITION OF THE RESIDENTIAL BUILDING KNOWN AS THE LODGE, 26 SANDGATE HILL.
SH/87/2017 D 28/09/87	JOINT CONSENTS TEAM, EUROTUNNEL, PORTLAND HOUSE, STAG PLACE, LONDON SW1E 5BT.	LAND AT ST MARTINS PLAIN, CHERITON HIGH STREET, FOLKESTONE.	CONSTRUCTION OF IMFORMATION CENTRE AND VIEWING PLATFORM.

S Socy
for Thurs pm
please!

RAJ/IMB/S.Soc

21st May 1991

The Controller of Technical &
Planning Services,
Shepway District Council,
Civic Centre,
Castle Hill Avenue,
Folkestone, CT20 2QY.

FAO D. Astridge, Principal Planning Officer

Dear Mr. Astridge,

Enbrook House, Sandgate

Thank you for sparing the time to discuss the overall development of this site with the Chairman of the Society, Mr. Geoffrey Edmunds, and Roger Joyce, Chairman of the Planning sub-Committee.

As you know, the Society is extremely concerned about the gradual erosion of this important site by piece-meal development proposals. We opposed the original granting of outline consent for an apparently monstrous proposal to build flats on the east side of the site, between Enbrook House and Sandgate Hill. This proposal has gradually been altered by the purchasers, Wimpeys, and the Society has come to accept that some development within the grounds has to happen, in order to secure the future of the Listed Building.

This important principle gradually seems to be taking on less significance, and it is with some dismay that we note that no work at all has happened to Enbrook House, apart from fairly widespread demolition and clearance of parts of the interior. It is good to see that Kent House has been converted to flats, and it is a pity that the current economic climate has lead to that, too, being boarded up and neglected.

Apart from the major principle of large scale development on the east of Enbrook House, and the conversion of Enbrook House itself, we remain concerned that there are no less than 6 more proposals to develop the houses on Sandgate Hill, the land to the south and west of the house, and the junction of Military Road, and the large wooded section of the site to the north of Enbrook House, bordering the Enbrook Valley development.

Continued /

It is when the cumulative effect of all these developments is viewed, which we attempted to do in your office, that one begins to appreciate the almost total destruction of the visual amenity which this heavily wooded site offers the heart of Sandgate. We have already lost the wall fronting the High Street, and we understand that the reluctance of the owners to put this back, stems from a remaining confusion over the option to open the east access onto Sandgate Hill, or to further upgrade the access onto the High Street. We would urge that this matter be resolved as soon as possible, and that the developer be encouraged to re-instate the ragstone wall, to the original detailing with the minimum of delay.

We are dismayed that all of these later applications are in outline only, and that the phraseology about numbers states "not less than" a number of units. We urge the authority to press two important principles with respect to this site. Firstly, that no more outline proposals be accepted, and that development be resisted in the south west corner of the site, and also in the wooded section adjoining the Enbrook Valley. Both these areas contribute enormously to the visual amenity of the area, and are an important feature of the conservation area. All the trees are protected by a T.P.O., and although the applicant consistently submits tree surveys, we question the validity and even the usefulness of such surveys, as the widespread development proposed would inevitably lead to the destruction of the trees. No amount of replanting would replace the splendid maturity of this evergreen "lung".

Two other principles which we discussed, and to which the Society would lend its support are the acquisition of the remainder of the Enbrook stream strip (we understand that the land was inadvertently conveyanced to Wimpeys), and the exploration of the feasibility of a small but sensitively developed public car-park in the south west corner of the site, behind the War Memorial. Public access to both these areas would in some way help to mitigate the loss of the otherwise important visual amenity to the residents of Sandgate.

We would be obliged to be kept informed of your negotiations with the applicants, and welcome your personal offer to address a future Committee meeting, on an informal basis, to discuss matters of concern, and the future planning policies for the immediate area.

With renewed thanks for your time and interest.

Yours sincerely,

W

Roger A. Joyce

Durnford Ford Solicitors

Town and Country Planning Department

43 Gildredge Road, Eastbourne
East Sussex BN21 4RY
Tel: Eastbourne (0323) 640124
Telex: 877184

R A Joyce Esq
Stowting Court Barn
Stowting
ASHFORD
Kent
TN25 6BB

Your Ref:

CC/837/J.35306-1-5

Our Ref:

29th December 1987

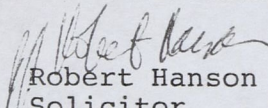
Dear Roger

Re: Application Number SH/87/1187
Proposed Development at Enbrook House, Sandgate Hill
by Saga Holidays

Just to confirm our telephone conversation to the effect that the Society agree to be responsible for the Royal Star and Garter Home's legal costs up to the sum of £150.00. On this basis I have given an undertaking that these fees will be paid and the Star and Garter's solicitors are now looking into the matter of the restrictive covenants.

I will let you know as soon as there is any further progress.

Yours sincerely


Robert Hanson B.A. (Hons)
Solicitor



**Durnford
Ford**
Solicitors

ASHFORD · BATTLE · EASTBOURNE · HAILSHAM · HASTINGS · POLEGATE
LONDON

G. M. D. Ford · Roy Kershaw · Geoffrey Spiller · Vivien Elphick · D. V. Gunson · W. J. Elliott · David Shortman · John Stebbing
J. H. C. Morley · Roger Miles · Robert Hanson · W. D. Bew · Robert Hamilton · Andrew Keel · P. J. M. Miller · David Saunders

Department Director: Robert Hanson
Solicitor, Legal Associate of the
Royal Town Planning Institute

SH/87/0770

ENBROOK HOUSE, SANDGATE HILL, SANDGATE.

30/06/87

OUTLINE APPLICATION OF CONVERSION OF ENBROOK
HOUSE TO AN HOTEL, TOGETHER WITH THE DEMOLITION
OF KENT HOUSE, AND THE ERECTION OF A
3 STOREY BUILDING TO PROVIDE ADDITIONAL
BEDROOM ACCOMMODATION.

SAGA HOLIDAYS PLC,
BOUVERIE HSE, MIDDLEBURG SQ,
FOLKESTONE, KENT.

C/O LINKLATERS & PAINES,
BARRINGTON HOUSE,
59-67 GRESHAM STREET,
LONDON EC2V 7JA

APPROVED

Conditions:

- 1,2 & 3. Standard outline conditions.
4. Parking space and surfacing details. 0101.
5. Submission of landscaping proposals. 0201.
6. Submission of screening proposals. 0204
7. Latchgate Condition 0301.
8. Cable ducts. 0604.
9. The use shall not be commenced until the proposed improved access arrangements have been completed to the satisfaction of the District Planning Authority.
10. Details submitted in pursuance of condition 1. above shall provide for the disposal of surface water separate from the foul water sewerage system. No surface water shall be discharged to Enbrook Stream until the down-stream culvert has been improved to the satisfaction of the District Planning Authority.

Ground/s:

1. No such details have been submitted.
- 2 & 3. In pursuance of Section 42(2) of the Town and Country Planning Act 1971.
4. Development without adequate accommodation for the parking of vehicles is likely to lead to car parking inconvenience to other road users and to be detrimental to amenity.
5. In the interests of visual amenity.
6. In the interests of visual amenity.

- 7.(a) To ensure the best specialist advice is secured in respect of the soil conditions existing on the land as to the possibility of movement of the adjoining land, the suitability of the land for the development proposed and the precautions necessary to ensure stability of the land, the proposed buildings, forecourt and services and the adjoining land and buildings, if the land is suitable for such development.
- (b) To ensure as far as practicable, the permanent stability of the land, the proposed building (s), forecourt and services on the land, and that no damage thereto or to any adjacent property shall occur in case of subsidence or land movement on or adjacent to the land.
8. In the interests of visual amenity.
9. In the interests of road safety and convenience.
10. To ensure that the drainage arrangements are satisfactory.
-

SH/87/0771

ENBROOK HOUSE, SANDGATE HILL
SANDGATE, KENT

30/06/87

LBC DEMOLITION OF KENT HOUSE AND PART OF
WALL FRONTING SANDGATE HIGH STREET IN
CONNECTION WITH THE CONVERSION OF ENBROOK
HOUSE TO AN HOTEL

SAGA HOLIDAYS PLC
BOUVERIE HOUSE, MIDDELBURG SQUARE
FOLKESTONE, KENT, CT20 1AZ

C/O LINKLATERS & PAINES,
BARRINGTON HOUSE,
59-67 GRESHAM STREET,
LONDON.
EC2V 7JA

APPROVED

Conditions:

1. Standard time condition.
2. The proposed realignment of the wall fronting Sandgate High Street, and the formation of the proposed new access therein, shall not be carried out until full details have been submitted to and approved by the District Planning Authority, including the design of the walls and piers, surface treatment of the land within the vision splays and finishes for the road and footpaths.
3. No works of demolition of Kent House shall take place except in connection with the conversion of Enbrook House for Hotel purposes, and such demolition shall not be commenced before a contract has been let for a redevelopment of the land which shall provide for the conversion of Enbrook House in accordance with a detailed scheme which shall have been approved by the District Planning Authority.

Ground/s:

In the opinion of the District Planning Authority, there is an excessive supply of nursing home accommodation in the area and the proposed development could lead to additional demands for sheltered housing accommodation on the site.

SH/87/0769

ENBROOK HOUSE, SANDGATE HILL, SANDGATE.

30/06/87

LISTED BUILDING CONSENT FOR THE DEMOLITION OF KENT HOUSE, AND PART OF WALL FRONTING SANDGATE HIGH STREET, AND CONVERSION OF ENBROOK HOUSE TO NURSING HOME.

SAGA HOLIDAYS PLC,
BOUVERIE HSE, MIDDLEBURG SQ,
FOLKESTONE, KENT.

C/O LINKLATERS & PAINES,
BARRINGTON HOUSE,
59-67
GRESHAM STREET,
LONDON EC2V 7JA

REFUSED

In the opinion of the District Planning Authority, there is an excessive supply of nursing home accommodation in the area and the proposed development could lead to additional demands for sheltered housing accommodation on the site.

C/O LINKLATERS & PAINES,
BARRINGTON HOUSE,
59-67 GRESHAM STREET,
LONDON EC2V 7JA

REFUSED

Ground/s:

.In the opinion of the District Planning Authority, the
development would not be in the interests of the economic
development of the district.

SH/87/0768

30/06/87

ENBROOK HOUSE, SANDGATE HILL, SANDGATE.

OUTLINE CONVERSION OF ENBROOK HOUSE TO NURSING
HOME, TOGETHER WITH THE DEMOLITION OF KENT
HOUSE, AND THE ERECTION OF A 3 STOREY
BUILDING TO PROVIDE ADDITIONAL BEDROOM/STAFF
ACCOMMODATION.

SAGA HOLIDAYS PLC,
BOUVERIE HSE, MIDDELBURY SQ,
FOLKESTONE, KENT.

C/O LINKLATERS & PAINES,
BARRINGTON HOUSE,
59-67 GRESHAM STREET,
LONDON
EC2V 7JA

REFUSED

Ground/s:

1. In pursuance of Section 56A of the Town and Country Planning Act 1971.
 2. To protect the appearance and setting of the Listed Building.
-

SH/87/0772

ENBROOK HOUSE, SANDGATE

30/06/87

CONVERSION OF ENBROOK HOUSE TO 30 FLATS
TOGETHER WITH THE DEMOLITION OF KENT HOUSE
AND THE ERECTION OF A 3 STOREY BUILDING
CONTAINING 18 FLATS ON THE SITE OF KENT
HOUSE

SAGA HOLIDAYS PLC
BOUVERIE HOUSE, MIDDELBURG SQUARE
FOLKESTONE, KENT, CT20 1AZ

LINKLATER & PAINES,
BARRINGTON HOUSE,
59-67 GRESHAM STREET,
LONDON
EC2V 7JA

APPROVED

Conditions:

1. 2. & 3. Standard outline conditions excluding siting and means of access.
4. Parking space and surfacing details. 0101.
5. Submission of landscaping proposals. 0201.
6. Submission of screening proposals. 0204
7. Latchgate Condition 0301.
8. Cable ducts. 0604.
9. The use shall not be commenced until the proposed improved access arrangements have been completed to the satisfaction of the District Planning Authority.
10. Details submitted in pursuance of condition 1. above shall provide for the disposal of surface water separate from the foul water sewerage system.
No surface water shall be discharged to Enbrook Stream until the down-stream culvert has been improved to the satisfaction of the District Planning Authority.
11. Details of any external alterations to Enbrook House shall be submitted to and approved by the District Planning Authority before the commencement of any works to the building.
12. Prior to the commencement of the development, full details of proposed arrangements for the drying of washing, storage of refuse and sound-proofing between the floors shall be submitted and approved by the District Planning Authority, the approved arrangements shall be installed prior to occupation of the units.

Ground/s:

1. No such details have been submitted.
- 2 & 3. In pursuance of Section 42(2) of the Town and Country Planning Act 1971.

4. Development without adequate accommodation for the parking of vehicles is likely to lead to car parking inconvenience to other road users and to be detrimental to amenity.
 5. In the interests of visual amenity.
 6. In the interests of visual amenity.
 7. (a) To ensure the best specialist advice is secured in respect of the soil conditions existing on the land as to the possibility of movement of the adjoining land, the suitability of the land for the development proposed and the precautions necessary to ensure stability of the land, the proposed buildings, forecourt and services and the adjoining land and buildings, if the land is suitable for such development.
(b) To ensure as far as practicable, the permanent stability of the land, the proposed building (s), forecourt and services on the land, and that no damage thereto or to any adjacent property shall occur in case of subsidence or land movement on or adjacent to the land.
 8. In the interests of visual amenity.
 9. In the interests of road safety and convenience.
 10. To ensure that the drainage arrangements are satisfactory.
 11. No details for external alterations have been submitted and the Authority would wish to consider any changes in the light of the importance of the external appearance of the Listed Building.
 12. In the interests of the amenities of the occupiers of the flats.
-

SH/87/0773

ENBROOK HOUSE, SANDGATE

30/06/87

LBC DEMOLITION OF KENT HOUSE AND PART OF
WALL FRONTING SANDGATE HIGH STREET IN
CONNECTION WITH PROPOSED CONVERSION OF
ENBROOK HOUSE TO RESIDENTIAL FLATS

SAGA HOLIDAYS PLC
BOUVERIE HOUSE, MIDDELBURG SQUARE
FOLKESTONE, KENT, CT20 1AZ

C/O LINKLATERS & PAINES.,
BARRINGTON HOUSE,
59-67 GRESHAM STREET
LONDON
EC2V 7JA

APPROVED

Conditions:

1. Standard time condition.

2. The proposed realignment of the wall fronting Sandgate High Street, and the formation of the proposed new access therein, shall not be carried out until full details have been submitted to and approved by the District Planning Authority, including the design of the walls and piers, surface treatment of the land within the vision splays and finishes for the road and footpaths.
3. No works of demolition of Kent House shall take place except in connection with the conversion of Enbrook House for flats purposes, and such demolition shall not be commenced before a contract has been let for a redevelopment of the land which shall provide for the conversion of Enbrook House in accordance with a detailed scheme which shall have been approved by the District Planning Authority.

Ground/s:

1. In pursuance of Section 56A of the Town and Country Planning Act 1971.
 - ~~2.3~~ To protect the appearance and setting of the Listed Building.
-

SH/87/0774

LAND FRONTING ENBROOK ROAD, ENBROOK HOUSE,
FOLKESTONE

30/06/87

OUTLINE APPLICATION FOR THE ERECTION OF
18 DWELLING HOUSES

SAGA HOLIDAYS PLC.,
BOUVERIE HOUSE, MIDDELBURG SQUARE,
FOLKESTONE, KENT. CT20 1AZ

SAGA HOLIDAYS PLC.,
LINKLATERS AND PAINES.,
BARRINGTON HOUSE,
59/67 GRESHAM STREET,
LONDON EC2V 7JA

APPROVED

Conditions:

1. 2. & 3. Standard outline conditions excluding siting and means of access.
4. Garage and parking space details. 0102.
5. Submission of landscaping proposals. 0201.
6. Submission of screening proposals. 0204
7. Latchgate Condition 0301.
8. Cable ducts. 0604.

9. The development shall not be commenced until the proposed improved access arrangements have been completed to the satisfaction of the District Planning Authority.
10. Details submitted in pursuance of condition 1. above shall provide for the disposal of surface water separate from the foul water sewerage system. No surface water shall be discharged to Enbrook Stream until the down-stream culvert has been improved to the satisfaction of the District Planning Authority.
11. Details submitted in pursuance of condition 1. above shall include details of the proposed alterations to the boundary wall.
12. No works shall be commenced until a contract has been let for the conversion of Enbrook House in accordance with a planning permission granted by the District Planning Authority and none of the dwellings hereby permitted should be occupied until Enbrook House has been occupied in accordance with such a planning permission.

Ground/s:

1. No such details have been submitted.
 - 2 & 3. In pursuance of Section 42(2) of the Town and Country Planning Act 1971.
 4. Development without adequate garage accommodation is likely to lead to car parking inconvenience to other road users and to be detrimental to amenity.
 5. In the interests of visual amenity.
 6. In the interests of visual amenity.
 7. (a) To ensure the best specialist advice is secured in respect of the soil conditions existing on the land as to the possibility of movement of the adjoining land, the suitability of the land for the development proposed and the precautions necessary to ensure stability of the land, the proposed buildings, forecourt and services and the adjoining land and buildings, if the land is suitable for such development.
(b) To ensure as far as practicable, the permanent stability of the land, the proposed building (s), forecourt and services on the land, and that no damage thereto or to any adjacent property shall occur in case of subsidence or land movement on or adjacent to the land.
 8. In the interests of visual amenity.
 9. In the interests of road safety and convenience.
 10. To ensure that the drainage arrangements are satisfactory.
 11. In the interests of visual amenity.
 12. The Authority is anxious to secure the future of the total building and the redevelopment of sections of the ground is unacceptable in pursuance of the objective piecemeal development of the area and would be contrary to the provisions of the local plan for the area.
-

SH/87/0775

LAND AT CORNER OF MILITARY ROAD AND SANDGATE
HIGH STREET, ENBROOK HOUSE

30/06/87

ERECTION OF 3 STOREY BUILDING CONTAINING 12
FLATS AND GARAGES, AND 5 DETACHED BUNGALOWS
WITH GARAGES

SAGA HOLIDAYS PLC
BOUVERIE HOUSE, MIDDELBURG SQUARE
FOLKESTONE, KENT, CT20 1AZ

C/O LINKLATERS & PAINES,,
BARRINGTON HOUSE,
59-67 GRESHAM STREET,
LONDON
EC2V 7JA

REFUSED

Ground/s:

1. It is considered that the erection of flats on this prominent wooded site would represent the intrusion of buildings into an area of unspoiled landscape which is an important visual break within the development pattern of the area, thereby detracting from the appearance of which the Authority wishes to conserve and enhance.
 2. The compartmentalisation of the land to create private garden areas would detract from the natural landscape of the area to the detriment of the character of the Conservation Area.
-

SH/87/0776

ENBROOK HOUSE AND LAND ADJ TO EAST

30/06/87

THE CONVERSION OF ENBROOK HOUSE TO A LEISURE
COMPLEX AND 18 FLATS TOGETHER WITH THE
ERECTION OF 5 BUILDINGS UP TO 8 FLOORS IN
HEIGHT CONTAINING 117 RESIDENTIAL UNITS AND
THE EXTENSION AND ALTERATION TO KENT HOUSE

SAGA HOLIAYS PLC
BOUVERIE HOUSE, MIDDELBURG SQUARE
FOLKESTONE, KENT, CT20 1AZ

C/O LINKLATERS & PAINES,
BARRINGTON HOUSE,
59-67 GRESHAM STREET,
LONDON
EC2V 7JA

REFUSED

Grounds:

1. It is considered that, by reason of the siting, access arrangements, height, scale, and massing of the proposed buildings, the proposal would be severely detrimental to the amenities of adjacent dwellings by reason of overlooking, overshadowing, loss of outlook and disturbance arising out of the additional vehicular and pedestrian movements

- generated, particularly during evenings and at weekends.
2. It is considered that the proposed buildings would be excessively dominant, and be unsympathetic to the landform and the scale of existing development which surrounds the site, and thereby detrimental to the character and appearance of the Conservation Area, of which the site forms a part.
3. It is considered that the siting, scale and massing of the proposed buildings, are unrelated to the siting, design and form of the adjacent Listed buildings, i.e. Enbrook House and St. Paul's Church, and would thus adversely affect the setting of those buildings to the detriment of their character and appearance.
4. The District Planning Authority is not satisfied that the circumstances of the case justify the setting aside of a presumption against flat developments, derived from policy h3 of the Folkestone and Hythe Local Plan (First Alterations) for which there is already a high level of provision in the area.
-

SH/87/777 Enbrook House, Sandgate Hill, Folkestone.

Listed Building Consent alterations to Kent House and demolition of the residential dwelling known as The Lodge 26 Sandgate Hill in connection with the conversion of Enbrook House to a leisure complex.

Saga Holidays PLC
Bouverie House
Middelburg Square
Folkestone, Kent

c/o Linklaters and Paines
Barrington House
59-67 Gresham Street
London EC2V 7JA

REFUSED

Grounds:

In the opinion of the District Planning Authority, the demolition of buildings within the Sandgate Conservation Area is not justified unless demolition is required to implement a scheme of redevelopment which has planning permission. There is no satisfactory scheme of redevelopment in this instance to justify the demolition.

SH/87/0778

LAND AT CORNER OF MILITARY ROAD AND SANDGATE
HIGH STREET, ENBROOK HOUSE

30/06/87

ERECTION OF 3 STOREY BUILDING CONTAINING 12
FLATS AND GARAGES, AND 5 DETACHED BUNGALOWS
WITH GARAGES (DUPLICATE APPLICATION)

SAGA HOLIDAYS PLC
BOUVERIE HOUSE, MIDDELBURG SQUARE
FOLKESTONE, KENT, CT20 1AZ

C/O LINKLATERS & PAINES
BARRINGTON HOUSE
59-67 GRESHAM STREET
LONDON
EC2V 7JA

REFUSED

Ground/s:

1. It is considered that the erection of flats on this prominent wooded site would represent the intrusion of buildings into an area of unspoiled landscape which is an important visual break within the development pattern of the area, thereby detracting from the appearance of which the Authority wishes to conserve and enhance.
2. The compartmentalisation of the land to create private garden areas would detract from the natural landscape of the area to the detriment of the character of the Conservation Area.

SH/87/0779

ENBROOK HOUSE AND LAND ADJ TO EAST, SANDGATE

30/06/87

THE CONVERSION OF ENBROOK HOUSE TO LEISURE
COMPLEX AND 18 FLATS TOGETHER WITH THE ERECTION
OF 5 BUILDINGS UP TO 8 FLOORS IN HEIGHT
CONTAINING 177 RESIDENTIAL UNITS AND THE
EXTENSION AND ALTERATION TO KENT HOUSE

SAGA HOLIDAYS PLC
BOUVERIE HOUSE, MIDDELBURG SQUARE
FOLKESTONE, KENT CT20 1AZ

C/O LINKLATERS & PAINES
BARRINGTON HOUSE,
59-67 GRESHAM STREET
LONDON
EC2V 7JA

REFUSED

Ground/s:

1. It is considered that, by reason of the siting, access arrangements, height, scale, and massing of the proposed buildings, the proposal would be severely detrimental to the amenities of adjacent dwellings by reason of overlooking, overshadowing, loss of outlook and disturbance arising out of the additional vehicular and pedestrian movements generated, particularly during evenings and at weekends.
2. It is considered that the proposed buildings would be excessively dominant, and be unsympathetic to the landform and the scale of existing development which surrounds the site, and thereby detrimental to the character and appearance of the Conservation Area, of which the site forms a part.
3. It is considered that the siting, scale and massing of the proposed buildings, are unrelated to the siting, design and form of the adjacent Listed buildings, i.e. Enbrook House and St. Paul's Church, and would thus adversely affect the setting of those buildings to the detriment of their character and appearance.
4. The District Planning Authority is not satisfied that the circumstances of the case justify the setting aside of a presumption against flat developments, derived from policy h3 of the Folkestone and Hythe Local Plan (First Alterations) for which there is already a high level of provision in the area.

SH/87/0796

~~SITE OF FORMER PRINTING WORKS, THE BAYLE,
FOLKESTONE.~~

03/07/87

~~DEMOLITION OF EXISTING PRINTING WORKS,
AND ERECTION OF SHELTERED HOUSING SCHEME
COMPRISING OF 55 X 1 BEDROOM FLATS, 19 X 2 BEDROOM~~

Mr. C. Bryant

Miss Hornsby

Mrs. J.E. Thompson
33, Bybrook Field
Sandgate

22-6-87

The Editor

Dear Sir,

On behalf of the Sandgate Society I would like to say how much we welcomed the opportunity to discuss, with representatives of Saga, the proposals for development of the site at Enbrook House.

Ideally, of course, we would like the site to remain as it is but with access to the grounds for the general public.

The building of 36 houses on two different sites does not seem excessive but the same cannot be said for the 187 flats that it is proposed to build parallel to Sandgate Hill. Especially as we understand that some will be 8 storeys high. The block will dominate the skyline and have an overwhelming effect.

Our main worry is that the building sites will be easily sold but that a buyer for Enbrook House may be difficult to find. It would be a great shame if this listed building, which was built as a private house in 1852, should be allowed to deteriorate.

We will study, with great interest, the planning applications when they are finally submitted to Shepway District Council.

Yours faithfully,

Hon. Secretary.

AN URGENT MESSAGE FROM SOME FRIENDS OF SANDGATE

On November 3rd, 1987, the Shepway District Council Planning and Development Committee passed Outline Planning Application No.SH/87/1187 allowing the construction of 148 flats, up to five storeys in height, and 148 garages in the grounds of Enbrook House. Permission was also given for the conversion of Enbrook House into flats and a Leisure Centre, the demolition of Kent House, the demolition of the east lodge, and the construction of new entrance and exit roads. Enbrook House and its 27 acre site, owned by Saga Holidays p.l.c., is in a designated Conservation Area. Statements from Saga suggest that this property is for sale to a potential developer.

This planning permission can be revoked by the Department of the Environment, who may decide, if public opinion is sufficiently vocal, to refer it to a Public Enquiry.

We urge you to write, as soon as possible, to express your feelings about the proposed desecration of this beautiful site.

IT IS VITAL THAT REASONS FOR YOUR OBJECTIONS BE STATED, CONCISELY AND BRIEFLY. ASK THE DEPARTMENT TO CALL IN THESE PROPOSALS, AND ASK FOR A PUBLIC ENQUIRY TO BE HELD AS SOON AS POSSIBLE.

Objections submitted to Shepway have included the following areas:

- Inappropriate development in a Conservation Area
- The density and height of the proposed buildings and their proximity to Sandgate Hill, St. Paul's Church, and Enbrook House itself.
- Destruction of the environment of a Listed Building (Enbrook House)
- Destruction of trees (all trees here are protected by law)
- Traffic in Sandgate, including the effects of new entrance and exit.
- Environmental effects including drainage, landslip and sewage.
- The lack of consideration of architectural quality of the proposals.

THE SHEPWAY PLANNING COMMITTEE HAS ACTED AGAINST THE INTERESTS AND WISHES OF HUNDREDS OF SANDGATE RESIDENTS WHO HAVE ALREADY OBJECTED TO THIS AND PREVIOUS SCHEMES. THEY HAVE NOT LISTENED TO US, AND THEY HAVE IGNORED THE EXPERT PROFESSIONAL ADVICE OF THEIR OWN PLANNING OFFICERS WHO RECOMMENDED REFUSAL OF THESE PROPOSALS.

PLEASE WRITE NOW TO: THE DEPARTMENT OF THE ENVIRONMENT,
CHARLES HOUSE, 32 KENSINGTON HIGH ST., LONDON W 14.

FIGHT FOR A PLEASANT SANDGATE! WE CAN WIN! WRITE NOW! WE CAN WIN!

24th May 1991

RAJ/IMB/SandSoc

The Controller of Technical
& Planning Services,
Shepway District Council,
Civic Centre,
Castle Hill Avenue,
Folkestone, CT20 2QY.

FAO D. Astridge, Principal Planning Officer

Dear Mr. Astridge,

Flats in Enbrook Road & Enbrook House

Further to my most recent letter, I am requested by the Committee of the Sandgate Society, to ask if any pressure can be put to bear by the Local Authority on the owners of Enbrook House to complete the scheme of rehabilitation, and thereby the repairs to Enbrook House, since this was intended to be the main reason for allowing the development of the land around Enbrook House. The owner has an obligation under the Historic Buildings legislation to maintain the building in good repair, and we are concerned that its current state might lead to continued neglect and eventual loss of building.

Whilst writing, the subject of the proposed block of flats on the vacant land on the west side of Enbrook Road was also raised in committee, and I am instructed to write to add our comment to those of the residents of the Golden Valley, that the proposed block of flats is too high for the locality. The Committee believes that the block of flats should be no higher than four floors, in order to reduce its overall bulk and effect on the locality.

Would you please pass on the enclosed copies of the Ashford Borough Council notes on shopfront design (designed for Tenterden, but relevant to all conservation areas), to your Conservation Architect for his information.

With thanks for your continued interest.

Yours sincerely,

Roger A. Joyce

cc J. Thompson for file



THE SANDGATE SOCIETY

*Affiliated to:—
Kent Federation of Amenity Societies
Committee for the Preservation of Rural Kent
The Civic Trust*

Hon. Treasurer

Chairman

Hon. Secretary

Please reply to:
Roger A. Joyce Dip. Arch RIBA.,
Stowting Court Barn, Stowting, Ashford TN25 6BB.
Tel: 863288 & 863290

F. D. Raymond ESq.,
Granville,
St. Andrew's Road,
Littlestone,
New Romney CT28 8PP.

22nd December 1987

Dear Councillor Raymond,

Enbrook House SH/87/1187

I am writing on behalf of the Sandgate Society, who are deeply concerned about the way in which the application for the redevelopment of Enbrook House has been considered by the Development and Planning Sub-Committee.

You may be aware of some of the concern which has been expressed in Planning Meetings, and I believe at full Council by Councillor Ovenden who is a Ward Councillor for Sandgate. The matter has also been covered in great depth in the local paper.

At the request of the Sandgate Society, the Department of the Environment intervened and issued an Article 10 Direction which effectively removed the authority of the Council to issue a decision Notice until the Secretary of State had considered the matter. On reflection, he decided not to intervene, and I now understand that the Consent Notice will be issued imminently UNLESS and only unless the Planning Department receive an instruction from Council to postpone the issue of a Notice until the matter has been discussed in principle.

This matter will have to be dealt with quickly, as we understand that the Consent Notice will be issued very soon if there is not intervention, and we would urge you to consider the feelings of a great number of Sandgate residents and people living beyond who are very concerned that this application has been considered without full details having been made available to Councillors. An in house study of the site and its potential development has been carried out by the Planning DEpartment, and not made available to Councillors. Information submitted by the applicants, particularly the model has been shown to be misleading, and the full 8 page report by the Planning Officer to the Council sub-Committee meeting recommending refusal

/has been completely

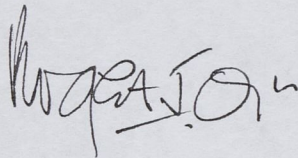
has been completely ignored.

Our concern is such that we feel that the full Council should discuss this matter in principle, but particularly relating to this application and I hope that we may find a sympathetic ear in writing to you. I have also taken the liberty of writing to the Leader of the Council and the Chairman of the Development and Plan Sub-Committee meeting on this subject.

If you would like to discuss the matter I am available at the numbers at the head of this letter.

With thanks.

Yours sincerely,



Roger A. Joyce

cc. Cllr. Service
Cllr. Ridley Day
Cllr. Mrs Gilbert
Cllr. Capon
Cllr. Bowden
Cllr. Owen
Sec. Sandgate Soc.

Planning and Development Committee. 3rd November.
Item 67.
plan No. SH/87/1187

First of all, I'd like to point out that I am not speaking for the Alliance group in any way, but purely in my capacity as a ward councillor for Sandgate.

I was dismayed by the committee's decision on 3rd November to approve outline planning permission for the 4/5 storey block on the eastern portion of the Enbrook House site and I'm glad to see that the Secretary of State may still call the application in.

The planning officers in their wisdom saw ample grounds for refusal and recommended accordingly.

I share, as do many people in the Sandgate ward, the officers' objections to the sheer bulk of the proposed structure.

The officers recommended refusal on such grounds as:

siting; height; scale and massing; the overlooking of adjacent dwellings and subsequent loss of outlook, to mention but a few.

The officers used words like: 'excessively dominant', 'unsympathetic' and 'detrimental' to the character of the Conservation Area.

All too often, it seems to me, we are ready to sweep aside labels and guidelines designed to protect our environment. In the case of this application, we have an impressive list: Conservation Area, Listed Buildings, Tree preservation orders and the presumption against flat developments derived from Policy h3 of the Folkestone and Hythe Local Plan (First Alterations).

Talking to members of the Planning Committee since that meeting I've heard a lot about the applicants making concessions.

While I welcome anything that can be done to lessen the (disasterous) effects such a building will have on the area in question, I think there is something desperately wrong with a system whereby a developer makes concessions to the Council. There are, to my mind, far too many developers in this area who think that they run the Council.

Was it through concessions that we ended up with that eyesore in blue below the hills at the back, or such buildings of spurious architectural merit as Sainsburies and Bouverie House?

In years to come we will no doubt be able to add the Enbrook House block to this (motley) collection.

By now I've heard most of the reasons why the Committee granted outline planning permission. I still have yet to hear one that excuses their regrettable action.

I hope in future that such a controversial application as this can, through some change in the rules, be brought before the Full Council.

However inexperienced we are in planning matters, surely we can't make a decision as misguided as that made on November 3rd.

*Councillor Orendan's Statement to
Full Council.*



THE SANDGATE SOCIETY

*Affiliated to:—
Kent Federation of Amenity Societies
Committee for the Preservation of Rural Kent
The Civic Trust*

Hon. Treasurer

Chairman

Hon. Secretary

Please reply to:

22nd December 1987

Roger A. Joyce, Dip Arch RIBA., Stowting Court Barn,
Stowting, ASHford TN25 6BB. Tel: 863288 & 863290

Councillor H. Service,
Leader Shepway District Council,
Sibton Park,
Lyminge,
Folkestone CT18 8HB.

Dear Councillor Service,

Enbrook House Sandgate SH/87/1187

I am writing to you on behalf of the Sandgate Society in a last ditch attempt to try and salvage the situation regarding the most unfortunate Planning Consent which appears to have been made in respect of the above proposals.

No doubt you have been following the public debate, and may indeed know something of the detail involved, but the Committee of the Sandgate Society, and indeed many residents of Sandgate and beyond are deeply disturbed that a proposal of such a scale, affecting the setting of a listed building and affecting a site covered by a Tree Preservation Order, all within a Conservation Area, should have been considered by the Development and Planning Sub-Committee, and on the basis of the information presented, should have granted consent.

Politically, we are aware that you have taken a stance that Shepway is to "step boldly into the future" in the wake of the improved economic climate no doubt prompted by the decision to proceed with the Channel Tunnel, and you have been quoted as being a supporter of development. However, we know that the Planning Officers resisted very strongly, the proposal to develop this site so densely, and indeed carried out their own studies for the site which suggested a development of a much lower density, and in much more in keeping with the scale and character of the Conservation Area in which it is to take place. The content of these early studies and discussions have not been made available to the Planning Sub-Committee, and we feel they should have been.

A model has been prepared for presentation to the Committee, and indeed, prior to a Development and Planning Sub-Committee meeting, a selected number of councillors were given a preview by the promoters of the scheme so as to inform them of what was envisaged. Many of the councillors at the actual sub-committee meeting were unaware of what was proposed. The model is, we are assured, most misleading.

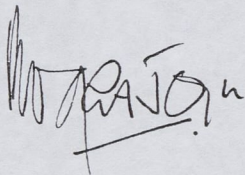
/largely

Largely through the efforts of the Sandgate Society, the Secretary of State issued an Article 10 Direction on the Council, withholding authorisation to issue a Consent, until he had had time to consider whether he should call the application in. On 17th December 1987, he decided not to intervene, and a decision taken at the 3rd November Development and Planning Sub-Committee meeting will therefore stand, and, we understand the decision notice will be issued, UNLESS and only unless, the officers receive an instruction from the Council or Sub-Committee not to issue the Notice until the matter has been reconsidered.

I refer you to Councillor Ovenden's impassioned plea to the full Council meeting following the sub-Committee meeting referred to above and I enclose a transcript copy of what he said. We naturally endorse this view, and feel that this particular application is so important to the principles set down by the Planning Department, that it should be reconsidered, if not by the Development and Planning Sub-Committee, then by the full Council, and in order to do this, the Planning Department should be asked to postpone issue of the Notice.

I would be very happy to discuss this ~~matter~~ with you personally, and in view of the urgency of this matter, I have taken the liberty of personally posting this letter to you. I may be contacted at the two telephone numbers at the head of this letter, and sincerely hope that this matter which is considered of utmost importance to many residents will be given your personal and sympathetic attention.

Yours sincerely,



Roger A. Joyce

cc Cllr. Raymond
Cllr. J. Ridley-Day
Cllr. Mrs Gilbert
Cllr. Ovenden
Cllr. Capon
Cllr. Bowden
Sec. Sandgate Soc.



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*Affiliated to :—
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Committee for the Preservation of Rural Kent
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Hon. Treasurer

Chairman

Hon. Secretary

Please Reply to:

Roger A. Joyce, Dip. ARch RIBA,
Stowting Court Barn,

Stowting, ASHford TN25 6BB Tel: 863288 & 863290

22nd December 1987

Councillor J. C. V. Ridley-Day,
Longage Farm,
Lyminge,
Folkestone CT18 8HB.

Dear Councillor Ridley-Day,

Enbrook House SH87/1187

I am writing on behalf of the Sandgate Society in a last ditch attempt to salvage the situation relating to this most unfortunate Planning Application, if at all possible.

As Chairman of the Development and Planning Sub-Committee, you will no doubt be aware that feelings have run very high over the matter of this development, and residents and councillors alike are concerned about the way in which the application was considered by your Committee, and feel that all of the information has not been made available to you.

Reference is made in the Planning Officer's Report to your Committee of the 3rd November, to pre-application discussions with the applicant, and suggesting that studies made for the development of the site led to recommendations for a lower density development more in character and keeping with the village and the Conservation Area, and in harmony with the Listed building, the Tree Preservation Order, and the Conservation Area. The contents of these studies and deliberations have not been made available to your Committee as far as we are aware, and we think that they should be.

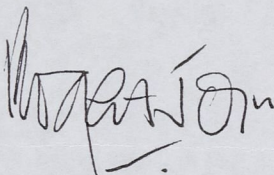
We are also assured that the details presented to a small number of your Committee prior to the Committee meeting, may be misleading, and it was certainly commented upon at the Committee meeting that the model which was presented was extremely misleading.

We understand that the Secretary of State has withdrawn his objection, and that the Council is authorised to decide the application as they think fit, which will mean issue of the Consent Notice UNLESS AND ONLY UNLESS THEY ARE INSTRUCTED FROM Council Members to postpone issue of that Notice until the matter has received more careful consideration.

/This

This matter is very important to a large number of people, and we sincerely trust that you will consider our request sympathetically and speedily, as we understand that the Consent Notice will be issued imminently unless somebody intervenes. In order to avoid delay, I am taking the liberty of personally delivering this letter to you, and I confirm that I would be most happy to discuss the matter with you if you think fit, and can be contacted at the numbers at the head of this letter.

Yours sincerely,



Roger A. Joyce

cc Mr. Service
Mr. Raymond
Mr. Mrs Gilbert
Mr. Overden
Mr. Bowden
Mr. Capon.
Sec. Sandgati Soc.

GOLDEN VALLEY RESIDENTS ASSOCIATION

13 Brambley Cres,
Folkestone
Kent
CT20 3PU.

18.5.91.

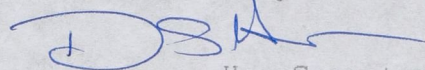
Ref, OUTLINE APPLICATION no 91/0352/SH.
ENBROOK HOUSE.

The committee has recieved complaints from residents in St Pauls Way that planning permission is being sought for building houses on land at the rear of St Pauls Way and in the wooded area towards Sandgate. The residents association supports this complaint. This area although not open to the public since the footway through the Star and Garter grounds was closed has long been part of the natural charm of the lower end of the Golden Valley leading into Sandgate, it has always been thought of as a green buffer zone seperating Sandgate from Folkestone.

I would like to draw your attention to documentation supplied by Mr D Kesby of the Sandgate Society; Preliminary Tree Survey Of Sandgate 1972 made by the Sandgate Society for Shepway District Council 1972. Tree Presevation Order no 1. of 1962. Survey of Sandgate sec 42 covers all trees on the site now known as the Saga site. (L/A ENBROOK HOUSE)

We would like to point out the obvious disadvantage of having a ferther road junction ajoining Enbrook Valley in close association with the junctions at Chichester Road and Military Road. We feel that any extra alterations to the road layout in this area will have a detrimental effect on the traffic flow.

Yours Sincerely;



Hon Secretary.

AN AGREEMENT made the *Twenty* day of *July* 1993
BETWEEN THE DISTRICT COUNCIL OF SHEPWAY of Civic Centre
Castle Hill Avenue Folkestone Kent CT20 2QY acting by the
hand of Peter James Wignall the Council's Chief Assistant
Solicitor (hereinafter called "the Council") of the one part
and THE SANDGATE SOCIETY acting by the hands of
KEEFFEY CECIL EDMUNDS and *JOAN ELIZABETH THOMPSON*
respectively (hereinafter called "the Society") of the other
part

WHEREBY IT IS AGREED as follows:-

1. The Society shall as from the date hereof have immediate
licence and authority to enter upon part of the land to the
east of Military Road Sandgate Folkestone Kent shown edged
red on the plan annexed hereto (hereinafter called "the Open
Space") for the purposes of carrying this Agreement into
effect

2. The Society hereby agree as follows:-

(1) They will without expense to the Council form a footpath
in accordance with a specification approved by the Council on
the Open Space such work to form the footpath to be completed
to the satisfaction of the Council before 1 January 1994

(2) They will without expense to the Council and with all
due diligence carry out litter picking scrub clearance and
conservation work (hereinafter called "the Conservation
Work")

(3) Prior to the commencement of the Conservation Work the
Society shall obtain the approval of the Whitecliffs
Countryside Project to the proposed method or system of such
work and carry out such work in accordance with that approval

(4) The Society shall indemnify the Council against all costs claims (including claims by the Society their members servants or agents in respect of personal injury and damages) and expenses arising out of the works or their presence upon the open space

3. The Council shall during the course of the works mentioned in Clauses 2(1) and (2) above make suitable arrangements to exclude members of the public from the Open Space if it deems this to be appropriate

4. This Agreement may be terminated by either party giving to the other notice in writing expiring not less than 14 days from the date on which it is served on that other party PROVIDED THAT no such notices may be given so as to expire before 1 January 1994

IN WITNESS whereof this Deed is signed on behalf of the Council and the Society have to a Counterpart hereof set their hands as a Deed the day and year first before written

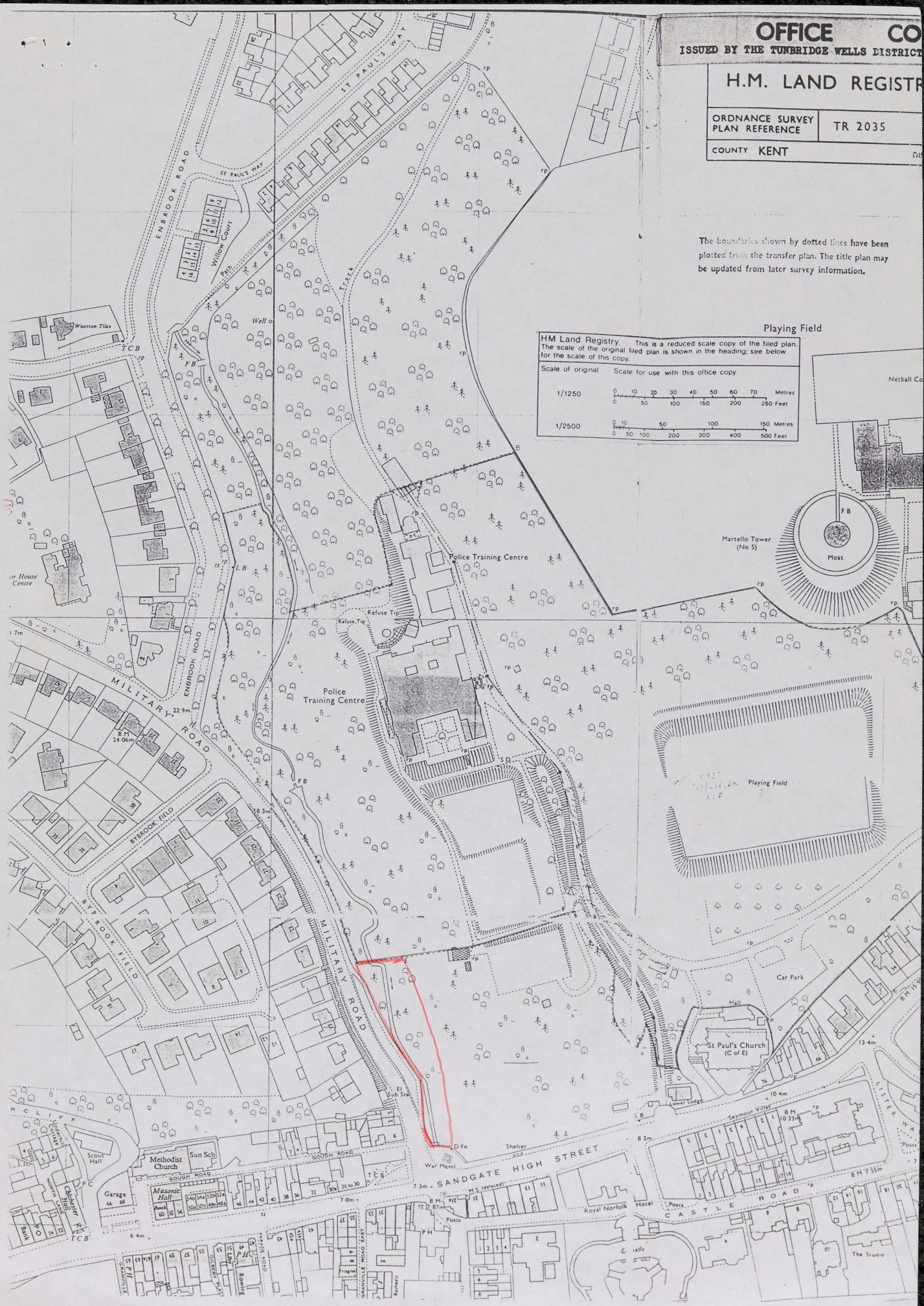
SIGNED as a DEED by the)
said PETER JAMES WIGNALL)
on behalf of the Council)
in the presence of:-)

K. P. Robertson
Chief Legal Executive
Shepway District Council.

P. J. Wignall

SIGNED as DEED by the)
said *CATHERINE DEIL EDMUNDS*)
in the presence of:-)

SIGNED as a DEED by the)
said *JOAN ELIZABETH THOMPSON*)
in the presence of:-)



Civic Centre, Castle Hill Avenue, Folkestone, Kent CT20 2QY
Telephone: 0303 850388
Fax: 0303 245978
DX 4912 Folkestone

SHEPWAY

DISTRICT COUNCIL

When telephoning, please ask for Mr Wignall

Your Ref.
Our Ref. k462/cp91
Ext. No. 275
Date 20 April 1993

Mr D Shore
Flat C
4 Cherry Garden Avenue
Folkestone
Kent
CT19 5LB

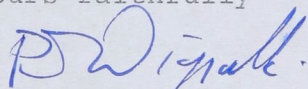
Dear Sirs

**THE SANDGATE SOCIETY
LAND TO THE WEST OF ENBROOK HOUSE, SANDGATE**

Please find attached my revised draft Agreement relating to the above land. These revisions follow my conversation with Councillor Barrett.

I look forward to hearing from you.

Yours faithfully



P J Wignall
Chief Assistant Solicitor

(4) The Society shall indemnify the Council against all costs claims (including claims by the Society their members servants or agents in respect of personal injury and damages) and expenses arising out of the works or their presence upon the open space

3. The Council shall during the course of the works mentioned in Clauses 2(1) and (2) above make suitable arrangements to exclude members of the public from the Open Space if it deems this to be appropriate

4. This Agreement may be terminated by either party giving to the other notice in writing expiring not less than 16⁺ days from the date on which it is served on that other party PROVIDED THAT no such notices may be given so as to expire before 1 January 1994

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respectively (hereinafter called "the Society") of the other
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said PETER JAMES WIGNALL)
on behalf of the Council)
in the presence of:-)

K. P. Robertson
Chief Legal Executive
Shepway District Council.

P. Wignall

SIGNED as DEED by the)
said ~~GEOFFREY~~ *DELL EDWARDS*)
in the presence of:-)

SIGNED as a DEED by the)
said ~~JOAN ELIZABETH~~ *THOMPSON*)
in the presence of:-)

H.M. LAND REGISTRY

ORDNANCE SURVEY
PLAN REFERENCE

TR 2035

COUNTY KENT

The boundaries shown by dotted lines have been plotted from the transfer plan. The title plan may be updated from later survey information.

HM Land Registry. This is a reduced scale copy of the filed plan. The scale of the original filed plan is shown in the heading; see below for the scale of this copy.

Scale of original	Scale for use with this office copy
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1/2500	0 10 20 30 40 50 60 70 Metres 0 50 100 150 200 250 Feet

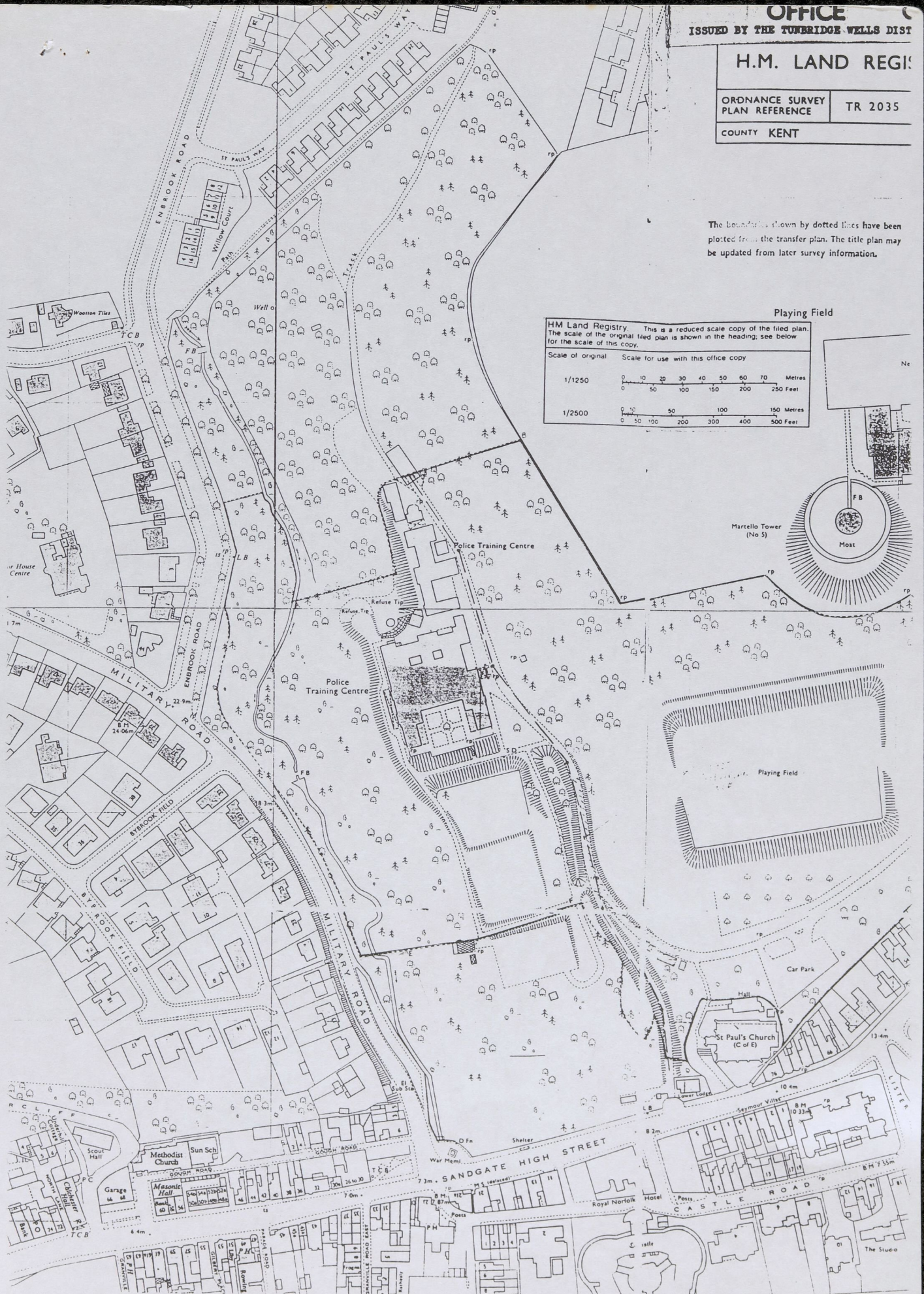
Playing Field

Martello Tower
(No 5)

Moat

Playing Field

St Paul's Church
(C of E)



SAGA GROUP LTD

The Saga Building, Middelburg Square, Folkestone, Kent CT20 1AZ
Telephone: 0303 711111 Telex: 966331 Fax No: 0303 256676

Our Ref : CA/HJJ

6th December 1993

Mr David Shaw
Sandgate Society
Trees, Footpaths and Open Spaces Officer
Flat C
4 Cherry Garden Avenue
FOLKESTONE
Kent
CT19 5LB

Dear Mr Shaw

Thank you for your letter of the 18th November regarding the Enbrook Stream. I apologise for the delayed response, but responsibility for the Enbrook site has only recently come under my supervision and your letter was forwarded on.

Saga Group is pleased that the local Sandgate community is benefiting from the new nature path as the company would like the Enbrook site to be an asset to Sandgate and the general area.

You are aware that the land around Enbrook House has only recently passed back into Saga's ownership and that the transfer process is still underway. Until that process is officially completed and Saga has outlined its plans for the site, we feel it would be unwise to start further work at this time. Certainly while the site is under building and renovation works, setting up bat boxes would be undesirable.

Saga fully support the works of the Sandgate society, but I trust you will understand that this is a legal and delicate stage for our advisers. Perhaps we can revisit this issue in the near future.

Please do not hesitate to contact me on any future issues.

Yours sincerely



CYNTHIA ALERS
Business Development Manager



Dave Shaw Esq.,
Flat C,
4 Cherry Garden Avenue,
Folkestone, Kent
CT19 5LB

RLA/LC/EnbHse/Sandgate Society

Tuesday, May 4, 1993

Dear Mr Shaw,

Proposed Work to the Enbrook Stream

Thank you for your letter of 23rd April in connection with the Enbrook Stream where it crosses land in Saga's ownership.

We are very pleased to hear of the action which is being taken by the Sandgate Society to improve the appearance and amenity value of the stream and I confirm that we are happy to give permission for access to our land immediately adjacent to the stream, specifically for the sole purpose you have outlined in your letter.

It would help to avoid any difficulties if you would be kind enough to let me know in advance of the dates when you intend to gain access to carry out the work, and in the meantime I wish you success in your litter picking operation. I regret that we are unable to send an official representative, but I would be happy to display a notice requesting volunteers on the staff notice board if you could supply an appropriate notice setting out the details, together with any inducements etc.

Yours sincerely,

A handwritten signature in blue ink, appearing to read "Roger L. Arkell", written in a cursive style.

Roger L. Arkell
Managing Director

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Playing Field

HM Land Registry. This is a reduced scale copy of the filed plan. The scale of the original filed plan is shown in the heading; see below for the scale of this copy.

Scale of original Scale for use with this office copy

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1/2500 0 10 20 30 40 50 60 70 Metres
0 50 100 150 200 250 Feet

Martello Tower
(No 5)

Host

Playing Field

Car Park

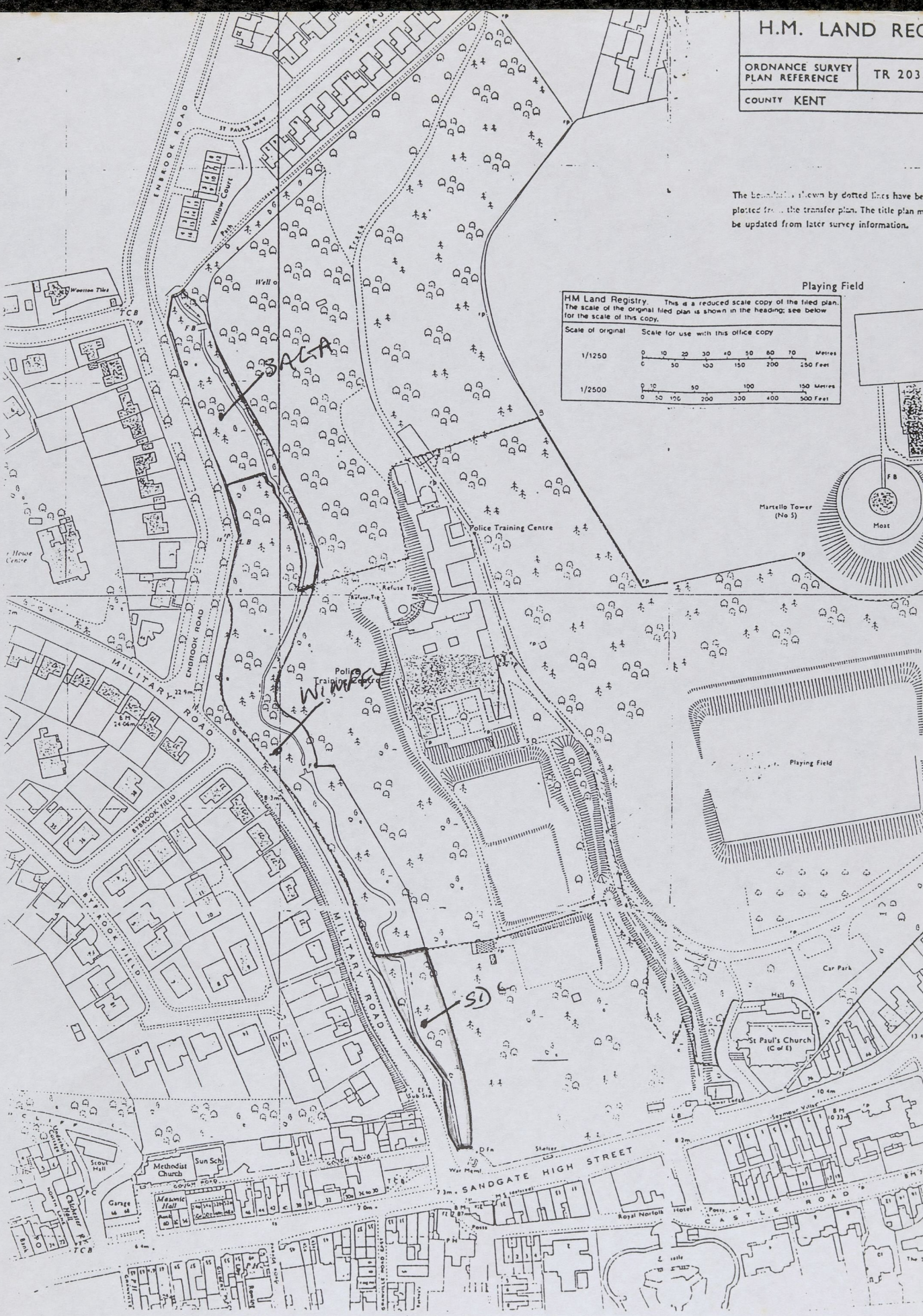
St Paul's Church
(C of E)

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(C of E)

St Paul's Church
(C of E)

St Paul's Church
(C of E)

St Paul's Church
(C of E)



Flat C
4 Cherry Garden Ave
Folkestone
Kent
CT19 5LB

Fri 23rd April

Mr Andy Leahy
Development Manager
WIMPEY
1 Crittall Road
Witham
Essex

Dear Mr Leahy

I rang your office a few days ago and spoke to Mr Ewer who referred me to you.

I am writing about our plans to develop with the help of The White Cliffs Countryside Project a public footpath on land at the lower and middle-section of the Enbrook Stream. The lower section, marked on the map attached is in the ownership of Shepway District Council, who are also involved.

What we intend to do is to tidy up the stream bed and the adjacent land clear a path, and ultimately restore the stream to its former glory.

However, part of the section on which we are to work, from level with the eel trap to the waterfall is owned by your organization.

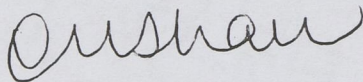
We ask your permission for access to clear up rubbish in and around the stream, and at a later date, to sympathetically repair the waterfall, with a view to re-establishing normal flow. We also wish to lead the path across the waterfall and out through a re-instated gate built into the old Estate wall.

I hope that you will agree that the work we plan to do will immeasurably improve the appearance and amenity value of the stream, and will in no way compromise your plans for the area. From conversations that I have had with those involved with the legal side of the council it appears that you are well-disposed in principle to our plans to improve the amenity value of the area, and we hope that you will give us your written consent.

The first stage of the works required will be a litter picking session on May 23rd: perhaps you would like to send a representative to join the work-party!

Please do not hesitate to contact me, should you have any queries. I can be reached on my work number 0303 258536 during normal office hours.

Yours sincerely,



Dave Shaw

Trees Footpaths and Open Spaces Officer.
The Sandgate Society

The boundaries shown by dotted lines have been plotted from the transfer plan. The title plan should be updated from later survey information.

Playing Field

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1/2500	0 10 20 30 40 50 60 70 Metres 0 50 100 150 200 250 Feet

* proposed access to Military Rd.

Portello Tower (No 5)

Playing Field

Car Park

St Paul's Church (C of E)

SANDGATE HIGH STREET

CASTLE ROAD

← route of path & initial litter pick zone

MR. J. STUART

COPY

S/Kay

PLEASE REPLY TO: Roger Joyce. Architect DipArch(Cant) DipConservation(AA)RIBA
Stowting Court Barn
Stowting Ashford Kent
TN25 6BA

30 March 1994

Mr Ian Stuart
Inspector of Ancient Monuments
English Heritage
Fortress House
23 Savile Row
LONDON W1X 1AB

Dear Ian

MARTELLIO TOWERS 6,7 AND 9

Further to our recent telephone conversation, I should formally like to bring to your attention the appalling state of the above Towers which are all, we believe, on MOD land.

The Society has recently, with the co-operation of the Commandant of Shorncliffe Camp, completed an escarpment path which skirts Towers 6 and 7, and there is a good deal of local willingness to assist in clearance of the moats and general area around the Towers to improve the setting and natural landscape /habitat value. However, conscious of the status of the Towers as Ancient Monuments, I have advised members of the Society not to carry out any works without your former approval and by bringing this matter to your attention, we are hopeful that a general programme of repair and consolidation may be undertaken to the Towers.

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