



**SHEPWAY
District Council**

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

Telephone: (0303) 57388

Your Ref.
Our Ref. Mr. D. Astridge/ER/SH/87/0774
Ext. 457

19 May, 1988

Councillor C. Capon, Flat 1, 114 North Road, Hythe
Ward Members, Councillor E.J.C. Hamer, 131 Sandgate High Street, Folkestone.
P. Ovenden, 22 Chalcroft Road, Folkestone.

W. Fulford, 13 Alexandra Road, Capel-le-Ferne, Folkestone.

The Town Clerk, Folkestone Charter Trustees, Civic Centre, Folkestone
Secretary and Solicitor

The News Editor, South Kent Newspapers Ltd., Westcliffe House, Westcliff
Gardens, Folkestone

The News Editor, Folkestone and Dover Extra, 61 Sandgate Road, Folkestone
Department of the Environment, Tollgate House, Houlton Street, Bristol BS2
9DJ

The Appellant: Saga Holidays plc, The Saga Building, Middleburg
Square, Folkestone.

Third Parties: Mrs. L. Rene-Martin, Coast Cottage, 149 Sandgate High
Street, Sandgate, Folkestone, Kent.

Miss M. Hornsby, Woolton Tiles, Chichester Road, Sandgate,
Folkestone, Kent.

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1971 - SECTION 36

APPEAL BY : Saga Holidays plc.

PROPERTY : Land fronting Enbrook Road, Enbrook House, Folkestone.

PROPOSED DEVELOPMENT APPLICATION: Outline application for the erection of
eighteen dwelling houses.

DOE REF : Not available

APPLICATION REF : SH/87/0774

APPEAL STARTING DATE : 13th May, 1988.

Appeal has been made to the Secretary of State against the decision of
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site visit by an Inspector.

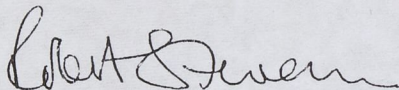
If you wish to inspect the Appellant's grounds of appeal, these are
available for inspection at the Controller of Technical and Planning
Services Department, Ross House, Ross Way, Shorncliffe, Folkestone, between
the hours of 8.30 a.m. and 5.00 p.m. Monday to Friday inclusive.

Any views that you have expressed on the original proposal will be forwarded to the Department and the Appellant, unless they are expressly confidential, and be taken into account by the Inspector in deciding the appeal.

If you have any additional views which you wish to have taken into account please forward them direct to the Department of the Environment, Room 13/18, Tollgate House, Houlton Street, Bristol, BS2 9DJ, within 28 days of the appeal starting date at the head of this letter. Please note, that your views will be made known to both parties to the appeal.

If you wish to receive a copy of the Department of the Environment's decision letter on the appeal, you should inform them of this fact when writing to them.

Yours faithfully,

A handwritten signature in dark ink, appearing to read "Peter A. Stewer". The signature is fluid and cursive, with the first name "Peter" and last name "Stewer" clearly distinguishable.

for Controller of Technical
and Planning Services.

APPSTND

Dept of the Environment
Room 13/18 Tollgate House
Houlton Street, Bristol BS29DJ

16 June 1988

Dear Sirs

DoE Ref (not available) Application Ref SH/87/0774
Enbrook House, Sandgate, Kent TCPA 1971 Sect 36

My main concern is that the applicants, Saga Group PLC (formerly Saga Holidays PLC) are, on their own admission at their recent AGM, not in the business of development.

Thus, their only aim is to sell this prime conservation area and woodlands bordering three sides of the village, in separate lots, independent of each other, if a buyer is not forthcoming for the whole estate.

The maintenance and refurbishment of a Listed Building in a wooded conservation area seems to be the key issue around which everything revolves.

The fact that the applicant is not the ultimate developer could, at a future stage, lead to difficulties both for the local authority and local residents generally -- in particular those bordering the estate -- especially if the various developments were to proceed in a piecemeal manner.

It is obvious that any access routes together with related sewer lines and main services should be clearly defined and that they must respect the many fine trees on the estate which are subject to TPO's, BEFORE any form of new building or refurbishment begins. Nor does it seem unreasonable that these works be complete, before building begins.

There are, in fact, two existing access routes to the estate both of which require to be considerably altered or improved. The access from Enbrook Way is an entirely new one.

Incidentally, I have for many years been a Saga shareholder.

Yours truly

(Mrs) L.Rene-Martin

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

29 November 1987

The Dept of the Environment
Charles House, 375 Kensington
High Street, London W.14

Dear Sirs,

ENEROOK HOUSE ESTATE - Development

Together with many other residents, I am very concerned at the ill-conceived plans for developing this beautiful wooded estate which since 1806, has been a back-cloth and an ornament to the village of Sandgate.

The plans are environmentally damaging, and ill-conceived. The height and density of the proposed flats is inappropriate and overwhelming. This is a prime area, and it would be ideal for spacious houses in the luxury class, to cater to those who will be the top-executives in the new industrial and commercial growth of Ashford, a short commute away.

Although I am a shareholder of Saga PLC, the present owners, I consider that this is an 'over-development' in what is a designated Conservation area. Together with others, I am calling for a Public Enquiry. The matter has been steam-rollered through the Council Committees, and our councillors have not even been allowed time to discuss in detail the very complicated proposals and 'packages' put forward by the developers.

Yours truly

(Mrs) L.Rene-Martin

You have my permission to show this letter to interested parties.

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.

375

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

Coast Cottage
149 Sandgate High Street
~~xxxxxx~~ Sandgate CT20 3DA

Monday 22 December 1987

Dear Mr Cutmore,

Here are a few random thoughts following our chance meeting yesterday.

First, do you think it might be a good idea for the Sandgate Society to have a meeting with all three Ward Councillors at the earliest opportunity. I think it most important that the Sandgate Society should seek their co-operation (if possible) rather than be seen to be acting alone.

Then perhaps you could all agree on an 'Open letter' to all the Shepway Councillors, signed by Sandgate Ward Councillors and Sandgate Society. It might run on the following lines:

Enbrook House and Estate, is both an historic area and a Conservation area

While some ^{form of} development is inevitable, even beneficial to the economy of Sandgate, it must be recognised that this is a Prime Area in the urban area of Folkestone/Sandgate and that any development should upgrade, not downgrade the/Sandgate environment.
unique

Any development should be to the standard we see at the west end of Folkestone viz. Cliff Road, Pelham Gardens, Sandgate Point spacious houses with gardens.

Ashford will be the new growth point in S.E. Kent and with the advent of new office and commercial and industrial undertakings, high level executives will want spacious family houses within an easy commute of the Ashford urban sprawl. Houses within the £ 200,000 to £ 250,000 tag are well within the reach of these people.

The present proposals for the open ground, are nothing but an ugly, giant ant-heap - reminiscent of the council housing estates (often more imaginative).

Sandgate is already being swallowed up by new development out of all proportion to the rest of Shepway. My rough list is appended and should be checked on by Mr Jarret or someone in the Shepway Planning Dept. We shall be suffocated in housing and traffic congestion.

Sandgate Study 1975 shows that there are 19 intersections or driveways entering the A 259. Today -- taking Hospital Hill to Coolinge/Radnor Crescent intersection, this is more like 24.

I enclose a map of Hospital Hill (formerly WD land) marked for intensive development. This was produced at the recent Enquiry, in case the Sandgate Society do not already have it. Please make sure this is carefully guarded in the archives for general reference.

Well, these are just a few thoughts -- do keep in touch if there is any more background you feel could be useful.

All the best and thanks for all you, Roger Mark and David are doing. Speed is of the essence before the Full Council take a decision (if it has not already been taken).

Sincerely Yours

The Hermitage January 11, 1989

Dear Linda,

Thank you for all your information and suggestions re. Enbrook.

Mr. Stevenson told me this morning that the discussions with the Dept. of Transport are being carried out from maps of the whole area and on site, and as you said they have no objections in principle.

He also said that a condition of approval is that a full tree survey be made before permission to start work is given.

Objections bringing up new issues can be made up to January 17th, but I don't see any new issues that have not already been brought up.

I have spoken to my solicitor who thinks any possibly effective legal action against the council, based on contravention of the Town and Country Planning Act Section 277(B) would cost in the region of £10000 to £15000. She also said that the case reported in the Independent, which she looked up, was, since the judgement was given by a deputy judge, almost certain to be appealed.

I am giving this information to Mr. and Mrs. Fisk and through them to the Sandgate Society. If they wish to attempt to raise that kind of money for what I now think is a lost cause they have my best wishes.

All the best and good luck with your lobbying,

Mark
David

To Shepway Planning Authority
and Councilors

22 July 1987

Enbrook House Estate Development

I have recently learned that 14 planning applications are being put forward by Saga PLC for the Enbrook House Site, not seven as presented to the Sandgate Society in June, and certainly more than application for "a building containing flats and apartments ..." as posted at the site.

I would like to comment on the following proposals.

SH/87/0767

SH/87/0771 D

SH/87/0769 D

SH/87/0773 D

These applications all include "demolition of part of wall fronting Sandgate High St." It can be assumed, though it is not specified, that this involves the making of a new entrance. This would be, as is obvious from even a cursory inspection, both highly destructive to the valuable bank of mature trees facing Sandgate High St. and would be no less dangerous than the present Exit Rd. It would be closer to the very dangerous intersection with Military Rd., and opposite a Public House and shops where parking (no matter how restricted) is inevitable. (The present state of congestion on Sandgate Hill and Sandgate High St. is deplorable.)

SH/87/0775

SH/87/0778

For the representatives and/or architects of Saga PLC to even suggest building 5 bungalows on the front lawn (car park) of Enbrook House while protesting their desire to save the historic mansion can only be seen as a possible trade-off in the negotiations towards a planning agreement. It is clear that Sandgate residents are more opposed to this application than any other because of its proximity to the war memorial corner and the obvious destruction of many trees which would result.

SH/87/0776

SH/87/0779

The density and height of the buildings proposed here, of whatever material or detail, are of an arrogance which can only be seen by anyone of sensitivity as a grotesque insult to the Conservation Area and the whole of Sandgate. To consider eight storey buildings in this situation, clearly with sea views in mind, is commercially motivated to a blatant degree, obvious even to those lacking in sensitivity to their surroundings.

This application is clearly the heart of the scheme; it is not to Saga's credit that they would encourage such destruction in order to increase the commercial value of their former home. The Council's responsibility to its community must be seen to be greater than its gratitude to a company which continues to make a valuable contribution to Shepway.

D.P. Bolger
6 Castle Rd

B.A., M.Arch. (Yale)
Sandgate Kent

Shepway Planning Authority
and Councillor Hamer

18 July 1987

Re: Enbrook House Development

The entire 27 acres of Enbrook House is in a Conservation Area. Our Council describes such areas as "of special architectural or historic character which the Council intends to preserve and enhance." How is an eight storey block of 187 flats with parking going to enhance or add to historic Sandgate? The scale and density of the proposal are outrageous.

I do not object to development.

I do object to bad architecture. The architects tell us that this is not architecture yet, but it is. They may compare their project to the Royal Crescent at Bath, but the drawings show no evidence of that. Their proposal is as high as the Metropole Hotel, but have Cheney & Thorpe ever designed anything of such dignity? Sagas architects are doing them a dis-service.

Until recently, outline planning applications for Conservation Areas were generally not acceptable. The insensitivity of this proposal suggests the wisdom of this.

David P. Bolger
6 Castle Rd.

B.A., M. Arch. (Yale)

Sandgate, Folkestone



**SHEPWAY
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Ross House,
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Folkestone,
Kent CT20 3UP.

Telephone: (0303) 57388

Your Ref.
Our Ref. Mr. D. Astridge/ER/SH/87/0774
Ext. 457

19 May, 1988

Councillor C. Capon, Flat 1, 114 North Road, Hythe
Ward Members, Councillor E.J.C. Hamer, 131 Sandgate High Street, Folkestone.
P. Ovenden, 22 Chalcroft Road, Folkestone.

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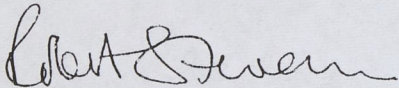
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Yours faithfully,

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for Controller of Technical
and Planning Services.

APPSTND

My Ref. MS / MM
Date. 22/10/87



SHEPWAY
District Council

Ross House,
Ross Way,
Folkestone,
Kent CT20 3UJ

Telephone: (0303) 57388

Dear Sir/Madam,

Application No. SH/87/1187

ENBROOK HOUSE, SANDGATE HILL, FOLKESTONE.

A planning application has been received for
THE CONVERSION OF ENBROOK HOUSE TO LEISURE
CENTRE, 18 FLATS; ERECTION OF BUILDINGS CONTAINING 148
RESIDENTIAL UNITS; THE DEMOLITION OF KENT HOUSE & PART
at the above mentioned property.

The application and plans are available for inspection at
Ross House, Ross Way, Shorncliffe, Folkestone, during normal office
hours. Plans may also be inspected at the Civic Centre, Folkestone,
although there are no planning staff available there to
assist with any enquiries.

I would be grateful to receive any observations you may wish to
make in connection with this application, in writing, not
later than 02/11/87 .

I would like to draw your attention to the fact that any
representations you do make may be reported to the Council or its
Committee when the application is considered and may therefore
become known to the applicant, press and general public at that
time or later in any subsequent appeal against the Council's
decision.

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

Please address all correspondence to: The Controller of Technical
and Planning Services, Ross House, Ross Way, Shorncliffe, Folkestone
Telephone No Folkestone 57388.

Yours Faithfully,

Controller of Technical
and Planning Services.

149 SANDGATE HIGH STREET
SANDGATE,
NR. FOLKESTONE, KENT

Nigel Thorpe Esq.,
Regency Cottage
Sandgate Esplanade

19 June 1987

Dear Mr Thorpe,

ENEROOK ESTATE

As I said, at the most interesting meeting last Monday, I felt that even for the intelligent layman, the presentation of the proposals was piecemeal, and did not give the necessary overall view. This applies equally to local councillors who will be called upon to make decisions affecting the quality of the conservation area, the whole environment and the well-being of the community. And I think you took my point.

Before the application for Outline Planning permission is submitted, could you not obtain and up-to-date aerial view of the area. Then blow it up and clearly indicate in white, say, which areas will be covered by buildings, garages, forecourts, patios etc -- and in yellow, those areas to be taken up by roads, footpaths, and parking space. I realise that the size of car parks is dependent on the use to which the main house is put. However, I believe there are at least three alternatives and these could be shown with overlays.

angles
and /
It should also be fairly easy to take photographs from surrounding high-points (as you have done from the seaward side) and then colour in the areas where development will be situated in the context of the whole estate and Surrounding areas to show the impact on Sandgate's present, unique setting.

The estate, as you may know, was originally planned and planted by the 4th Earl of Darnley in 1806 and he was the first in south-east England to introduce N.American species and many exotic shrubs. It is most important that it be clearly stated where 'site clearance and tidying up' is intended - also where both large and smaller trees, shrubs and saplings will be preserved and which provide a wonderful habitat for birds, drifts of snowdrops and wild life in general.

It is no good your Chartered Surveyor saying that details can be discussed at a later stage. The vital issue of land utilisation is NOW, in all its three-dimensional aspects, and in relation to this wooded conservation area.

Please make these plans intelligible, at this stage, before irrevocable decisions are taken.

You are a Sandgate man, now, and I feel sure that you have both your client's and Sandgate's interests at heart.

Yours sincerely

Linda René Martini

cc. Councillors Hew Service, Eric Hemer, Peter Ovenden, and Sandgate Society

Nigel Thorpe Esq.,
Regency Cottage
Sandgate Esplanade

20 June 1987

Dear Mr Thorpe,

ENBROOK ESTATE

As I said at the most interesting meeting last Monday,
the presentation of the proposals for Enbrook House and estate

Nigel Thorpe Esq.,
Regency Cottage
Sandgate Esplanade

19 June 1987

Dear Mr Thorpe,

ENERBROOK ESTATE

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Yours sincerely

Linda René Martin

cc. Councillors Hew Searce, Eric Hamer, Peter Overman, and Sandgate Society

Roger de Haan Esq.,
Chairman Saga PLC

21 June 1987

Dear Mr de Haan,

As a shareholder, I had meant to write long ago to say what a splendid and well attended AGM you organised, and how excellently your staff guided us through your new offices.

It was about the most civilised and elegant event I have attended in Folkestone for a long time and further demonstrates that Saga are out to maintain quality.

As a shareholder and concerned Sandgate resident, I was also present at the recent planning presentation at Enbrook House. And I took the opportunity to mention that Saga had always taken a great pride in the grounds which I am sure many of you miss, these days.

In this connection I earnestly beg that the SW corner behind the War Memorial be totally conserved and deeded thus in perpetuity for Sandgate. In the whole context of the village it is too beautiful and vital an area to be built upon. Many people feel the same way and I do hope your Board will give this its most sympathetic consideration.

Yours sincerely

(Mrs) L.Rene-Martin

PS. I believe that charitable gifts can be written off against profits.



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 /91/0266/SH
Date 15.04.91

Dear Sir/Madam,

Application No. 91/0266/SH

OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT
at
LAND NORTH OF SANDGATE HIGH STREET SANDGATE 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 HIGH STREET
FOLKESTONE KENT CT20 3DA





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 /91/0262/SH
Date 15.04.91

Dear Sir/Madam,

Application No. 91/0262/SH

OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT
at
LAND NORTH SIDE SANDGATE HIGH STREET SANDGATE FOLKESTONE

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

MRS L RENE-MARTIN
COAST COTTAGE
149 SANDGATE HIGH STREET
FOLKESTONE KENT CT20 3DA



Attention Mr Kirby
The Director, Technical and
Planning Services, Shepway Council

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

Dear Sir,

Planning Applications, Enbrook Estate, North of
Sandgate High Street. 91/0262 and 91/0266

These relate to the area described officially as 'of exceptional environmental quality.' The Sandgate Study goes on to say: 'The strong physical relationship between the [listed] buildings and its grounds extends its special architectural and historic interest throughout the area...'. (p.41)

These applications set a minimum limit for development, but no maximum limit. The plans show boundary lines, but nothing else. They are far too vague to merit consideration. I would also draw your attention to Planning (Listed Buildings and Conservation Areas) Act 1990, Section 72 with which I'm sure you are familiar.

Coast Cottage
149 Sandgate High Street
Nr Poole Lane, Kent CT20 3DA

Ref: P.J.Greening/TS/WW/30/06/1535
No 433

Trevor Greening Esq.,
Controller of Technical and
Planning Services
Shepway District Council

17 January 1989
(delivered as explained on 15 Jan
Secretary on 15 January)

Tel: (0303) 40360

Dear Mr Greening,

RESIDENTIAL DEVELOPMENT COMPRISING 103 HOUSES AND FLATS, INCLUDING
ROADS AND ASSOCIATED PARKING, AT LAND SITUATED BETWEEN GOSWICK HOUSE
AND NO.78 SANDGATE HILL, SANDGATE

Thank you for your letter of 13th January in which you apologise for the fact that my letter of 6 January (delivered Jan. 9 January) was not referred to in the 'pink sheets'. I was present in the Public Gallery on the night of the Committee Meeting, 10 January, and did not hear my name mentioned. Nor did I hear any reference to the exact location on Sandgate High Street of the SOLE ACCESS to the estate (submitted 29 Nov. 1988) for the benefit of those Councillors who are unfamiliar with the highways and byways of Sandgate. A Councillor who was present, will bear me out on this.

I declare that Plan 35/4/205 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.

After a good understanding and relationship between us over many years, I am dismayed that you should totally misconstrue the 2nd paragraph of my letter. I can only put this down to pressure of work upon you.

This paragraph stated 'I am not (my underline) concerned with the design or general layout of the flats and houses which I rather see as a great improvement and with which certain residents in the vicinity of St Paul's Church are in your words 'delighted'.

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, though I do not say for one moment that this was intended. Personally, I do not use the bus stop by the proposed access but I have heard of no one who saw any site notice in the vicinity. Referring to another site notice in the vicinity of the War Memorial, this had no backing board and was a torn scrap of paper clinging to a lamp-post by the time I saw it.

I enclose a copy of my balanced letter to the Herald in July 1987 together from Cllr Hemer that you have already conveyed a completely false impression of my views stated in my 2nd paragraph (6 Jan 1989) and possibly to others in your Dept and on the Council. I would be grateful if you would correct these misapprehensions, and let me have a full apology.

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.

Yours sincerely

L. Rene-Martin

a site
notice
in respect
of extensive
local Adversely
House

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

P.G.Greening Esq.,
Controller of Technical Planning
Services, Shepway District Council

6 January 1989

Dear Mr Greening,

ENBROOK ESTATE APPLICATION 88/1555/SH

Advertised in Herald, 16 December 1988

First I wish to register my strongest objection (as I did so verbally last Tuesday 3 Jan) at the timing of this Planning Notice at the busiest time of year for many residents, and coinciding with a Holiday shutdown. It allows exactly nine working days, five before and four after New Year in which to scrutinise, consider and comment on the implications.

I am not concerned with design or general layout of the flats and houses which I rather are a great improvement and with which certain residents in the vicinity of St Paul's Church are in your words 'delighted'.

Turning to PLAN 88/1555/SH which shows ALL SITE ACCESS RE-ROUTED TO SANDGATE HIGH STREET and the blocking up with bollards of all access or ingress from Sandgate Hill -- I find this also appalling and totally unacceptable. It is far worse than the proposal to which I objected in my letter of 14 July 1987 (763) in respect of which I made some practical, alternative suggestions.

This proposed 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.

This road, which serves roads 1 and 2 on the plans (107 housing units) will ultimately serve Enbrook House and extension as well.

This road cuts a swathe through a wooded conservation area and breaks through a ragstone boundary wall of some antiquity, which it is the duty of the Planning Authority to protect and enhance.

This road joins the High Street, immediately between the leisure area around Sandgate War Memorial at the foot of Military Road and the bar or Lodge entrance to Enbrook House. Immediately opposite, to right and to left, you have Lachlan Way and Castle Road, both important feeder roads for residents in Castle Road, for the Castle itself, and for the public Car Park. The residential Norfolk Hotel is immediately opposite and the library is close by.

This road will interfere with the present Bus Stop, and may require the removal of the Horse Trough.

The present junction of Military Road and the High Street is already a deathtrap. This new road will enter an already heavy stream of east west traffic. The more unobstructed, present entrance on Sandgate Hill is eliminated.

This part of Sandgate High Street, with shops, public library, hotel bar and restaurant, and leisure area round the War Memorial is an AMENITY AREA as well as a Conservation Area.

This road plan must be totally rethought and revised, or there must be a Public Inquiry. I request that this part of the application be turned down.

Yours sincerely

L. René-Nardou

Thursday, 23 March 1989

Dear Geoffrey and Ann,

So kind of you to 'phone on Monday night -- we left instead on Tuesday Morning. The 9.19am was cancelled, as were previous trains, and we were forced to take the 9.43 which took two hours to wend its way to Charing X via Maidstone. We both had appointments with the dentist and finally arrived half-an-hour late. Just time to X-ray Jack, and ~~bank the~~ remains of a tooth from me. Got back yesterday afternoon late, so am, as usual, behind on my activities.

I gather there is a Sandgate Society Meeting tonight, and no doubt Enbrook will crop up. Having read the Feb 22 minutes you kindly left with me I'm not exactly flattered by all the space they have dedicated to my observations since the really vital issues have been omitted.

On 24 January I wrote to Greening (copy to Joan Thompson Sandgate Society)

'How closely they (councillors) looked at the plan before the 10 January Meeting I cannot say. Of course I noted the 'inset illustrating the site.

'This is the inset with which, among other things, I take issue. 'It does not indicate the War Memorial area; it does not indicate Castle Road and Lachlan Way on the opposite side of the road which in my letter of 6 January, I described as important feeder roads for residents in Castle Road and for the Castle and Car Park.

'In other words, this sole access to site (the 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.'

I gather Mr Stevenson in the Planning Dept (he seemed to me a sound, knowledgeable man when I discussed Encombe with him last Summer) left a fortnight ago, to take up a job with G.A. Property Agents in Ashford.

I have arranged to have a personal talk with Mr Astridge at 4.30pm next Tuesday (April March 28) -- I am not doing this on behalf of the Sandgate Society, but if you or anybody else wants to join me, that OK by me. Two years ago, I foresaw the danger of breaking through the present wall, and made what I thought a good suggestion retaining the outlet on Sandgate Hill. I won't go into detail now, but intend to follow this up with Mr Astridge. (He left Shepway employ some years ago, but returned again).

Will get back to Marina concerns as soon as possible. See you both soon, we hope

All the best,

UPDATE 1pm.

Wimpey foreman and a little 'tree surgeon' (A Mr Smith from R.J. Burton Chalfont St Giles) busy supervising site clearance. Said three men from Council had already been up to see them this morning. Foreman says they have permission to make new access road, that is why they are going ahead.

Devonshire Terrace is at last being opened up (high St to seafront) I have been hammering away since August 1985 -- with corroborative evidence from Sandgate residents, and old photographs. It has always been a right of way -- don't listen to what Brenda Georgiou says on the subject. (their shop was on corner where Fitch Antiques now is). Sandgate Cinema and side emergency entrance was opposite)

Sandgate in a stranglehold

New housing completed since 1986, under construction, or in receipt of outline or detailed planning permission:

Sandgate High Street

Holmvale House 40 flats

Esplanade

Loxford Lodge site (next Gloster Terrace) 4 houses

Site next Helena House (density 180 to hectare) 28 flats ?

Hospital Hill and Corniche

Houses and flats 176 units incl. 69 flats

in 3 blocks

Riviera and beyond

Varne House and Malpas House 1st phase 28 flats ?
more to follow in 2nd phase

Palm Beach, Radnor Cliff 24 flats

Shorncliffe

Somerset Barracks 25 houses
35 flats

Bybrook Field, recently completed 5 houses

Roxana, Sandgate Esplanade, redevelopment 28 flats?

Next to Rodney Court on Esplanade, recently completed 3 town houses

Enbrook Estate ---

200 units incl. hotel
?

Also 2 houses
behind Wallcetts:

5 units old school
? Golden Valley 'lot'

SPARE

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

T.G.Greening Esq.,
Controller of Technical Planning
Services, Shepway District Council

6 January 1989

Dear Mr Greening,

ENBROOK ESTATE APPLICATION 88/1535/SH

Advertised in Herald, 16 December 1988

First I wish to register my strongest objection (as I did so verbally last Tuesday 3 Jan) at the timing of this Planning Notice at the busiest time of year for many residents, and coinciding with a Holiday shutdown. It allows exactly nine working days, five before Xmas and 4 after new Year in which to scrutinise, consider and consult on the implications.

I am not concerned with design or general layout of the flats and houses which I gather are a great improvement and with which certain residents in the vicinity of St Paul's Church are, in your words, 'delighted'.

Turning to Plan S5/M/203 C which shows ALL SITE ACCESS RE-ROUTED TO SANDGATE HIGH STREET and the blocking up with bollards of all access or ingress from Sandgate Hill -- I find this plan appalling and totally unacceptable. It is far worse than the proposal to which I objected in my letter of 14 July 1987 (768) in respect of which I made some practical, alternative suggestions.

This proposed 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.

This road, which serves roads 1 and 2 on the plans (107 housing units) will ultimately serve Enbrook House and extension as well.

This road cuts a swathe through a wooded conservation area and breaks through a ragstone boundary wall of some antiquity, which it is the duty of the Planning Authority to protect and enhance.

This road joins the High Street, immediately between the leisure area around Sandgate War Memorial at the foot of Military Road and the Lower Lodge entrance to Enbrook House. Immediately opposite, to right and to left, you have Lachlan Way and Castle Road, both important feeder roads for residents in Castle Road, for the Castle itself, and for the public Car Park. The residential Norfolk Hotel is immediately opposite and the Library is close by.

This road will interfere with the present Bus Stop, and may require the removal of the Horse Trough.

The present junction of Military Road and the High Street is already a deathtrap. This new road will enter an already heavy stream of east west traffic. The more unobstructed, present entrance on Sandgate Hill is eliminated.

This part of Sandgate High Street, with shops, public library, hotel bar and restaurant, and leisure area round the War memorial is an AMENITY AREA as well as a Conservation Area.

This road plan must be totally rethought and revised, or there must be a Public Inquiry. I request that this part of the application be turned down.

Yours sincerely

Linda Rene Martin
(Mrs) L. Rene-Martin

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

14 July 1987

To Shepway Planning Authority
and Councillors

Enbrook House and Enbrook Estate Development

I would like to put in writing my initial reactions to the proposed schemes for the above, pending the preparation of a scale model and sketches from all angles which will convey a more intelligible idea of land use.

This is a Conservation Area (designated 1976) and is considered of 'exceptional environmental quality'. It follows that any development must be, equally, of exceptional quality in the areas which lend themselves naturally to limited development.

There is a blanket Tree Preservation Order (1975) on the whole estate. The O/S maps on which the proposed plans are presented, date from the early 1970's and do not purport to show the exact locations of trees and of course many more have come to maturity since then.

The estate contains some outstanding examples of sweet and horse chestnut, of sycamore, oak, ash and holly, as well as hōmoak (or hornbeam) which has always been a notable tree in Sandgate. There are many more trees and shrubs and together all these form a sylvan background to the village of Sandgate and its surroundings.

It is vital that a scale model of the proposed development should show how much ground is to be taken up by buildings, garages, car parks patios, and roads in relation to the present wooded areas.

Alternative Uses for Main House and Extension

1. Nursing Home/Clinic: The Folkestone/Hythe area is already saturated
2. Hotel/Leisure Centre: Hotels, generally, are not doing well
3. Flats and sports complex: This is acceptable, especially as it would attract a younger population. The present very large rooms of Enbrook House could convert into studio flats for young people. It is important to provide an economic 'mix'.
4. Educational Use: Good, if such can be found

Road and Access system

768 My immediate objection is, the breaking open of the stone wall fronting Sandgate High Street and must not be left to 'delegation'. Innocent as this may sound, the object is to provide a new access road to Enbrook House and is totally unacceptable.

It would fall between a bus stop and a Church on the 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-way road retaining the hydrangeas as a central reservation. This road, with feeders, could serve the development (SH/87/0776) to the east, and also Enbrook House itself by means of an intersection or roundabout at the present junction near the 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.

774 Development adjacent Enbrook Road. Too crowded, threatens too much tree clearance and will spoil existing amenity of local residents.

Enbrook h

Revised and redrawn from SS/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 160-163 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

SS/M/245-1

Access to Enbrook House

24 x 45 Sight line
15m Forward visibility

33m radius

10m

6.5

6m

45m Forward visibility

1m. wide country path

30m radius

Church Bldg

St Pauls Church

Lower Lodge

Sandgate High Street

Rebuild 1.6m high boundary wall behind new sight line

1.5 x 70 Sight Line

s a n g a t e

Listed

Rebuild behind

TOWNHILL Nora. In memory of a dearly missed mother. Love always. Brendan.

TOWNHILL Nora. Passed away Dec 17th 1986. Always in our thoughts. Mollie and John.

TOWNHILL Precious memories of my darling wife Nora died 17-12-86. The light has gone out of my life. Please keep those beautiful Irish eyes smiling on me. Love you forever and always. Bert.

application was made by the undersigned of 19 The Green, Burmarsh, Romney Marsh, Kent to the Betting Licensing Committee for the Petty Sessions Area of Folkestone and Hythe for the grant to me of a Bookmaker's Permit and Betting Office Licence in respect of premises at 35 High Street, Dymchurch, Kent.

Any person who desires to object to the grant of the Permit and Licence should send to the Clerk to the said Betting Licensing Committee within 14 days of the date which this advertisement appears two copies of a brief statement in writing of the grounds of his objection.

DATED the 8th day of December 1988.

Dennis Richard Frisby — Applicant

having regard only to claims and interests of which they have received notice.

STILWELL & HARBY
110 Maison Dieu Road,
Dover, Kent. CT16 1RT.

Director of Law Property and Administration,
Council Offices
Honeywood Road, Whitfield,
DOVER
Kent CT16 3PE



**SHEPWAY
DISTRICT
COUNCIL**



PLANNING APPLICATIONS

ALKHAM: STD/88/01721 Outline — detached bungalow and double garage, Land adjoining Bradsole, Abbey Road;
DENTON WITH WOOTTON: STD/88/01686 Garage/workshop, Nomads, Lodge Lees; STD/88/01697 Replacement Bungalow, Parkwood South, Wootton Lane Wootton.

DOVER: TRE/88/71725 T.P.O. No 1, 1986. Proposed tree felling, Former Eye Hospital Noahs Ark Road. STD/88/01672 Change of use from office to residential accommodation, 15 Marine Court, Dover; STD/88/01696 Extension to Roman Painted House to create a Heritage Centre, land east side of York Street, Dover; STD/88/01699 Extension to house lumsden grinder and test press, Hammond House, Holmestone Road; LBC/88/41711 Alterations to form 5 self-contained flats, 5 Castle Hill Road, Dover;

The above applications within Dover may be seen at The Area Office, Maison Dieu Gardens, Dover and at the Council Offices, Honeywood Road, Whitfield, Dover.

EASTRY: STD/88/01673 Extension, Garland, Gore Road; **EYTHORNE:** STD/88/01666 Dwelling, Site at rear of, 8 Monkton Court Lane; **GUSTON:** STD/88/01672 Formation of new access and erection of new front boundary wall, Arleigh, Dover Road; **HOUGHAM WITHOUT:** STD/88/01683 Outline — dwelling and a garage, Land adjacent to The Old House, The Street; STD/88/01687 Outline — one dwelling, Land adjoining Mead House, West Hougham; STD/88/01712 Outline — bungalow and detached garage, Land North East of High Ridge, Church, Hougham, **LYDDEN:** STD/88/01698 Construction of an UHF television relay station, Part of O.S. Plot No 1685 and forming, part of Lydden Court Farm; **NORTHBOURNE:** STD/88/01148 Construction of new factory unit, Broad Lane, Betteshanger; STD/88/01688 New roof over existing extension, rear dormer, new roof to front dormers and reconstructed front porch, The Pound House, The Street; LBC/88/41636 Rear extension, Redberry Cottage, Northbourne; **PRESTON:** STD/88/01680 Outline bungalow, Land to east of Myrtle Cottage, Mill Lane; STD/88/01681 Dwelling and garage, Plot adjacent to Cocker Corner, Grove Road; **RIVER:** STD/88/01727 Erection of single storey front extension to form cloakroom, porch, 22 Meadow, River; STD/88/01732 Erection of a pair of semi-detached three bedroom houses with garages, Land adjacent to 95 Minnis Lane, River;

SANDWICH: LBC/88/41661 New kitchen, The Guildhall, Sandwich;
The above applications within Sandwich may be seen at The Area Office, The Guildhall, Sandwich and at the Council Offices, Honeywood Road, Whitfield, Dover;

ST MARGARETS-AT-CLIFFE: STD/88/01690 Outline — one detached dwelling and replacement garage and parking spaces for Uplands, Uplands, The Drove; **TILMANSTONE:** STD/88/01720 Outline — residential development of 6 houses, Danefield House, Tilmanstone; **WHITFIELD:** Erection of new vicarage comprising of a detached four bedroom house with detached single garage, land adjacent to Whitfield Vicarage, Bewsbury Cross Lane; **WOODNESBOROUGH:** STD/88/01671 Change of use of ground floor to nursery school, associated car parking and alterations, Little Flemings Farm, Fleming Road; **WORTH:** STD/88/01420 Detached bungalow and double garage, with new garage to Horbury, land rear of Elstan, The Street;

All the above applications may be seen at the Council Offices, Honeywood Road, Whitfield, Dover, to which address any representations to be made should be sent within 14 days marked for the attention of the Chief Planning and Building Control Officer.

It should be noted that any representations received may be made available for inspection by the public, and may be copied as a result of the provisions of the local government (Access to Information) Act 1985. Representations will not be acknowledged until an application has been determined.

Please note that the Council do not accept any responsibility for any incomplete or inaccurate description of any application.

DOVER DISTRICT COUNCIL

CHRISTMAS AND NEW YEAR REFUSE COLLECTION

There will be no collection of refuse between Saturday 24th December 1988 and Saturday 31st December 1988 inclusive.

COLLECTIONS WILL RESUME ON MONDAY 2ND JANUARY 1989.

Plastic sacks can be collected for this period, if required, from the following points:-

DOVER AREA Tower Hamlets Depot
Tower Hamlets Road,
Dover

DEAL AREA Western Road Depot
Western Road, Deal

AYLESHAM AREA Area Office

Householders on normal plastic sack rounds will be left 2 sacks the previous week.

Please put your refuse out by 7.00am, as collection times may vary.

DOVER District
Council

DOVER District
Council

TOWN AND COUNTRY PLANNING ACTS

CONSERVATION AREA AND LISTED BUILDING

NOTICE is given that an application for planning permission and Listed Building Consent has been received by the Shepway District Council for a proposal to carry out the development mentioned below to a Listed Building in a Conservation Area. The application, 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 development may do so within that period by writing to the Controller of Technical & Planning Services, Ross House, Ross Way, Shorncliffe, Folkestone, CT20 3UP

Ref No Nature of Proposed Development

- Ross House, Ross Way, Shorncliffe, Folkestone**
88/1159/SH Listed building consent for partial demolition of Kent House, at Enbrook House/Kent House, Sandgate.
88/1318/SH Erection of single storey rear extension for use as permanent residential accommodation, at Old Boat House 127 Sandgate High Street, Folkestone.
88/1614/SH Installation of a new shop front, at 6 Guildhall Street, Folkestone.
88/1615/SH Internally illuminated fascia and projection sign at 6 Guildhall Street, Folkestone.
88/1374/SH Renovation of existing first and second floor flat to form self-contained unit at 16 Church Street, Folkestone.
88/1433/SH Change of use from palmist to sandwich bar at 64 The Old High Street, Folkestone.
88/1463/SH Internally illuminated sign at The New Inn, High Street, Elham.
88/1535/SH 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.
88/1596/SH Town Scheme Grant at 38 Sandgate High Street, Folkestone.
88/1655/SH Grant application for repairs at The Rectory, Petnam.
88/1761/SH Listed building consent for internal alterations at Posting Court, Posting, Near Folkestone.

Hythe Town Council Offices, Stade Street, Hythe

- 88/1538/SH Formation of entrance porch to Bullaceton, demolition of stabling and recladding of double garage with Kent Peg tiles at Forge House and Bullaceton, School Road, Saltwood.
88/1707/SH Change of use to rest home at 3 The Avenue, Hythe.

The Guild Hall, High Street, Lydd

- 88/1710/SH Listed building consent for the erection of an extension to form separate dwelling unit at land at 6 High Street, Lydd.
88/1711/SH Erection of an extension to form a separate dwelling unit at land at 6 High Street, Lydd.
88/1724/SH Listed building grant — replacement windows at 6 Ness Road, Lydd.
88/1748/SH Listed building consent for installation of uPVC replacement windows at Wickham House, High Street, Lydd.
88/1758/SH Erection of extensions at Boxted Lodge, Boarmans Lane, Brookland.
88/1759/SH Listed building consent for the erection of extensions at Boxted Lodge, Boarmans Lane, Brookland.

T. G. GREENING

Controller of Technical and Planning Services

Ross House, Ross Way, Shorncliffe, Folkestone.



**SHEPWAY
DISTRICT
COUNCIL**



Folkestone Herald — No mention of SOLE ACCESS onto Sandgate High St
16 Dec 1988 for entire 27 acre estate.

Saga's refusal halts scheme

F. Herald 3/6/88

PLANS to build 18 homes near Enbrook House in Sandgate — the former Saga Holidays' headquarters which is up for sale — have come to a halt.

The holiday company has been granted permission to build the houses on Enbrook Road — but only if it revamps Enbrook House first.

Saga doesn't want to wait. A spokesman for chartered surveyors Ramsay Willis, who are handling the sale, said: "Saga is appealing against

the decision of Shepway District Council because the planning permission should not have been subject to that condition."

He would not say if the decision would affect plans for a leisure centre and two blocks of flats on the site.

Now the builders will have to wait for the outcome of the appeal — expected later this month — before they can start work on the homes.

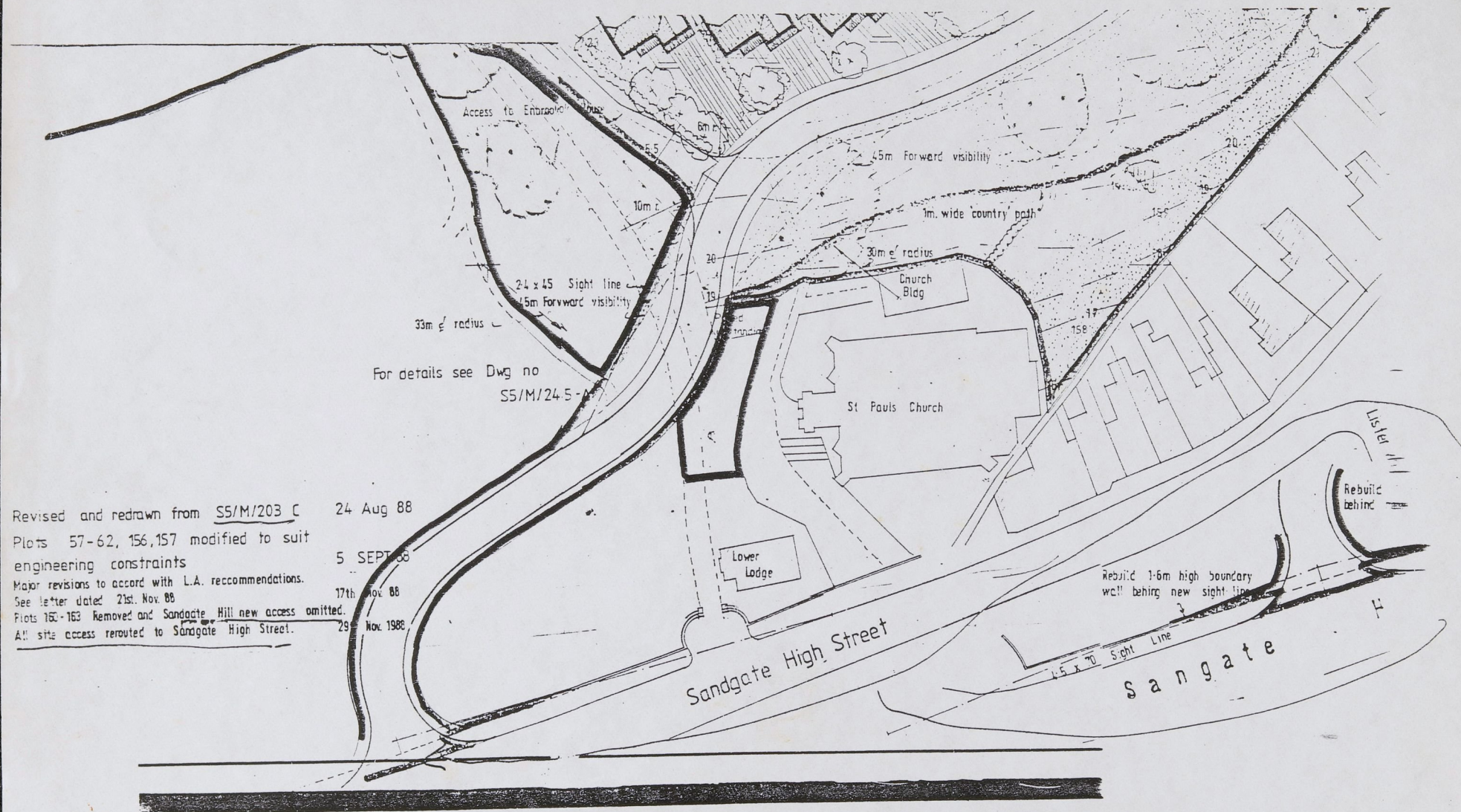
- Shepway has ordered developers to replace trees chopped down at a

site in Encombe, Sandgate, where there is a plan to build 22 flats.

Four trees covered by a tree preservation order were felled by Harman Construction during clearing work. The company has said it will replace the lost trees, three flowering cherries and another species.

At the development control committee Councillor Arthur Kensett said: "The total destruction of the trees is appalling and the firm should be made to pay for them."

Seen by LR-M 5.1.88



Revised and redrawn from SS/M/203 C 24 Aug 88
 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 160-163 Removed and Sandgate Hill new access omitted.
 All site access rerouted to Sandgate High Street. 29 Nov 1988

5 SEPT 88

17th Nov 88

29 Nov 1988

Mr Webster has eloquently outlined the existing hazards and dangers in Sandgate

~~Mr Norton, you have denied~~

Mr Barrett has stressed the need for lights at the Military Rd intersection which would 1. control traffic 2 calm traffic and allow pedestrians to cross.

Mr Norton, would the Ministry have taken so much notice of Sandgate conditions if there had been no application for Enbrook development.

Mr Norton, you have denied all knowledge of any approach to the Min regarding traffic lights at this most dangerous intersection

Are you aware that Christopher Chope has recently replied to Michael Howard on the subject?

He writes 'I hope that Mrs Rene-Martin will be pleased to hear that improvements are in hand even though they do not include the provision of traffic lights.

I fail to see what improvements he is talking about.

Mr Norton, has there been any intervention, participation in the decision making process with regard to the access to Enbrook Estate!

Mr Gardner you have referred to housing needs. Sandgate is well in excess of its housing needs. Since 1987 over 700 units have been built or have received permission. A lot of Min Defence land has become available and more will become available when the Camp is closed down.

Mr Webster do you not think that you have failed to make a distinction between business parking and residential parking?

And if you push business parking into the only alternative residential space in Castle Road, what are the existing residents to do

All the evidence refers to Planning Consent, As the Inspector has pointed out, it is still a conditional planning consent.

Castle Road

Extremely injurious to residents and visitors to Castle, also Hotels to suggest that Castle Road should be one way from Lachlan Road.

Mr Norton.. Statement of reasons: The permission is subject, inter alia to the condition that a right turn lane be provided on the A 249 to the development site and Military Road.

Do you mean one or two lanes. Surely this will be a crossflow one lane for westerly flow to Hythe one lane for westerly flow from Folkestone

Mr Steel Can you say why your witnesses in their proofs of evidence have not once referred to Sandgate, Castle, an historic monument in our midst?

Please return to L-R-M.



SHEPWAY
District Council

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

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

Your Ref.

Our Ref. P.C. Kirby/jeb/88/1535/SH

Ext. 438

1st August, 1990.

Mrs. L. René-Martin,
Coast Cottage,
149 Sandgate High Street,
Sandgate,
Folkestone,
Kent.
CT20 3DA

Dear Mr. René-Martin,

Re: Enbrook Park

I refer to your letter dated 9th July and would apologise for the delay in replying.

As Mr. Kirby has explained to you on a previous occasion, the replacement of the ragstone wall, is dependant upon the sight line required to facilitate the development. This issue has yet to be resolved given the local objections into the draft Traffic Regulation Orders published by the Department of Transport and prohibitions to vehicular movements on the A259, to enable planning permission reference 88/1535/SH to be implemented.

Until this is resolved, Wimpey's cannot proceed to replace the wall.

It would be unreasonable therefore, for the Council to insist on the wall being replaced at the present time.

Regarding the planting situation, condition 7 of the planning permission reference 88/1535/SH requires the submission of a detailed landscaping scheme to be submitted prior to development commencing, and that such works shall be carried out no later than the first planting and seeding seasons following occupation of the dwellings. As this permission has yet to be implemented, Wimpey's are not in breach of the condition. The Council is not empowered to enforce therefore.

Continued...../2

TREES

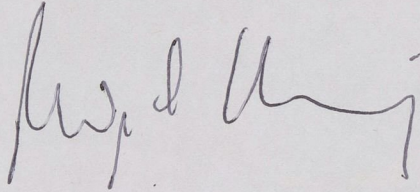
What a fiddle!

Letter Greening to L-R-M 13 Jan 1989
Re Committee Meeting [Mr Stevenson]
made reference to the decision being
'Subject to the Dept of Transport's
final comments.'

i.e. In these haste to aid Wimpey's
Shepway put the cost before the horse

Nevertheless, I share your concerns regarding the condition of the site and am aware of the need for a tree management scheme for the site. I shall continue to pursue this matter with Wimpey's in view of the delays incurred regarding the development of the site and the forthcoming planting season, *this October Per*

Yours sincerely,

A handwritten signature in dark ink, appearing to read 'Nigel Hing'. The signature is fluid and cursive, with the first name 'Nigel' written in a larger, more prominent script than the last name 'Hing'.

for Controller of Technical
and Planning Services.

149 Sandgate High St.,
Sandgate.
2 Dec 91

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 2.15pm.

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 ben 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>			<u>HOUSES</u>		
Studio	29		2-bed	12	
1-bed	49		5-bed	5	
2-bed	30		Split-level Town house	21	
3 rd bed	4				

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 A 259 ^{is key} has, as pointed out at the recent Min of Transport Inquiry, ^{is key} was a monumental error of judgement 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 onto 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} ~~We trust~~ that the Committee will not sacrifice Sandgate any further, in the short-term interests of developers.

Geoffrey Please make any amendments or additions you think fit -- then please ask my friend Margaret Smith (276556) to retype on a continuous sheet, narrow margins. I can then get it reduced slightly (as we did for previous Memos to Counsellors) and run-off 20 copies, mainly for personal delivery to Councillors on Development and Control Cttee.

With luck I can ~~rounden~~ run them round next Thursday.

Linda

Sunday evening

(London NO. 071-586-2827)

Coast 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
Enbrook 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 ~~xxxxxxxixmedxfer~~ 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



**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.

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 HIGH STREET
FOLKESTONE KENT



Our Ref. P.C. Kirby/jeb/88/1535/SH
Ext. 438

SHEPWAY
District Council

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

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

1st August, 1990.

Mrs. L. René-Martin,
Coast Cottage,
149 Sandgate High Street,
Sandgate,
Folkestone,
Kent.
CT20 3DA

Dear Mr. René-Martin,

Re: Enbrook Park

I refer to your letter dated 9th July and would apologise for the delay in replying.

As Mr. Kirby has explained to you on a previous occasion, the replacement of the ragstone wall, is dependant upon the sight line required to facilitate the development. This issue has yet to be resolved given the local objections into the draft Traffic Regulation Orders published by the Department of Transport and prohibitions to vehicular movements on the A259, to enable planning permission reference 88/1535/SH to be implemented.

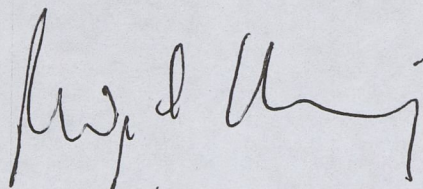
Until this is resolved, Wimpey's cannot proceed to replace the wall.

It would be unreasonable therefore, for the Council to insist on the wall being replaced at the present time.

Regarding the planting situation, condition 7 of the planning permission reference 88/1535/SH requires the submission of a detailed landscaping scheme to be submitted prior to development commencing, and that such works shall be carried out no later than the first planting and seeding seasons following occupation of the dwellings. As this permission has yet to be implemented, Wimpey's are not in breach of the condition. The Council is not empowered to enforce therefore.

Nevertheless, I share your concerns regarding the condition of the site and am aware of the need for a tree management scheme for the site. I shall continue to pursue this matter with Wimpey's in view of the delays incurred regarding the development of the site and the forthcoming planting season, *two October* *Per*

Yours sincerely,



for Controller of Technical
and Planning Services.



Roger Joyce Associates CHARTERED ARCHITECTS

39 Bouverie Square, Folkestone, Kent CT20 1BA
Telephone: 01303 246400 + 44 (1)3 03 24 64 00
Facsimile: 01303 246455 + 44 (1)3 03 24 64 55

FAX TRANSMISSION

FROM: Roger Joyce
TO: Brendan Phelan
COMPANY: Mungel Hopkin Fms.
FAX No: 0171 7230932

DATE: 26/7/96
TIME: 08.45
No. OF PAGES: 2
(inc. header)

If this transmission is incomplete, please phone 01303 246400

Dan in Phelan

SAGA - Sandgate Society

No doubt Mr Edmunds will contact you today
ref yr. letter of 8th July.

We had a committee meeting last night, and
concluded that, since the Society has no
physical or financial resources, we assume
that all work will be undertaken (or put in
hand) by your clients, SAGA.

We believe there may be an obligation to
record, either photographically, or by drawings,
the listed building, prior to demolition -
this could extend only to the Toulon remnants,
although the C20th Society may think the same
about the Edwin Cooper additions.

English Heritage/Victorian Society and C20th Socy
could be consulted for advice and assistance.

Nevertheless, it is the Society's wish that certain
elements are carefully retained during
demolition, but this would only make
sense if they were re-used in some way

(Wtd)

ref:
Star + Conia Home
Endbrook House
Sandgate.
ss. Toulon/
Edwin Cooper.
DEMOLITION

2/ (SAGA - Salvage Society)

- The plaque could easily be incorporated into the new building, and it may seem fanciful to suggest this, but we had thought that the whole section of wall containing the oval window, and the porte-cochère, could perhaps be rebuilt as a "romantic ruin" and garden "folly" in the grounds, for all to see.

We are unaware of any other noteworthy or easily salvaged parts of the building or its interiors which may warrant careful salvaging/recycling.

I hope this is of some help.

The Victorian Society ☎ 0181. 994. 1019
☎ 0181. 995. 4895

20th Century Society ☎ 0171. 250. 3857
☎ 0171. 250. 3022

English Heritage ☎ 0171. 973. 3000
Dr. Richard Momie ☎ 0171. 973. 3001

I am on holiday from tomorrow, 'til 15th August, but my office can take messages. If you want to visit after that date, please send, although I am conscious that you will probably already be out to tender.

Woraton

copy by fax to

Vic Soc

C20th Soc

EA +

SAGA.

Our Ref: Mr D Astridge/aw
Ext: 442

Date: 2nd July 1992

Mrs L Rene-Martin
Coast Cottage
149 Sandgate High Street
Sandgate
Kent CT20 3DA



SHEPWAY
District Council

The Civic Centre,
Castle Hill Avenue,
Folkestone,
Kent CT20 2QY.
Telephone: (0303) 850388

DX 4912 Folkestone

FAX NUMBER
(0303) 221720

Dear Mrs Rene-Martin,

SANDGATE CONSERVATION AREA - ENBROOK PARK/GOUGH ROAD

Thank you for your letter of 26th June. As Mr Kirby confirmed in his letter of the 9th June the Council is concerned over the condition of the approach to Enbrook Park and is pressing the developers on this point. As he explained, the situation is complicated by a sequence of planning permissions on this site, the need for the applicants to obtain traffic regulation orders and the related delay in the implementation of the planning permission.

You may be assured that I am still in correspondence with the developer to obtain a commitment from him and will not let the matter rest.

With regard to the Gough Road property, matters of scale and design aside, the problem stems from the use of the orange stain on the windowframes and fascia. ^{The} Limited amount of black weatherboarding would not seem to me to be inappropriate in this location.

As we discussed over the 'phone, the Council has no power to require the owner to refinish the woodwork. I will review the situation with my Conservation Architect when he returns from holiday and, if he feels that there is a sensible way of improving the situation I will ask him to approach the owners to discuss any future redecoration plans.

Either way, I will ask him to contact you to talk the matter over.

Yours sincerely,

DENNIS ASTRIDGE
CHIEF PLANNER & ASSISTANT DIRECTOR
DEVELOPMENT SERVICES



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

26 June 1992

Dennis Astridge Esq.,
Chief Planner and Assistant Director
Development Services
Shepway District Council

Dear Mr Astridge,

As you well remember, I was the prime mover for Conservation Areas in Sandgate, which later had your support and the important Study with its recommendations (1976).

Understandably, I am now somewhat unhappy at the recent reply (9.6.92) from your Principal Planner, Mr Kirby to my letter of early June.

Sandgate residents, as I have reason to know, go to great lengths to maintain and restore their properties in keeping with the village character. But as my pictures show, there has been a failure on the part of the Local Authority and/or the Planning Inspector to respect the basic criteria and requirements in a Conservation Area where harmonisation with existing buildings is concerned.

Sandgate Kitchens, Broad Oak Fencing and the long-established Fish and Chip shop form a very pleasant vista except for the intrusion --- not to say eyesore - presented by this black and tan building which, as many visitors have pointed out to me, breaks the harmony in this Conservation Area.

My letter to Mr Kirby was not concerned with scale or building materials, but with colour scheme, which is a matter that could easily be put right. I consider Mr Kirby's reply to be evasive and negative and I would welcome some effort to persuade the owners, alternatively Shepway Council by means of a small grant, to alter the colour scheme as suggested in my letter and thus preserve and enhance a very nice area of Sandgate.

I would welcome your personal reply.

Yours sincerely

(Mrs) L.Rene-Martin

Your Ref.
Our Ref. P.C.Kirby/JMP/91/0725/SH/88/1158/SH
Ext. 438



SHEPWAY
District Council

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

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

9th June 1992

Mrs. René Martin
Coast Cottage
149 Sandgate High Street
Sandgate
Kent
CT20 3DA.

Dear Mrs. René-Martin,

Re: Matters relating to Sandgate

Thank you for your recent letter which I received on 3rd June 1992.

As you will be aware I share your concern regarding the condition of the grounds to Enbrook Park, a matter I have consistently raised with the developers and site owners.

I understand that it is Wimpeys' intention to proceed with the development shortly, this is evident by the demolition works at the northern end of the site. As you know the reinstatement of the wall has been delayed by the Public Inquiry into the Traffic Regulation Orders, and the necessity to first carry out remedial works to the trees in the vicinity of the wall.

A decision is still awaited on the former, although an agreed line has been finalised, irrespective of the Inspectors' decision. The tree works have been successfully carried out and there would now appear to be no impediment to prevent the rebuilding works commencing.

I shall take both matters up again with Wimpeys' with the intention of progressing the situation.

With respect to Gough Road, the building to which you refer was originally permitted on appeal to the Secretary of State. This Authority initially refused to grant planning permission for the development, but the decision was subsequently overruled. The Councils involvement in design and choice of materials was very limited as a consequence. In fact, UPVC weatherboarding and concrete tiles were originally proposed. I consider it unlikely that the owners would be prepared to alter the external appearance of the building in the manner you suggest, grant aided or otherwise, as the development has been carried out in accordance with a valid planning permission.

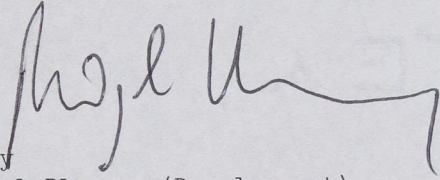
Continued/....



- 2 -

I trust this answers your points of concern. If I can be of any further assistance please contact me on ext 438.

Yours sincerely,

A handwritten signature in dark ink, appearing to read 'P. Kirby', with a long horizontal flourish extending to the right.

P. Kirby
Principal Planner (Development)

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

January 20, 1997

Re: SAGA Group Headquarters
Building Plaque

Dear Mr Joyce

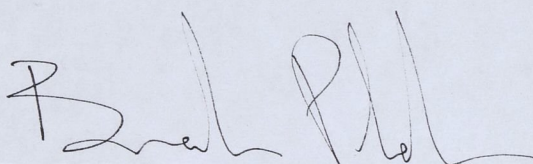
We write to advise that the Stone plaque has been removed from the old building and is ready for collection or delivery.

A collection/delivery date before the 10 February 1997 would be preferable as after that date the demolition contractor will have left site.

I would be grateful if you could contact Paul Blakeway of Schal on 01303 240 231 to finalise collection/delivery.

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
	Saga	P De Haan
	Schal	G Winter
	Schal	P Blakeway

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

31 AUG 1999

8 Radnor Cliff
SANDGATE,
Folkestone,
Kent CT20 2JN.

01303 248403

24 August 1999

Dear Hilary,

I gather from Peter Lapham that there is a space left in the new ragstone wall for the Society's Millennium plaque, so no doubt the Committee will be considering questions of wording, execution, cost etc.

I enclose some photographs of the work of Quin Hollick. I gather that the cost would be from £6/£800 for 20/25 words to £1,000/£1,500 for something more elaborate and longer, including cost of stone and fixing. The lettering is done by hand and not by machine. Quin has undertaken many prestigious commissions and has just finished a sundial for Girton College, Cambridge. Here I have to declare an interest, as Quin is our son-in-law. There are no doubt several other candidates whom people would like to suggest and, once the wording is decided on, specimens could be submitted by all.

I would say that, once all the excitements of Millennium Year are over, the plaque will be left and indeed may survive into the next millenium - look at the Roman ragstone walls of Canterbury. Our forefathers commemorated the visits of Queen Elizabeth I and Queen Victoria with a handsome marble tablet. The wording can be quite simple but let us put up the best we can afford for those not yet born to admire.

*The Secretary
Sandgate Society*

8 Radnor Cliff,
SANDGATE.
Folkestone,
Kent CT20 2JN.

Telephone 01303 248403

08 August 1999

Dear Roy,

I have just received from Roger the forms and information about the millennium grant application - he is just off on holiday and will be back at the end of August and wondered if I would progress it with Richard. We have just got back from family christening, and are off to France tomorrow, so I cant do anything about it. In any case, I gather that your estimates have gone off to Shepway

I note from the form that the maximum grant offered will be for £1,500, so there could be a gap between plans and money available. I would only say that the war talks need not cost anything, as I organised an evening to celebrate the anniversary of VE day, with misgivings as it was not on the programme. It was packed out, and the difficulty was to get people to stop - they would have gone till midnight. It was someone from the Great War, aged 95, Jack Ives (very interesting, Air Force) , Charles Bryant (in India and kept a wonderful diary), Linda (plotting pins on a map on VE day) and lots of other people.

Anyway, the events sound very interesting - some obviously could be self funding from sale of tickets eg. visit to France.

I was preparing a list to give to Richard of local organisation, Scouts, Sea Cadets etc. to see what they could do but it sounds as if you are doing preparations yourself. Dont forget the Gurkhas, will be in Sandgate and a parade would be very popular.

Chris Philips was suggesting grant for stands for local history exhibition in Chichester Hall £900 - these could be useful on other occasions.

I am returning these forms in case you need them.

8 Radnor Cliff,
SANDGATE.
Folkestone,
Kent CT20 2JN.

Telephone 01303 248403

08 August 1999

Dear Roger,

I enclose copy of my letter to Roy. I think it is quite possible he does not want my participation (as with David) and takes no notice of my earlier suggestions (plaque to Jocelyn Brooke, local history exhibition etc). In any case, he will never get all that money just for events. But to be fair, if he gets £20,000 from the Council for a beach pavilion, it would be a major coup!

By the way, re millennium, I am writing to all inhabitants of Radnor Cliff, Crescent, Riviera and anyone interested, to participate in bonfire Dec 31st where we used to have the Guy Fawkes bonfires, at the end of the Riviera, no tremendous organisation, except for everyone to keep burnable rubbish. We will be having our own party before and after (after at boathouse) and will send invite. *party &*

bonfire.



**SHEPWAY
District Council**

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

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

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

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.

↑
Subject to final views

Mr. Stevenson left the
Council to go to
G.A. Services, Ashford

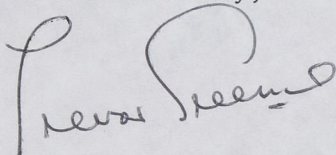
You have complained to me that the wording of the public notice was misleading. The wording used on both the site notice and the notice published in the local newspaper on the 16th December 1988 was as follows:

"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'. The signature is fluid and cursive, with a large initial 'P'.

Controller of Technical
and Planning Services.

A handwritten mark in the right margin, consisting of several intersecting lines that form a stylized 'X' or a cross shape.

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

6 January 1989

T.G.Greening Esq.,
Controller of Technical Planning
Services, Shepway District Council

Dear Mr Greening,

ENEROOK ESTATE APPLICATION 88/1535/SH

Advertsied in Herald, 16 December 1988

First I wish to register my strongest objection (as I did so verbally last Tuesday 3 Jan) at the timing of this Planning Notice at the busiest time of year for many residents, and coinciding with a Holiday shutdown. It allows exactly nine working days, five before Xmas and 4 after new Year in which to scrutinise, consider and consult on the implications.

I am not concerned with design or general layout of the flats and houses which I gather are a great improvement and with which certain residents in the vicinity of St Paul's Church are in your words 'delighted'.

Turning to Plan S5/M/203 C which shows ALL SITE ACCESS RE-ROUTED TO SANDGATE HIGH STREET and the blocking up with bollards of all access or ingress from Sandgate Hill -- I find this plan appalling and totally unacceptable. It is far worse than the proposal to which I objected in my letter of 14 July 1987 (768) in respect of which I made some practical, alternative suggestions.

This proposed 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.

This road, which serves roads 1 and 2 on the plans (107 housing units) will ultimately serve Enbrook House and extension as well.

This road cuts a swathe through a wooded conservation area and breaks through a ragstone boundary wall of some antiquity, which it is the duty of the Planning Authority to protect and enhance.

This road joins the High Street, immediately between the leisure area around Sandgate War Memorial at the foot of Military Road and the Lower Lodge entrance to Enbrook House. Immediately opposite, to right and to left, you have Lachlan Way and Castle Road, both important feeder roads for residents in Castle Road, for the Castle itself, and for the public Car Park. The residential Norfolk Hotel is ~~immediately~~ ^{almost} opposite and the Library is close by.

This road will interfere with the present Bus Stop, and may require the removal of the Horse Trough.

The present junction of Military Road and the High Street is already a deathtrap. This new road will enter an already heavy stream of east west traffic. The more unobstructed, present entrance on Sandgate Hill is eliminated.

This part of Sandgate High Street, with shops, public library, hotel bar and restaurant, and leisure area round the War memorial is an AMENITY AREA as well as a Conservation Area.

This road plan must be totally rethought and revised, or there must be a Public Inquiry. I request that this part of the application be turned down.

Yours sincerely

(Mrs) L.Rene-Martin

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

14 July 1987

To Shepway Planning Authority
and Councillors

Enbrook House and Enbrook Estate Development

I would like to put in writing my initial reactions to the proposed schemes for the above, pending the preparation of a scale model and sketches from all angles which will convey a more intelligible idea of land use.

This is a Conservation Area (designated 1976) and is considered of 'exceptional environmental quality'. It follows that any development must be, equally, of exceptional quality in the areas which lend themselves naturally to limited development.

There is a blanket Tree Preservation Order (1975) on the whole estate. The O/S maps on which the proposed plans are presented, date from the early 1970's and do not purport to show the exact locations of trees and of course many more have come to maturity since then.

The estate contains some outstanding examples of sweet and horse chestnut, of sycamore, oak, ash and holly, as well as h^omoak (or hornbeam) which has always been a notable tree in Sandgate. There are many more trees and shrubs and together all these form a sylvan background to the village of Sandgate and its surroundings.

It is vital that a scale model of the proposed development should show how much ground is to be taken up by buildings, garages, car parks patios, and roads in relation to the present wooded areas.

Alternative Uses for Main House and Extension

1. Nursing Home/Clinic: The Folkestone/Hythe area is already saturated
2. Hotel/Leisure Centre: Hotels, generally, are not doing well
3. Flats and sports complex: This is acceptable, especially as it would attract a younger population. The present very large rooms of Enbrook House could convert into studio flats for young people. It is important to provide an economic 'mix'.
4. Educational Use: Good, if such can be found

Road and Access system

768 My immediate objection is^{to} the breaking open of the stone wall fronting Sandgate High Street and must not be left to 'delegation'. Innocent as this may sound, the object is to provide a new access road to Enbrook House and is t^ototally unacceptable.

It would fall between a bus stop and a Church on the 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-way road retaining the hydrangeas as a central reservation. This road, with feeders, could serve the development (SH/87/0776) to the east, and also Enbrook House itself by means of an intersection or roundabout at the present junction near the 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.

774 Development adjacent Enbrook Road. Too crowded, threatens too much tree clearance and will spoil existing amenity of local residents.

Enbrook h

775 SW corner with frontage to Military Road and Sandgate High St. This area, as it stands, is essential to the whole character of the village, it provides a lovely setting to the War Memorial and is a central feature of the village. This area must remain free of all new building. Formal gardens are also unnecessary, and it would be far more in keeping to retain the natural look ~~that~~ in the best traditions of English landscape design.

SH/87/0779 This is a giant Anthep, totally out of scale and out of keeping with the rest of Sandgate.

This area is unique, and the developens should think in terms of catering to the luxury class. This ^{coastal} area will become the new commuter belt for Ashford (20 mins distant) which with the coming of the Channel Tunnel will be the new growth point in south-east Kent. The top executives and future nabobs of Ashford will be looking for luxury apartments with terraces, garages at basement level, utility rooms and space for boats. The adjacent sports facility at Enbrook House (open to public and residents alike) would provide an added attraction.

The present proposal is an obtrusive form of development, out of character with the environment and the visual amenity of the conservation area.

These notes are only my initial reaction to a development which, if viewed with imagination and sensitivity, could add rather than detract from the amenity of Sandgate.

Mrs L. René-Martin

Your Ref.
Our Ref.
Ext.

tlkl5/Ms Shaw
315
26 November 1991



**SHEPWAY
District Council**

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

Telephone: (0303) 850388
Fax: (0303) 45978
DX 4912 Folkestone

The Owner/Occupier
60 Sandgate Hill
Sandgate
Folkestone
Kent

Dear Sir/Madam

**PLANNING REFERENCE: 91/0725/SH AND 91/0726/SH
SITE: LAND ON THE NORTHER SIDE OF SANDGATE HILL, FOLKESTONE
PROPOSALS: RESIDENTIAL DEVELOPMENT
APPLICANT: WIMPEY HOMES HOLDINGS LTD, FORSTAL ROAD,
AYLESFORD, KENT**

The Council's Development Control Committee has been considering the above application for planning permission but, before making a decision, members have decided to inspect the site at 2.15pm on Friday 6 December 1991. The purpose of this letter is to invite you, as a local resident, to be present at the site visit and to explain the procedure which will be followed. The location of the site is shown on ... the attached plan.

The visit is being held to enable members of the Committee to familiarise themselves with the site. An opportunity will be given to local residents to show the Committee which aspects of the site, in the context of the application, they consider to be of importance.

No decision will be taken on the application at the site visit and the Committee will not be expected to say what decision it intends to make. The application will be reconsidered by the Committee on Tuesday 10 December 1991. The meeting, which is open to the public, will be held at the Civic Centre, Castle Hill Avenue, Folkestone commencing at 7.00 pm.

If anyone present at the site visit has any views on the merits or demerits of the application, which they have not already submitted for consideration, they should send their views immediately in writing to the Controller of Technical and Planning Services, at the above address, to reach him in time for submission to the next meeting of the Committee as referred to above.

Yours faithfully

R J Thompson
Secretary and Solicitor

EXPLANATORY NOTE

The Folkestone and Hythe Local Plan was adopted in December 1981, and covered the period to 1986.

The First Alterations to the Plan were approved by the District Council for use in Development Control in May 1989. Following a public local inquiry in September 1990 the First Alterations were formally adopted on 30th August 1991.

The Folkestone and Hythe Local Plan First Alterations sets out the District Council's policies and proposals for the plan area for the period to 1996.



FOLKESTONE AND HYTHE LOCAL PLAN

First alterations

T. G. Greening C.Eng.,
F.I.C.E., F.I.H.T.
Controller of Technical
and Planning Services
Shepway District
Council
The Civic Centre
Castle Hill Avenue
Folkestone,
Kent CT20 2QY

August 1991

SHEPWAY
DISTRICT COUNCIL

Leisure Services Committee - 18th January 1989

programme for 1989/90 with the remaining schemes being kept under review.

2. That the items listed in paragraph 3.2 of Report 3222 be approved for inclusion in the revenue budget for 1989/90 and that half of the £10,000 provided for increased standards be allocated for improved maintenance of the eastern and western sections of the Royal Military Canal, Hythe with the allocation of the remaining £5,000 to be considered by the relevant Working Group during 1989/90.

3. That should additional finance become available during 1989/90, authority be delegated to the Controller of Technical and Planning Services in consultation with the Chairman and Vice-Chairman of the Committee to select items of expenditure from those listed in paragraph 3.3 of Report 3222.

43. **MILITARY ROAD/SANDGATE HIGH STREET, FOLKESTONE - PROPOSED JUNCTION ARRANGEMENTS**

REPORT: In connection with the proposed development of the Enbrook House site in Sandgate, a new access from the A259 is required to serve the site. Detailed discussions have been held with the developer and the Department of Transport (which is responsible for the trunk road) to agree the extent of improvements and alterations required in order to accommodate the proposed access.

One of the consequences of the agreed alterations is the need to re-align slightly the kerb and footway adjacent to the open space area on the west side of the junction of Sandgate High Street with Military Road. This area of land is within the control of this Committee. The re-alignment will create a slightly longer pedestrian crossing across the trunk road and will enable a central pedestrian refuge to be provided.

The costs of the improvement and alteration will be borne by the developer. A plan was available at the meeting indicating the area of land concerned.

RESOLVED: That in accordance with Section 123 (2A) of the Local Government Act 1972 the Council advertises its intention to dedicate as public highway the land in question and, subject to no objections being received, the land be so dedicated, subject to the payment of a financial consideration to be determined by the District Valuer and to the remaining terms being to the satisfaction of the Secretary and Solicitor.

44. **RADNOR PARK, FOLKESTONE - BOOT FAIRS**

REPORT: Two applications have been received for use of the

Leisure Services Committee - 18th January 1989

above site for the holding of boot fairs. The Parish Church of St. Leonard's, Hythe has requested the exclusive use of Radnor Park for a boot fair and fete on Monday, 29th May 1989 and the Royal Antediluvian Order of Buffaloes wish to use the park on Sunday, 4th June 1989 for the Folkestone Fun Run, to include sale of refreshments, boot fair and fete.

In 1988 seven events took place at Radnor Park, most of which included or were boot fairs.

There appears to be a move away from the traditional fete/stall/amusement concept of events to boot fairs and it is suggested that the numbers of such events, if agreed, is limited in order to avoid excessive wear to the area and interruption of public enjoyment of the Park.

RESOLVED: That for the season, May to September 1989, six boot fairs or similar events be permitted at Radnor Park, Folkestone with a restricted number of vehicles normally at no less than three weeks between events.

45. **HYTHE SWIMMING POOL - HOIST FOR THE DISABLED**

REPORT: It is recognised that the provision of a hoist at the Hythe Pool would greatly improve the facilities for the disabled and elderly swimmers and would encourage greater use of the pool by these sections of the community. The cost of installing a suitable hoist is about £5,250 and there is at present no budget provision for this.

A total of £1,900 has been raised voluntarily, by way of a sponsored swim involving a number of local organisations, together with a donation from the Hythe Rotary Club.

The Council has recently been informed by the Camping Club that income generated from the Warren Camp Site during the 1988 season was higher than provided in the revised budget. It is suggested that this additional income could be used to finance the shortfall to allow the hoist to be installed in the current year.

RESOLVED: That a hoist for the disabled be provided at Hythe Swimming Pool, to be financed from savings in the Committee's budget for 1988/89.

46. **EVENTS AND PROMOTIONS WORKING GROUP**

REPORT: At its meeting on 11th January, 1989, the Council referred back recommendation (2) to minute 34 of the proceedings of the Committee of 30th November, 1988, for further consideration. The recommendation is set out below.

"That the Council promotes an annual Folkestone

Leisure Services Committee - 18th January 1989

Festival, the first of which would be held during the week commencing 9th September, 1990, and would commemorate the 50th anniversary of the Battle of Britain."

RESOLVED: That recommendation (2) to minute 34 of the proceedings of the Committee of 30th November 1988 be rescinded and substituted by the following:-

That the Council promotes a festival, to be considered annually, the first of which would be held during the week commencing 9th September, 1990 and would commemorate the 50th anniversary of the Battle of Britain.

mk/minutes/ls5

Thursday, 23 March 1989

Dear Geoffrey and Ann,

So kind of you to 'phone on Monday night -- we left instead on Tuesday Morning. The 9.19am was cancelled, as were previous trains, and we were forced to take the 9.43 which took two hours to wend its way to Charing X via Maidstone. We both had appointments with the dentist and finally arrived half-an-hour late. Just time to X-ray Jack, and ~~bank the~~ remains of a tooth from me. Got back yesterday afternoon late, so am, as usual, behind on my activities.

I gather there is a Sandgate Society Meeting tonight, and no doubt Enbrook will crop up. Having read the Feb 22 minutes you kindly left with me I'm not exactly flattered by all the space they have dedicated to my observations since the really vital issues have been omitted.

On 24 January I wrote to Greening (copy to Joan Thompson Sandgate Society)

'How closely they (councillors) looked at the plan before the 10 January Meeting I cannot say. Of course I noted the 'inset illustrating the site.

'This is the inset with which, among other things, I take issue. 'It does not indicate the War Memorial area; it does not indicate Castle Road and Lachlan Way on the opposite side of the road which in my letter of 6 January, I described as important feeder roads for residents in Castle Road and for the Castle and Car Park.

'In other words, this sole access to site (the 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.'

I gather Mr Stevenson in the Planning Dept (he seemed to me a sound, knowledgeable man when I discussed Encombe with him last Summer) left a fortnight ago, to take up a job with G.A. Property Agents in Ashford.

I have arranged to have a personal talk with Mr Astridge at 4.30pm next Tuesday (~~April~~ March 28) -- I am not doing this on behalf of the Sandgate Society, but if you or anybody else wants to join me, that's OK by me. Two years ago, I foresaw the danger of breaking through the present wall, and made what I thought a good suggestion retaining the outlet on Sandgate Hill. I won't go into detail now, but intend to follow this up with Mr Astridge. (He left Shepway employ some years ago, but returned again).

Will get back to Marina concerns as soon as possible. See you both soon, we hope

All the best,

Linda & Jack

UPDATE 1pm.

Wimpey foreman and a little 'tree surgeon' (A Mr Smith from R.J. Burton Chalfont St Giles) busy supervising site clearance. Said three men from Council had already been up to see them this morning. Foreman says they have permission to make new access road, that is why they are going ahead.

Devonshire Terrace is at last being opened up (high St to seafront) I have been hammering away since August 1985 -- with corroborative evidence from Sandgate residents, and old photographs. It has always been a right of way -- don't listen to what Brenda Georgiou says on the subject. (their shop was on corner where Fitch Antiques now is). Sandgate Cinema and side emergency entrance was opposite)

X See p 61 & 62

Conserved site not for houses

THE entire 27 acres of Enbrook House is in a Conservation Area. Our council describes such areas as "of special architectural or historic character which the council intends to preserve and enhance."

How can outline planning permission possibly be given for any of seven unspecific proposals which could result in over 200 units of housing on the site.

To allow such development to be justified by the preservation of the existing building distorts the problems. The grounds we all see should not be ruined in order to preserve a building that few see.

Saga's architects are doing them a disservice by their unimaginative proposals. Until recently, outline planning applications for Conservation Areas were generally not acceptable.

The insensitivity of these proposals suggests the wisdom of this.

D. P. Bolger

Castle Road,
Sandgate.

Memor the 191

I AM researching a book on England during the First World War, particularly interested in places on Folkestone on

I would eagerly like to know who has any recollection of the incident, be they from the time or down over the years.

I would be very grateful

c/o Herald Letters,
Folkestone Herald,
West Cliff Gardens,
Folkestone.

• Letters will be forwarded

Winners and losers

NO one can deny that the Enbrook estate forms one of the loveliest areas of Sandgate and your readers may like to have a fuller background than given in your front page reports.

It was here in 1806 that the 4th Earl of Darnley, whose seat was Cobham Hall, built himself a marine residence, Bellevue and surrounded it with trees.

He was the first in this part of England to introduce N American species and many exotic shrubs which, together with indigenous varieties, form the sylvan setting to Enbrook House and the village as we know it today.

On Darnley's death in 1831, the estate passed to his 4th son, Sir John Duncan Bligh who commissioned the eminent Victorian architect S. S. Teulon (1812-1873) to design a more spacious house in tudor style. It was built with ragstone quarried on the estate, and cost in the region of £7,000.

The estate entered the Chichester family through the marriage of

Bligh's only daughter, Lilla, to Walter, 4th Earl of Chichester, and was sold after her death in 1911.

Fortunately, the major part of the estate remained intact when in 1920 the Star and Garter Richmond Home for the disabled of World War I, took it over. The house was then rebuilt in Cape Dutch style.

Teulon's east façade, however, with its majestic oriel window and porte cochère was too splendid to be done away with and, fortunately, it was incorporated in the new design. Some of the outbuildings and stables are still pure Teulon.

The removal of Saga Holidays to Folkestone is, of course, a great loss to Sandgate as they had always taken a pride in the maintenance of the estate. The proposed housing and leisure development means that Sandgate will be both losing a lot and gaining a lot. One hopes that the right balance in this conservation area, can be struck.

(Mrs) L. René-Martin

Coast Cottage,
Sandgate.

Send your letters to
The Editor, Herald
Letters, West Cliff
House, West Cliff

SHE
BUS



SHEPWAY
DISTRICT
COUNCIL



TOWN AND COUNTRY PLANNING ACTS
CONSERVATION AREA AND LISTED BUILDING

NOTICE is given that an application for planning permission and Listed Building Consent has been received by the Shepway District Council for a proposal to carry out the development mentioned below to a Listed Building in a Conservation Area. The application, 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 development may do so within that period by writing to the Controller of Technical & Planning Services, Ross House, Ross Way, Shorncliffe, Folkestone, CT20 3UP

Ref No	Nature of Proposed Development
Ross House, Ross Way, Shorncliffe, Folkestone	
88/1159/SH	Listed building consent for partial demolition of Kent House, at Enbrook House/Kent House, Sandgate.
88/1318/SH	Erection of single storey rear extension for use as permanent residential accommodation, at Old Boat House 127 Sandgate High Street, Folkestone.
88/1614/SH	Installation of a new shop front, at 6 Guildhall Street, Folkestone.
88/1615/SH	Internally illuminated fascia and projection sign at 6 Guildhall Street, Folkestone.
88/1374/SH	Renovation of existing first and second floor flat to form self-contained unit at 16 Church Street, Folkestone.
88/1433/SH	Change of use from palmist to sandwich bar at 64 The Old High Street, Folkestone.
88/1463/SH	Internally illuminated sign at The New Inn, High Street, Elham.
88/1535/SH	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.
88/1596/SH	Town Scheme Grant at 38 Sandgate High Street, Folkestone.
88/1655/SH	Grant application for repairs at The Rectory, Petham.
88/1761/SH	Listed building consent for internal alterations at Postling Court, Postling, Near Folkestone.
Hythe Town Council Offices, Stade Street, Hythe	
88/1538/SH	Formation of entrance porch to Bullaceton, demolition of stabling and recladding of double garage with Kent Peg tiles at Forge House and Bullaceton, School Road, Saltwood.
88/1707/SH	Change of use to rest home at 3 The Avenue, Hythe.
The Guild Hall, High Street, Lydd	
88/1710/SH	Listed building consent for the erection of an extension to form separate dwelling unit at land at 6 High Street, Lydd.
88/1711/SH	Erection of an extension to form a separate dwelling unit at land at 6 High Street, Lydd.
88/1724/SH	Listed building grant — replacement windows at 6 Ness Road, Lydd.
88/1748/SH	Listed building consent for installation of uPVC replacement windows at Wickham House, High Street, Lydd.
88/1758/SH	Erection of extensions at Boxted Lodge, Boarmans Lane, Brookland.
88/1759/SH	Listed building consent for the erection of extensions at Boxted Lodge, Boarmans Lane, Brookland.

T. G. GREENING

Contrtroller of Technical and Planning Services
Ross House, Ross Way, Shorncliffe, Folkestone.



SHEPWAY
DISTRICT
COUNCIL



Heald - 16 December 1988

Duty to consider conservation area

Steinberg and another v Secretary of State for Environment and another.

Queen's Bench Division (Mr Lionel Read QC, sitting as a deputy judge).

25 November 1988.

An inspector who had considered whether a proposed development would harm the character of a conservation area had not thereby complied with his duty, under section 277(8) of the Town and Country Planning Act 1971, to pay special attention to the desirability of preserving or enhancing the character and appearance of the conservation area.

Mr Lionel Read QC quashed a decision of one of the Environment Secretary's inspectors who granted planning permission to Devon and Wood Property Ltd.

Section 277(8) of the 1971 Act provides: "Where any area is . . . designated as a conservation area, special attention shall be paid to the desirability of preserving or enhancing its character or appearance . . ."

Camden council refused planning permission to Devon and Wood Property Ltd to erect a two-storey house on land in a small conservation area. The inspector allowed the developer's appeal and granted permission. The applicants, who belonged to a neighbourhood association, applied to quash the decision on the ground, *inter alia*, that the inspector failed to take account, or give proper weight to, the duty imposed by section 277(8) of the 1971 Act to pay special attention to the desirability of preserving or enhancing the character and ap-

pearance of the conservation area.

The applicants in person; *Robert Jay (Treasury Solicitor)* for the inspector.

MR LIONEL READ QC said that for the due discharge of the duty under section 277(8), the inspector did not need to say that he was discharging or was conscious of that duty. If he made no reference to the duty in his decision it must be apparent from his decision that he had discharged it, or otherwise there would be an error in law.

The statutory duty was defined in his decision letter as whether the proposed development would harm the character of the conservation area.

In his Lordship's judgment there was a world of difference between the issue which the in-

spector defined and the need to pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area. In short, harm was one thing; preservation or enhancement was another.

No doubt the inspector had demonstrated his concern that the character of the conservation area should not be harmed. That was not the same as paying special attention to the desirability of preserving or enhancing that character as well as its appearance. The concept of avoiding harm was essentially negative. The underlying purpose of section 277(8) seemed to be essentially positive.

The inspector misdirected himself on a point of law and his decision would be quashed.

Ying Hui Tan, Barrister

AS TOY AGENTS

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TOWN AND COUNTRY PLANNING ACT 1971

Notice under Section 26(3) of the Act.
Proposed Development at Enbrook House,
Sandgate, Folkestone.

TAKE NOTICE that application is being made to the Shepway District Council by Saga Holidays PLC for planning permission to carry out the following development on the above land namely:- The erection of a building containing flats and apartments together with garages and car parking.

A copy of the application for planning permission and of all plans and other documents relating thereto may be inspected by members of the public at the offices of Cheney & Thorpe, Chartered Architects, The Tramway Stables, Rampart Road, Hythe, Kent, CT21 5BG, at all reasonable hours during the period of 21 days beginning with the date of this Notice.

Any person who wishes to make representations to the above mentioned Council about the application should make them in writing by that date to the Council at Shepway District Council, Ross House, Ross Way, Shorncliffe, Folkestone, Kent.

Signed: Linklaters & Paines

On behalf of: Saga Holidays PLC.

Date: 1st July 1987.

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Ref: RS/BMW 88/1535/SH

Coast Cottage
149 Sandgate High Street
Nr Folkestone, CT20 3DA

Trevor Greening Esq.,
Controller of Technical and
Planning Services
Shepway District Council

24 January 1989

Dear Mr Greening,

Thank you for your letter of 15th January. Just for the record, I phoned at 4.15 pm on Tuesday 17 January to ascertain the office closing hour and left a message with a Secretary that I was in an important meeting, and would not be able to type my draft and leave it before closing time. It was delivered at 8.25 am on 18 January and marked accordingly by the receptionist.

Before I go any further, my previous letters may not have made it clear that the site plan I am specifically referring to, showing all access on Sandgate High Street was marked:

Revised and redrawn from S5/M/203 C 24 August.... major revisions to accord with L.A. recommendations 17 Nov 88. See letter dated 21 Nov 88 Plots 160-163 ~~and~~ Removed and Sandgate Hill access omitted All site access rerouted to Sandgate High Street. 29 Nov 1988.

Obviously this was revision H, as you say, and the plan that was shown to members. How closely they looked at it before the meeting I cannot say. Of course I noted the an inset illustrating the site.

This is the inset with which, among other things, I take issue.

It does not indicate the War Memorial area; it does not indicate Castle Road and ~~Exxxk~~ Lachlan Way on the opposite side of the road which in my letter of 6 January, I described as important feeder roads for residents in Castle Road and for the Castle and Carp Park.

In other words, this sole access to site (the plan shows ^{main} 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. I repeat that I did not hear this portion of my letter read to Councillors. Anyway, from the little that was said by Committee members ^{it would appear} that they were either ignorant of the impact this sole site access would have on the community, and on a conservation area, -- or the matter was already a fait accompli.

Referring to my Paragraph 6 -- the site notice I referred to was a totally different notice in the vicinity of the Coastguard to which I had drawn Cllr Hamer's attention. It had no backing board, and was taped to a lamppost or telegraph pole, or what little remained of it. I hope its state was not representative of others.

Thank you again for all the trouble you have gone to in an attempt to explain the background. Now we can only wait and see whether common sense prevails and a better solution can be found.

Yours sincerely

(Mrs) L. Rene-Martin



**SHEPWAY
District Council**

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

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

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

Date: 19th January 1989

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

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 your letter dated 17th January 1989, which I understand you delivered to my office on 18th January. Since your letter comprises a number of complaints, I will comment on it paragraph by paragraph, although some of the points may have been dealt with in my letter of 13th January,

In paragraph 1 you appear to be complaining that your letter was not reported to the Committee. I can confirm that Mr. Stevenson specifically referred to your letter of objection as "an additional letter of objection". You also seem to be saying that the Members of the Committee were not aware of the proposed vehicular access arrangements for the new development. If you care to refer to page 143 of my report to Committee (enclosed with my letter of 13th January) you will see that that I describe the access arrangements as follows:- "Access to the site is to be taken from Sandgate High Street at a point some 70metres to the west of St. Paul's Church. This new access will serve the new development, Enbrook House and Kent House, and will require the removal of the existing boundary wall to be rebuilt behind the new sight line. A right-hand turning lane from the Folkestone direction is to be incorporated into the highway, also at the Military Road junction."

Page 4 of the supplementary report known as "pink sheets" (also enclosed with my earlier letter) sets out the additional condition required to control the provision of the new junction with the A259. On page 5 of the "pink sheets" a letter is reported from Mr.A.Fisk of 117 Sandgate High Street, which expresses concern with the proposed new entrance to the site. On the same page, the letter of objection from Mrs. Fisk of 117 Sandgate High Street is also reported, stating that she "objects to the proposed single access serving the whole site. Increased traffic would exacerbate the already appalling and hazardous conditions both for pedestrians and traffic in the area. The new entrance would entail the illegal destruction of trees covered by a Tree Preservation Order in a Conservation Area, which has already suffered by the 1987 hurricane."

It is therefore incorrect to state that Members were unaware of the proposed access arrangements. In addition to the above written material, a copy of the proposed road layout drawing was held up for Members at the meeting.

In your paragraph 2 you deplore that Plan S5/M/203C showed the site access in virtual isolation from the surrounding road system. The Definitive Plan, Drawing No. S5/M/203 revision H which was shown to Members, also includes an inset illustrating the site line arrangements. The plan would appear to me to clearly indicate that the sole means of vehicular access is via the new junction with Sandgate High Street, the plan also accurately locates the new junction in relation to St. Paul's Church and the wall at the junction of Sandgate High Street and Military Road.

In your paragraph 3, you complain that I misconstrued the second paragraph of your last letter. In that paragraph you stated "I am not concerned with design or general layout of the flats and houses which I gather are a great improvement and with which certain residents in the vicinity of St. Paul's Church are, in your words, delighted." I did not misconstrue this paragraph, indeed I did not comment on it at all. Most of your letter dated 6th January 1989 concerns two matters. Firstly, your concerns about the publicity arrangements for the proposal, and secondly, your objections to the access arrangements for the new development. The word "development" in the second paragraph of my letter of the 13th January refers to the application which clearly you were against because of its access arrangements, and I dealt with this in more detail in my third paragraph.

The personal comments contained in your third paragraph sadden me, particularly as I went to great trouble to explain the situation to you.

I have dealt with your paragraphs 4 and 5.

In your paragraph 6 you repeat your complaint about the wording of the public notice. The notice was accurately worded and I cannot accept your comment that it represented a "mystification" or was "of such nonchalance as to put anyone off the scent." There was no sinister purpose to the wording of the advertisement which was designed to alert people to the existence of the planning application, so that members of the public could avail themselves of the opportunity to inspect the plans.

In your paragraph 6, you state that you personally only saw one of the site notices. I can confirm that three site notices were posted, one notice was posted on Sandgate Hill, one in Sandgate High Street, and a third was posted in Military Road. Each site notice was sealed in a plastic container, and taped to the lamp post.

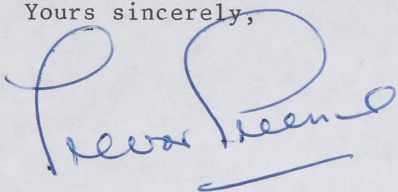
I referred to a bit
of paper about another
application over end of
High St.

In your paragraph 7, you again complain that I have misconstrued the second paragraph of your letter dated 6th January 1989. Following our telephone conversation I called for information on which to respond to your letter of the 6th January (my letter of 13th refers), and have not discussed your letter or conveyed your views directly to officers of my Department or Council Members, but I was most anxious that the points you raised were reported to the Committee on the 10th - as they were.

In paragraph 8, you reiterate your request for a public inquiry, and request more public consultation between the Ministry of Transport, and "those directly affected in this Conservation Area". On the former point, a public inquiry would only be held in the event that planning permission is refused and an appeal is followed through by the applicant, or the application is called in by the Secretary of State before a decision is issued. I am aware that the Sandgate Society has written to the Secretary of State, but I am not in a position to anticipate his response. On your second point, the Department of Transport are being consulted on the principles and details of the proposed highway arrangements, 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.

I hope this clarifies the situation.

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'Peter Green', with a stylized flourish at the end.

Controller of Technical
and Planning Services.

See Plan SS/M/203 C
Amended 29 Nov 1988
as Submitted to Ctee
(Development Control)
10 Jan. 1988.

COPY OF LETTER 17 January 1989

Coast Cottage
149 Sandgate High Street
Near Folkestone, Kent CT20 3DA

Ref: T.G.Greening!RS/BMW 88/1535/SH
Trevor Greening Esq.,
Controller of Technical and
Planning Services
Shepway District Council

17 January 1989
(Delivered as explained to your
Secretary am 18 January)
Tel: (0303) 40360

Dear Mr Greening,

RESIDENTIAL DEVELOPMENT COMPRISING 103 HOUSES AND FLATS, INCLUDING
ROADS AND ASSOCIATED PARKING, ATLAND SITATED BETWEEN ENBROOK HOUSE
AND NO 24 SANDGATE HILL, SANDGATE

Thank you for your letter of 13th January in which you apologise for the fact that my letter of 6 January (delivered 9am 9 January) was not referred to in the 'pink sheets'. I was present in the Public Gallery on the night of the Committee Meeting, 10 January, and did not hear my name mentioned. Nor did I hear any reference to the exact location on Sandgate High Street of the SOLE ACCESS to the estate (submitted 29 Nov.1988) for the benefit of those Councillors who are unfamiliar with the highways and byeways of Sandgate. A Councillor who was present, will bear me out on this.

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

After a good understanding and relationship between us over many years, I am dismayed that you should totally misconstrue the 2nd paragraph of my letter. I can only put this down to pressure of work upon you.

This paragraph stated 'I am not (my underline) concerned with the design or general layout of the flats and houses which I gather are a great improvement and with which certain residents in the vicinity of St.Paul's Church are in your own words 'delighted'.

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, though I do not say for one moment that this was intended. Personally, I do not use the Bus Stop by the proposed 'access' but I have heard of no one who saw any site notice in the vicinity. Referring to another site notice in the vicinity of the Coastguard, this had no backing board and was a torn scrap of paper clinging to a lamp-post by the time I saw it. (Note: this was a site notice in respect of extensions near Admiralty House)

I enclose a copy of my balanced letter to the Herald in July 1987 I gather from Cllr Hamer that you have already conveyed a completely false impression of my views stated in my 2nd paragraph (6 Jan 1989) and possibly to others in your Dept and on the Council. I would be grateful if you would correct these misapprehensions, and let me have a full apology.

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.

Yours sincerely

L.Rene-Martin

Coast Cottage
149 Sandgate High Street
Mr Polkestone, Kent CT20 3DA

Ref: T.G.Greening/TS/BMW/SU/88/1535
No 433

Trevor Greening Esq.,
Controller of Technical and
Planning Services
Shepway District Council

17 January 1989
(delivered as explained to your
Secretary on 15 January)

Tel: (0303) 40360

Dear Mr Greening,

RESIDENTIAL DEVELOPMENT COMPRISING 103 HOUSES AND FLATS, INCLUDING
ROADS AND ASSOCIATED PARKING, AT LAND SITUATED BETWEEN LEBROOK HOUSE
AND NO.74 SANDGATE HILL, SANDGATE

Thank you for your letter of 13th January in which you apologise for the fact that my letter of 6 January (delivered Jan. 9 January) was not referred to in the 'pink sheets'. I was present in the Public Gallery on the night of the Committee Meeting, 10 January, and did not hear my name mentioned. Nor did I hear any reference to the exact location on Sandgate High Street of the SOLE ACCESS to the estate (submitted 29 Nov.1988) for the benefit of those Councillors who are unfamiliar with the highways and byways of Sandgate. A Councillor who was present, will bear me out on this.

I declare that Plan S5/A/205 G 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.

After a good understanding and relationship between us over many years, I am dismayed that you should totally misconstrue the 2nd paragraph of my letter. I can only put this down to pressure of work upon you.

This paragraph stated 'I am not (my underline) concerned with the design or general layout of the flats and houses which I gather are a great improvement and with which certain residents in the vicinity of St Paul's Church are in your words 'delighted'.

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

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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.

Yours sincerely

L.Rene-Martin

a site
notice
in respect
of extensive
beach Admirelly
House

COPY OF LETTER 17 January 1989

Coast Cottage
149 Sandgate High Street
Near Folkestone, Kent CT20 3DA

Ref: T.G.Greening!RS/BMW 88/1535/SH
Trevor Greening Esq.,
Controller of Technical and
Planning Services
Shepway District Council

17 January 1989
(Delivred as explained to your
Secretary am 18 January)
Tel: (0303) 40360

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AND NO 24 SANDGATE HILL, SANDGATE

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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

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I enclose a copy of my balanced letter to the Herald in July 1987. I gather from Cllr Hamer that you have already conveyed a completely false impression of my views stated in my 2nd paragraph (6 Jan 1989) and possibly to others in your Dept and on the Council. I would be grateful if you would correct these misapprehensions, and let me have a full apology.

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.

TOWNHILL Nora. In memory of a dearly missed mother. Love always. Brendan.

TOWNHILL Nora. Passed away Dec 17th 1986. Always in our thoughts. Mollie and John.

TOWNHILL Precious memories of my darling wife Nora died 17-12-86. The light has gone out of my life. Please keep those beautiful Irish eyes smiling on me. Love you forever and always. Bert.

application was made by the undersigned of 19 The Green, Burmarsh, Romney Marsh, Kent to the Betting Licensing Committee for the Petty Sessions Area of Folkestone and Hythe for the grant to me of a Bookmaker's Permit and Betting Office Licence in respect of premises at 35 High Street, Dymchurch, Kent.

Any person who desires to object to the grant of the Permit and Licence should send to the Clerk to the said Betting Licensing Committee within 14 days of the date which this advertisement appears two copies of a brief statement in writing of the grounds of his objection.

DATED the 8th day of December 1988.

Dennis Richard Frisby — Applicant

having regard only to claims and interests of which they have received notice.

STILWELL & HARBY
110 Maison Dieu Road,
Dover, Kent. CT16 1RT.

Director of Law Property and Administration,
Council Offices
Honeywood Road, Whitfield,
DOVER
Kent CT16 3PE

PLANNING APPLICATIONS

ALKHAM: STD/88/01721 Outline — detached bungalow and double garage, Land adjoining Bradsole, Abbey Road;

DENTON WITH WOOTTON: STD/88/01686 Garage/workshop, Nomads, Lodge Lees; STD/88/01697 Replacement Bungalow, Parkwood South, Wootton Lane Wootton.

DOVER: TRE/88/71725 T.P.O. No 1, 1986. Proposed tree felling, Former Eye Hospital Noahs Ark Road. STD/88/01672 Change of use from office to residential accommodation, 15 Marine Court, Dover; STD/88/01696 Extension to Roman Painted House to create a Heritage Centre, land east side of York Street, Dover; STD/88/01699 Extension to house lumsden grinder and test press, Hammond House, Holmestone Road; LBC/88/41711 Alterations to form 5 self-contained flats, 5 Castle Hill Road, Dover;

The above applications within Dover may be seen at The Area Office, Maison Dieu Gardens, Dover and at the Council Offices, Honeywood Road, Whitfield, Dover.

EASTRY: STD/88/01673 Extension, Garland, Gore Road; **EYTHORNE:** STD/88/01666 Dwelling, Site at rear of, 8 Monkton Court Lane; **GUSTON:** STD/88/01676 Formation of new access and erection of new front boundary wall, Arleigh, Dover Road; **HOUGHAM WITHOUT:** STD/88/01683 Outline — dwelling and a garage, Land adjacent to The Old House, The Street; STD/88/01687 Outline — one dwelling, Land adjoining Mead House, West Hougham; STD/88/01712 Outline — bungalow and detached garage, Land North East of High Ridge, Church, Hougham;

LYDDEN: STD/88/01698 Construction of an UHF television relay station, Part of O.S. Plot No 1685 and forming, part of Lydden Court Farm; **NORTHBOURNE:** STD/88/01148 Construction of new factory unit, Broad Lane, Betteshanger;

STD/88/01688 New roof over existing extension, rear dormer, new roof to front dormers and reconstructed front porch, The Pound House, The Street; LBC/88/41636 Rear extension, Redberry Cottage, Northbourne; **PRESTON:** STD/88/01680 Outline bungalow, Land to east of Myrtle Cottage, Mill Lane; STD/88/01681 Dwelling and garage, Plot adjacent to Cocker Corner, Grove Road; **RIVER:** STD/88/01727 Erection of single storey front extension to form cloakroom, porch, 22 Meadway, River; STD/88/01732 Erection of a pair of semi-detached three bedroom houses with garages, Land adjacent to 95 Minnis Lane, River;

SANDWICH: LBC/88/41661 New kitchen, The Guildhall, Sandwich: The above applications within Sandwich may be seen at The Area Office, The Guildhall, Sandwich and at the Council Offices, Honeywood Road, Whitfield, Dover;

ST MARGARETS-AT-CLIFFE: STD/88/01690 Outline — one detached dwelling and replacement garage and parking spaces for Uplands, Uplands, The Droveaway; **TILMANSTONE:** STD/88/01720 Outline — residential development of 6 houses, Danefield House, Tilmanstone; **WHITFIELD:** Erection of new vicarage comprising of a detached four bedroom house with detached single garage, land adjacent to Whitfield Vicarage, Bewsby Cross Lane; **WOODNESBOROUGH:** STD/88/01671 Change of use of ground floor to nursery school, associated car parking and alterations, Little Flemings Farm, Fleming Road; **WORTH:** STD/88/01420 Detached bungalow and double garage, with new garage to Horbury, land rear of Elstan, The Street;

All the above applications may be seen at the Council Offices, Honeywood Road, Whitfield, Dover, to which address any representations to be made should be sent within 14 days marked for the attention of the Chief Planning and Building Control Officer.

It should be noted that any representations received may be made available for inspection by the public, and may be copied as a result of the provisions of the local government (Access to Information) Act 1985. Representations will not be acknowledged until an application has been determined.

Please note that the Council do not accept any responsibility for any incomplete or inaccurate description of any application.

DOVER DISTRICT COUNCIL

CHRISTMAS AND NEW YEAR REFUSE COLLECTION

There will be no collection of refuse between Saturday 24th December 1988 and Saturday 31st December 1988 inclusive.

COLLECTIONS WILL RESUME ON MONDAY 2ND JANUARY 1989.

Plastic sacks can be collected for this period, if required, from the following points:-

DOVER AREA Tower Hamlets Depot
Tower Hamlets Road,
Dover

DEAL AREA Western Road Depot
Western Road, Deal

AYLESHAM AREA Area Office

Householders on normal plastic sack rounds will be left 2 sacks the previous week.

Please put your refuse out by 7.00am, as collection times may vary.

DOVER District Council

DOVER District Council



TOWN AND COUNTRY PLANNING ACTS

CONSERVATION AREA AND LISTED BUILDING

NOTICE is given that an application for planning permission and Listed Building Consent has been received by the Shepway District Council for a proposal to carry out the development mentioned below to a Listed Building in a Conservation Area. The application, 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 development may do so within that period by writing to the Controller of Technical & Planning Services, Ross House, Ross Way, Shorncliffe, Folkestone, CT20 3UP

Ref No Nature of Proposed Development

- Ross House, Ross Way, Shorncliffe, Folkestone**
88/1559/SH Listed building consent for partial demolition of Kent House, at Enbrook House/Kent House, Sandgate.
88/1318/SH Erection of single storey rear extension for use as permanent residential accommodation, at Old Boat House 127 Sandgate High Street, Folkestone.
88/1614/SH Installation of a new shop front, at 6 Guildhall Street, Folkestone.
88/1615/SH Internally illuminated fascia and projection sign at 6 Guildhall Street, Folkestone.
88/1374/SH Renovation of existing first and second floor flat to form self-contained unit at 16 Church Street, Folkestone.
88/1433/SH Change of use from palmist to sandwich bar at 64 The Old High Street, Folkestone.
88/1463/SH Internally illuminated sign at The New Inn, High Street, Elham.
88/1535/SH 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.
88/1596/SH Town Scheme Grant at 38 Sandgate High Street, Folkestone.
88/1655/SH Grant application for repairs at The Rectory, Petham.
88/1761/SH Listed building consent for internal alterations at Postling Court, Postling, Near Folkestone.

Hythe Town Council Offices, Stade Street, Hythe

- 88/1538/SH Formation of entrance porch to Bullaceton, demolition of stabling and re-cladding of double garage with Kent Peg tiles at Forge House and Bullaceton, School Road, Saltwood.
88/1707/SH Change of use to rest home at 3 The Avenue, Hythe.

The Guild Hall, High Street, Lydd

- 88/1710/SH Listed building consent for the erection of an extension to form separate dwelling unit at land at 6 High Street, Lydd.
88/1711/SH Erection of an extension to form a separate dwelling unit at land at 6 High Street, Lydd.
88/1724/SH Listed building grant — replacement windows at 6 Ness Road, Lydd.
88/1748/SH Listed building consent for installation of uPVC replacement windows at Wickham House, High Street, Lydd.
88/1758/SH Erection of extensions at Boxted Lodge, Boarmans Lane, Brookland.
88/1759/SH Listed building consent for the erection of extensions at Boxted Lodge, Boarmans Lane, Brookland.

T. G. GREENING

Controller of Technical and Planning Services
Ross House, Ross Way, Shorncliffe, Folkestone.



14 January 1989

Dear Reggie,

RIDING ROUGHSHOD THROUGH AND OVER SANDGATE

Mr Greening writes to me that the enclosed notice 'does not appear to him to be misleading either by what it says ^{or} ~~of~~ by omission'.

The plan I saw (some inner prompting) shows in the bottom left-hand corner 'All site access rerouted to Sandgate High St' Further the old entrance which served for ye rs and years ~~is~~ on Sandgate Hill, is shown as blocked off by bollards.

Greening says that this was at the behest of the Min. of Transport. I believe it to have been a Local Authority recommendation in the first place.

It seems to me that the purpose of the whole exercise (Development Control Cttee. 10 January*) was to let the public particularly those affected, know as little as possible about what was virtually a fait accompli.

I'm far too busy with the Parliamentary petition etc. But can let you see background papers re: stipulations, safeguards and all the usual eyewash.

This road access only needed the rubber stamp of councillors' approval, many of whom are quite unfamiliar with the highways and byeways of Sandgate.

No doubt a whole lot of other changes will have to come about near the memorial and the Military Road intersection (not to mention little Lachlan Way) in due course.

Everything these days, gives priority and precedence to the needs of the developer, contrary to the needs of longstanding residents and traders, their livelihoods and the amenity of the whole area -- indeed the whole character of Sandgate.

If you feel sufficiently strongly, a good missive should reach the Planning Dept before the 'extension date' of Tuesd 17 Jan.

Love to you both, in great haste

X Proposal
Accepted.

The Controller of Technical
& Planning Services
SDC
Ross House, Ross Way
Folkestone

117 Sandgate High St.
Folkestone
Kent CT20 3BZ

13th August, 1987

Dear Sir,

Planning ref. Nos SE/87/0766 - 0779 inclusive

I wish to protest about the applications for the development of the Enbrook House site.

Trees ^{House} Enbrook is a listed building in wooded grounds where all the trees are covered by a TPO. The plans indicate that wherever new building is proposed the felling of trees would be entailed. Such action would normally be illegal and subject to heavy fines. Are these regulations being lifted for the benefit of the developer?

Building The " 5 buildings up to 8 floors in height containing 177 residential units" (together with 177 garages and 65 parking spaces) would be completely out of character in Sandgate and an eyesore in the context, and would result in a great loss of trees, general woodland and wildlife and of visual amenity.

Access The plans show that the present entrance by the Lodge on Sandgate Hill is to be closed to vehicles and a new "splayed" entrance to a 5.5-m carriage-way is to be made further down the Hill. Sandgate Hill is dangerous by reason of its bends and steepness, and increased traffic coming onto, or out of, it would increase hazards to both pedestrians and vehicles.

Are traffic lights envisaged to enable west-bound vehicles to enter the property?

Sewage and Land Drainage Already a problem for current residents.

The "Sandgate Study" Have recommendations made in the "Sandgate Study" been studied?

Yours faithfully

(Hilda Fisk, Mrs.)

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

SHEPWAY

DISTRICT COUNCIL

Your Ref. RLA/LC/ENB RD/LA
Our Ref. K462/am29.1826/Mr Robertson
Ext. No. 234
Date 5 November 1993

R L Arkell Esq
Managing Director
Saga Housing Limited
The Saga Building
Middelburg Square
Folkestone
Kent
CT20 1AZ

Dear Sir

LAND TO THE NORTH WEST OF ENBROOK HOUSE SANDGATE FOLKESTONE

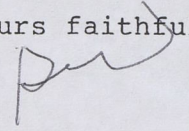
For ease of reference, I enclose a copy of your letter to me dated 2nd March 1993, and a copy of a letter dated 1st November 1993 which I have received from Wimpey, confirming your Company's ownership of all the remaining land shown edged red on the attached plan which is required to complete the Woodland Walk.

I shall be obliged if you will kindly arrange to consider the present position and hopefully agree to transfer the land shown edged red on the plan to the Council, subject to the land not being used for any purpose other than for public open space or public footpath, and to the erection of a wooden post and rail fence along the eastern boundary to your Company's satisfaction and at the expense of the Council.

I am acquainting the Sandgate Society with the present position as the Society is keen to carry out conservation work.

I should be pleased to hear from you.

Yours faithfully


P J Wignall
Chief Assistant Solicitor



P J Wignall,
Chief Assistant Solicitor,
Shepway District Council,
Civic Centre,
Castle Hill Avenue,
Folkestone, Kent CT20 2XY

Your Ref: k462/cp38/Mr Robertson
Our Ref: RLA/LC/Enb Rd/LA

Tuesday, March 2, 1993

Dear Sir,

Re: Land to the North-west of Enbrook House, Sandgate, Folkestone

I refer to your letter of 24th February concerning the possible transfer of land.

You may be aware that we submitted a revised application to amend the existing planning consent for the land off Enbrook Road, including the land to which your letter refers, again with a suggestion that as part of the planning consent, we would enter into an agreement that this land should be transferred to you.

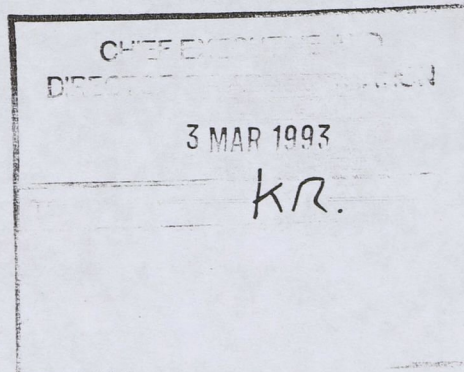
Regrettably, the application was again refused and you may be aware that we have now submitted an appeal against this refusal.

Until the planning position is resolved, I regret that we are unable to make further progress. However, I would be interested to hear whether the transfer from Wimpey Homes Holdings has now been completed.

Yours faithfully,

A handwritten signature in dark ink, appearing to read "R. Arkell", written in a cursive style.

Roger L. Arkell
Managing Director



Saga Housing Limited, The Saga Building, Middelburg Square, Folkestone, Kent, CT20 1AZ
Tel: 0303 857000 Fax: 0303 256676



WIMPEY GROUP SERVICES LIMITED

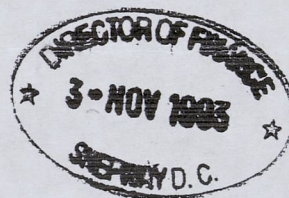
HAMMERSMITH GROVE LONDON W6 7EN
TELEPHONE 081 748 2000 DX 96001 HAMMERSMITH 5 DIRECT LINE 081 846 3248
TELEX 25666/22436 FACSIMILE 081 748 0076
LEGAL DEPARTMENT R W GREY GROUP SOLICITOR

Direct Line Fax No. 081 846 9501

Your reference K462/mek217/
6539/Mr Robertson
Our reference AJG/alj/LEGAL

1st November 1993

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



Dear Sirs,

RE: WOODLAND PARK, ENBROOK PARK, OFF SANDGATE HIGH STREET, KENT

I refer to our previous correspondence regarding the above matter.

I would now inform you that my client company has disposed of this property to Saga Group Limited, of the Saga Building, Middleburg Square, Folkestone, Kent CT20 1AZ. The Solicitors acting for the new owner are Messrs Titmuss Sainer & Webb, 2 Serjeants' Inn, London EC4Y 1LT (reference Ms M Spencer). I shall be grateful if you will address future correspondence to them.

I can also inform you that it was a condition of the sale that the purchaser should transfer the Woodland Area to your Council on request. No doubt you will be in contact with them regarding this.

Yours faithfully,

A J Girling
Solicitor



ISSUED BY THE TUNBRIDGE WELLS DISTRICT

H.M. LAND REG

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.

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
1/1250	0 10 20 30 40 50 60 70 Metres 0 50 100 150 200 250 Feet
1/2500	0 10 20 30 40 50 60 70 Metres 0 50 100 150 200 250 Feet

Martello Tower
(No 5)

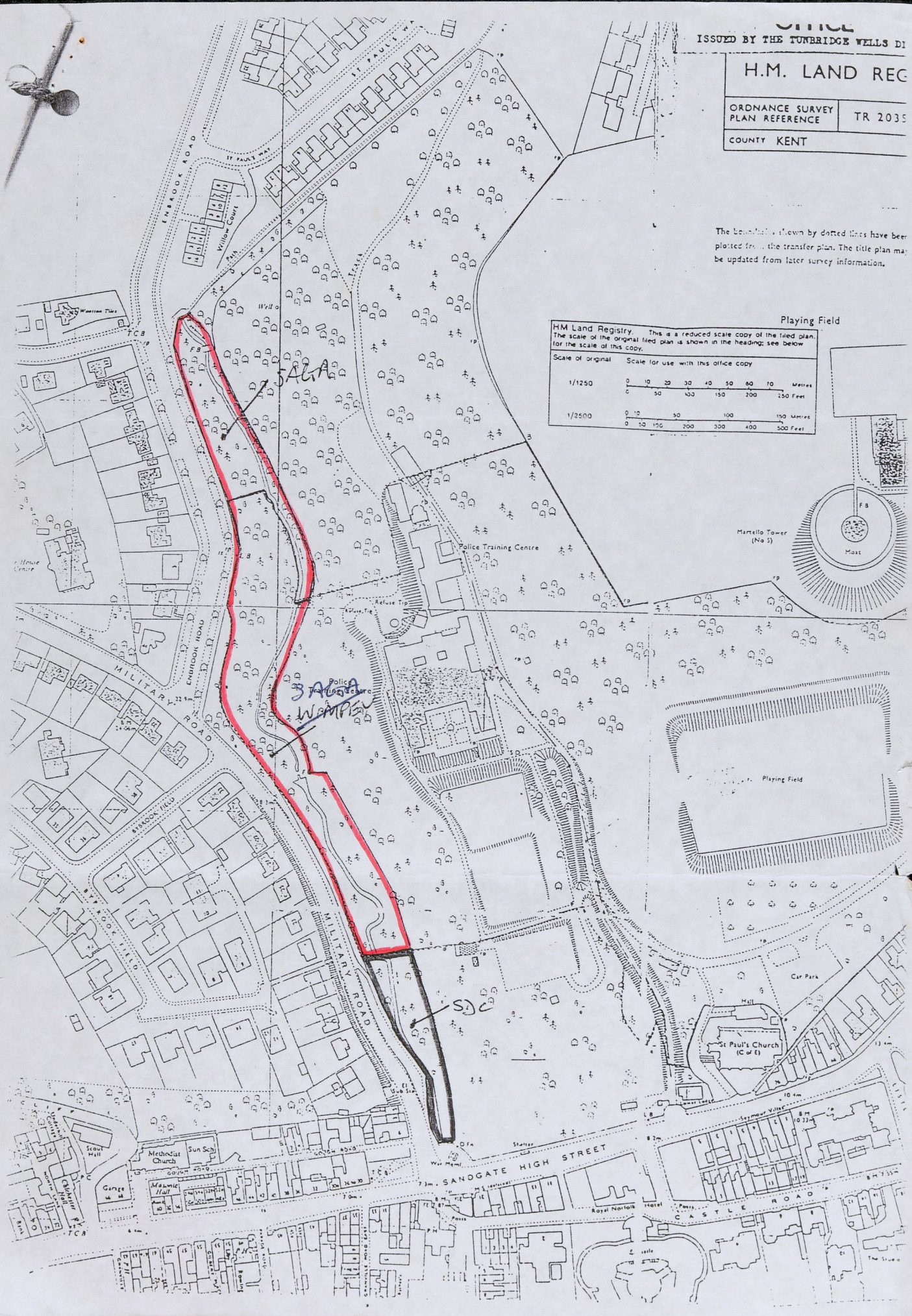
Playing Field

Car Park

St Paul's Church
(C of E)

SANDGATE HIGH STREET

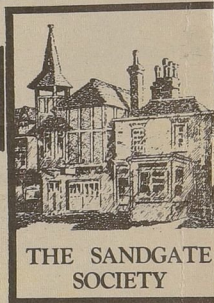
CASTLE ROAD



Opponents of Enbrook House scheme state their case

Why we fight this plan

DECEMBER 4th
1987



THIS is intended to "put the record straight", as far as the Society's view is concerned, and to fully inform the public of the current situation regarding the planning applications which have been made on the site of the old Saga Holidays offices.

When the site was vacated, we asked the planning office if we could be informed of any negotiations with would-be developers interested in acquiring the site.

Reaction was a little guarded, but we knew that a lot of discussion was being held, which we were obviously not to be party to.

This initial contact was in July, 1986 — when drilling rigs appeared in the land behind the houses in Sandgate Hill, and when rumours started flying about.

Uncertainty about the future of the Saga social club, and the public car park to the south of that, also lead us to become more and more nervous about what was to become of the Saga properties.

A public meeting was held in Enbrook House, in June of this year, when no less than 14 applications were presented to the

By Roger Joyce of the Sandgate Society

Society, and to unsuspecting residents who were suddenly faced with the most insensitive and massive development, which was to tower over the High Street, and over their houses.

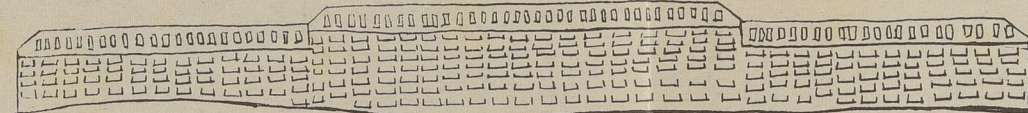
Within a very short time, those details were submitted to the council, and with almost indecent haste, were considered by a planning committee in September.

The confusion shown by the committee, and the disregard for the planning officers' advice and recommendations filled those present in the public gallery with dismay.

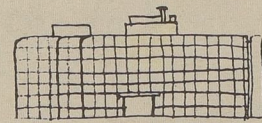
Fortunately, the proposal for 177 flats in blocks up to eight storeys in height was refused, but other parts of the application were granted consent.

Almost immediately, a further amended application was deposited, on October

How the flats compare with local buildings



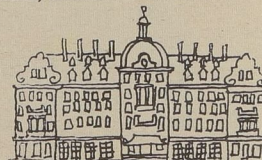
The first proposed flats, Enbrook House site: 875ft long, eight storeys max.



Bouverie House, Folkestone:
225ft long, seven storeys.

1 and, despite the very high feelings which were beginning to mount, the matter was considered at a planning meeting on November 3.

Less than five weeks for a hugely contentious scheme, involving 144 flats in the same blocks, but now five storeys high, but



The Metropole, Folkestone: 225ft
long, seven storeys.

still with their lowest floors at roof level of the houses on Sandgate Hill. It also involves conversion of the Listed Enbrook House, demolition of other buildings, including the lodge on Sandgate Hill, and formation of a new entrance which would mean the removal and rebuilding of over



Wellington Terrace, Sandgate:
200ft.

200 feet of the ragstone walls fronting Sandgate High Street.

Incredibly, despite enormous objections from the Society, and hundreds of angry residents, and against argued and logically set out recommendations of the professional planning officers, recommending

refusal, the scheme was approved almost without dissent from our councillors.

We want to make it clear that the Society is not opposed to development in Sandgate, indeed we work hard to encourage positive and meaningful contributions to the Conservation Areas, nor are we opposed to sensitive development of the Enbrook House site.

It is for this reason that we requested the intervention of the Secretary of State for the Environment, and asked him to call in the application.

The Secretary of State has intervened, and has issued an Article 10 direction which directs Shepway Council not to grant permission without special authorisation.

Disturbed

Shepway have made it clear that, if the minister decides against calling in the application, the decision made on November 3 will stand, but we are disturbed that the planning system is working in this way here in Shepway.

Why ignore the recommendations of officers on such an important site? Why deal with the matter in such a hasty way?

Why ignore the studies which the officers have carried out, which lead them to suggest to the applicants in the pre-submission discussions, that a low-rise development, "appropriate to the surrounding development", would be more acceptable?

And why have the contents of those studies not been made available to councillors and the public alike?

Are we, the amenity societies, and the residents of Shepway to be led along by commercial interests, with blatant disregard for our heritage, the environment and the character of our town and village centres, or are we going to speak out?

For those who care about our environment, it is so frustrating to see the developers of the tunnel, the marina, Enbrook House, and countless other commercially-inspired schemes get their way, with little or no gain for us, the residents of Shepway.

We look to our council leaders to set down policies, and to act on them with determination and vision, but there is so little sign of it happening, especially on the evidence of the Enbrook House affair!



Planning Inspectorate
Department of the Environment

Room 1404 Tollgate House Houlton Street Bristol BS2 9DJ

Telex 449321

Direct Line 0272-218 927
Switchboard 0272-218811
GTN 1374

A/799X/AJB/P

Grove Consultants Ltd
27 Hammersmith Grove
LONDON
W6 7EN

Your reference

SJH-S

Our reference

T/APP/L2250/A/88/108215/P7

Date

26 MAR 90

Gentlemen

TOWN AND COUNTRY PLANNING ACT 1971, SECTION 36 AND 37 AND SCHEDULE 9
APPEAL BY WIMPEY HOMES HOLDINGS LTD
APPLICATION NO:- 88/1298 SH

1. As you know I have been appointed by the Secretary of State for the Environment to determine the above-mentioned appeal. This appeal is against the failure of Shepway District Council to give notice within the prescribed period on an application for planning permission for residential development comprising 107 houses and flats including roads and associated parking on land situated between Enbrook House and 24 Sandgate Hill and north-west of Sandgate Hill, Sandgate, Kent. I have considered all the written representations made on behalf of your client and the Council, by the Charter Trustees of the Town of Folkestone and also those made by interested persons and those representations made directly by other interested persons to the Council and which have been forwarded to me. I inspected the site on Tuesday 1 August 1989.

2. From the representations made and from my inspection of the site I conclude that the main issues in this appeal are firstly, whether or not access as proposed would adversely affect the safety of all forms of traffic on Sandgate Hill and secondly, is the effect of the proposals upon adjoining listed buildings and on the Sandgate High Street and Castle Conservation Area and whether it would preserve or enhance its character and appearance.

3. The proposal, made because conditions attached to permission for an initially identical proposal are judged unsatisfactory, is to sub-divide the topographically complex 10.6 ha grounds of the Grade II listed building of Enbrook House so that the majority remains with the house and the remaining 2.83 ha, comprising much of the south-eastern arm of the grounds, are developed residentially.

4. Enbrook House, a big Cape Dutch style building of the 1970s built onto a core formed by a big mid-19th century country house stands on an L-shaped parcel of high, generally well-wooded land on the corner of Military Road (B2064) with Sandgate High Street (A259) behind the low-lying coastal strip.

5. The appeal site, extending south-east from the vicinity of the south-east corner of the House slopes south and south-south-east towards Sandgate High Street and Sandgate Hill. The site is terraced to some degree and contains a levelled playing field, a walled garden and a wooded area along the south-east edge. Access is obtained from Sandgate High Street and Sandgate Hill.

6. To the north the site is adjoined by woodland and a school in close proximity to Martello Tower No. 5 at a high elevation; to the north-east by a public footpath leading north-west from Sandgate Hill with residential development fronting Sandgate

Hill beyond; to the south-east partly by Sandgate Hill but mainly by older, close packed residential frontage development to Sandgate Hill and including at the south-western end, St Paul's Church and churchyard and a closed-off vehicle access lane and to the south-west by a newly constructed vehicle access from Sandgate High Street and the grounds of Enbrook House. Surrounding development consists of close packed houses and hotels and Sandgate Castle on the coast south of Sandgate High Street and more thinly spread residential development on the hillside south-east of Sandgate Hill.

7. In the 1980 approved Structure Plan, the 1984 Review and Alteration thereto and in the emerging Review and Alteration the policies seek to conserve and enhance the special character of Conservation Areas. The policies of the adopted Folkestone and Hythe Local Plan 1981 and the First Review and Alteration thereto set out in detail the standards sought in the strategic document and in addition seek to ensure that in residential developments of over 0.5 ha adequate landscaping and amenity space is provided and that the advice in the county's Housing Design Guide is followed.

8. In its lifetime Enbrook House has changed from a country home to a home for disabled ex-servicemen, to a Police Training Centre and to, most recently use as offices. This last ceased in 1987 or thereabouts and 15 planning and listed building consent applications were made for a variety of developments of the house and grounds. The Council accept that if the building is to survive conversion and development must occur. To this end a number of planning permissions and listed building consents have been given for development including in the south-east arm of the grounds, permission for the erection of flats in connection with use of Enbrook House and another property (reference 87/1187/SH); permission and consent for residential conversion of the House and another property to 57 units (references 88/1102/SH and 88/1128/SH) and planning permission on an application identical to and made simultaneously with, the appeal application but amended to permit 103 dwellings on the site (reference 88/1535/SH). In addition development of 18 dwellings on the west side of the grounds close to Enbrook Road has been permitted (reference 87/0774/SH).

9. The appeal proposal is for a double-headed cul-de-sac layout with access from Sandgate Hill. Road No. 1, the lower arm serving the southern part of the site is fronted on both sides by detached 2-storey houses grouped together mainly in echelon to the roads. Road No. 2, the higher road, is fronted on its south side and on the western end of the turning head by detached 2-storey and 2/3-storey split-level houses and on its north side by 2 dwellings in a single storey block but mainly by a long 4-storey block of flats with central arch leading to parking extending along the full length of the block.

10. Turning to the first issue regarded by both parties as central to the case. Where it adjoins the appeal site Sandgate Hill, being part of the Folkestone to Honiton trunk road, has a carriageway width of 8.5 m or thereabouts flanked by footways each about 1.8 m wide. The frontage is on the inside of a 12.5 m or so radius curve in the highway and the carriageway slopes from north-east to south-west. The 30 mph speed limit applies.

11. Apart from believing that an assumption of 5-6 rather than 8 vehicle trips per dwelling per day is a reasonable traffic generation figure your clients do not challenge the dimensions of the proposed access to Sandgate Hill set out by the Department of Transport or the analysis made by them in the light of the advice in Departmental Advice Note TA 20/84 and Departmental Standard TD 9/81 and adopted by the Council. Rather they say that the high costs of creating a ghost island or right turning lane on Sandgate Hill outweigh the marginal benefits to road safety that would arise. For my part whether your clients' traffic generation of 642

vehicles per day using the proposed access or the Department's figure of 856 vehicles per day apply, both are appreciably in excess of the 500 vehicles per day access flow figures thought to be the appropriate point where consideration of the installation of a right turning lane in the highway becomes necessary.

12. The geometry of the proposed access gives visibility from a point on its centre line 4.5 m back from the edge of the carriageway of Sandgate Hill sufficient for a design speed of 50 kph (kilometers per hour). Sandgate Hill is a primary highway with a design speed of 70 kph. Visibility from the proposed access is then below the normally accepted standard. The 4.5 m dimension is not inappropriate in a difficult situation where the junction has a simple configuration and is lightly trafficked. Your clients' generation figure falls within the range of light traffic on a junction and to this extent I accept that 4.5 m is an appropriate figure. But the junction geometry is not simple because it is both on the inside of a curve on the highway and where therefore an access is most undesirable and in addition the vertical alignment of the highway is significantly inclined. In these circumstances it seems to me that if the safety of traffic on the trunk road is not to be put at substantially increased risk then a right turning lane is called for. This your clients' proposal does not provide and in my opinion it would be wrong to allow it.

13. The Council do not object in principle to access onto Sandgate Hill. If it is right that planning permission reference 87/1187/SH, which was conditioned in respect of access, was approved with plans showing a right-hand turning lane, then I find no weight in your clients' view that it and the appeal proposal are identical. I accept that the objection to the proposed footway alignment could be overcome by a condition and I noted the precedent upon traffic generation figures brought to my attention.

14. Among the other highway matters raised The Sandgate Society seek a uniflow system with access to the proposed estate from Sandgate Hill and egress through the access built as a replacement to the existing access onto Sandgate High Street. This access is not part of the appeal application but as I observed at my site visit, could easily be connected to the appeal site. I note however that it is not a matter raised by the Council. Whatever might be the merits of such a scheme it seems to me that an access onto Sandgate Hill designed to the standards set out by the Department of Transport would be neither inappropriate nor objectionable or cause any harm.

15. With regard to the second issue, in addition to the listed Enbrook House the appeal site is adjoined by the curtilages of a number of other listed buildings on Sandgate Hill. The grounds of Enbrook House are attractive and in an attractive seaside town. An important element in the townscape is the sharp contrast there is between the dense development on the level and more easily built upon land and the open low-density development on the immediately adjoining hillside land. At its south side the appeal site rises almost vertically from its boundary with the rear curtilages of the houses and the church fronting the A259 and conversely at its north-west corner the site is appreciably higher than Enbrook House. The site is therefore prominent within the grounds of Enbrook House and the area as a whole.

16. The house types proposed are either your clients' standard plans or variations thereon. With the exception of the Type 412 the house plans have been accepted on the approved scheme. With this in mind and in the light of the simple conformation of the Type 412 I can see no reason why they should not be acceptable in this case. However the approved houses are different to the appeal houses because the latter are shown with mock-Tudor treatments to their facades.

17. Enbrook House is set at a substantially lower elevation than the proposed dwellings at the north-east corner of the site. While these houses, especially those on Plots 137-139, would be prominent on the skyline it does not seem to me that they impinge sufficiently upon the listed building to warrant a refusal on this ground. Neither would their effect on the approach to the listed building be so serious as to warrant a refusal because it also seems to me that acceptance of development within the grounds implies a certain and almost unavoidable loss of the setting of the building. However Enbrook House, particularly the original building, is built to an aggressive architectural style. The proposed house facade decorations are emphatic. While the conformation and siting proposed might be acceptable, it is my opinion, that were facades of the design proposed to be placed as proposed in relation to the House the resulting visual discord would undesirably impinge upon the setting of the listed building.

18. At the southern end of the site the church is built in an architectural vein not dissimilar to that of Enbrook House and the nearby houses to the north-east in Sandgate High Street and Sandgate Hill have strong Victorian and design characteristics. The church and the houses occupy the greater parts of their plots with rear faces standing close to and below the high retaining wall forming the boundary. Your clients state that the appeal site is in a substantially elevated location. Thus the proposed houses when seen from the A259 would appear in the trees immediately behind and above the existing development. In large measure such a relationship is acceptable. What is not acceptable, to my mind, is the relationship of the 4 dwellings on proposed Plots 160-163, which by their heights, bulks and locations would significantly obtrude into and overbear the listed buildings to the great harm of their settings and for the same reasons the proposals would also be seriously detrimental to the character and appearance of the Conservation Area.

19. In the light of the close visual inter-action between the site and the surroundings of the A259 highway it seems to me that the impact of the style of decoration chosen for the houses would also obtrude into and detract from the listed buildings with an equally deleterious effect on the character and appearance of the Conservation Area. I do not believe that development as proposed should be allowed to extend in the fashion proposed or that permission should be given in this case.

20. Among the other matters raised in the representations a number of Sandgate Hill residents are concerned with the loss of privacy that development along their boundary would cause. If the proposed dwellings, located at the proposed elevation, are of 2-storeys, it seems to me that, in spite of the echelon layout chosen and trees retained, they would markedly overbear the adjoining properties. In this situation leaving the land open to public access would not to my mind give any greater loss of privacy to those properties.

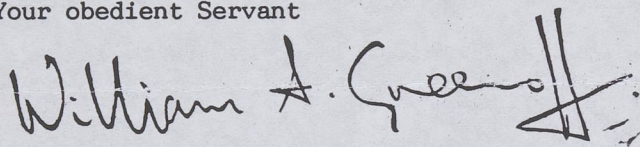
21. The appeal site is extensive and the proposed density of development allows space around and between the buildings. Any shortfall in the standards of road layout, parking provision or other highway matter that may be present in the layout seems to me capable of resolution in one way or another and would not in my view form a reason for refusal. Some adjoining residents are concerned that development as proposed might effect changes in ground conditions putting their homes at risk. There is however no objection on this score by the Council. While I can understand the fears expressed there is no reason to expect why careful design and construction should not overcome any adverse ground conditions met or that they might form a reason why refusal should be made in this case. A number of residents are also concerned with loss of house values and loss of use of the public footpath and some question the need for further houses in an area where many remain unsold. The Vicar of Sandgate brings my attention to an agreement he has with your clients upon

use of that part of the appeal site adjoining the church. While such an agreement is not a matter for my consideration I must say that from my understanding of the evidence and from the information in the drawings accompanying the application, the land in question is not to be built upon and is marked as amenity open space. In consequence I can see no reason why the church's use of that land as described should not continue.

22. I have taken account of all the other matters raised but they are not sufficient to outweigh the considerations that have led me to my conclusions.

23. For the above reasons, and in exercise of the powers transferred to me, I hereby dismiss this appeal and refuse to grant planning permission.

I am Gentlemen
Your obedient Servant

A handwritten signature in dark ink, reading "William A. Greenoff". The signature is written in a cursive style with a large, stylized initial "W" and a prominent flourish at the end.

WILLIAM A GREENOFF DiplArch RIBA
Inspector

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

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.



SHEPWAY
District Council

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

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

↑
Subject to final view D

Mr. Stevenson left the
Council to go to
G.A. Services, Ashford

Development Control Committee - 31st January 1989

of the works to be carried out. The owner has again raised the question of the "temporary" nature of the works as he has a "more elaborate scheme in mind for a new entrance onto The Leas."

The Inspector's decision had been the subject of extensive discussion with the owner and a scheme was presented to the Committee which showed the Design Architect's interpretation of the "reinstatement" requirements. This scheme had been previously discussed and accepted by the owner.

In view of the recent confirmation of the owners willingness to complete the reinstatement it would not appear to be appropriate for the Council to undertake the works itself under Section 91 of the Town and Country Planning Act 1971.

RESOLVED: That the Secretary and Solicitor be authorised to institute legal proceedings under Section 89 of the Town and Country Planning Act 1971 if the works have not been carried out in accordance with Drawing No. G/89/01A within 28 days of the service on the owner of the drawing.

X 94. APPLICATION FOR PLANNING PERMISSION - LAND BETWEEN ENBROOK HOUSE AND 24 SANDGATE HILL, SANDGATE, FOLKESTONE - SH/88/1535 X

REPORT: On 10th January 1989 the Committee resolved to grant planning permission for residential development comprising 103 flats and houses, including roads and associated parking on land situated between Enbrook House and 24 Sandgate Hill, Sandgate, Folkestone subject to conditions, to the final views of the Department of Transport and also to the consultation period for the Conservation Area Notices being extended to 17th January 1989.

Since the Committee considered the application, two further letters have been received as follows:-

The Sandgate Society objects on the following grounds:

1. Grave concern about the revised entrance to Enbrook House
2. Over-intensive development
3. Poor architectural quality (except flats)
4. Unacceptable traffic congestion

Development Control Committee - 31st January 1989

5. Detailed design of access will detract from Conservation Area because of its scale and impact on wall
6. Widespread loss of trees
7. Loss of Sandgate Hill access.

A copy of the objection was sent by the Society to the Secretary of State and to the Department of Transport.

Mrs. L. Rene-Martin objects on the following grounds:

1. She was not named as an objector at the last meeting.
2. Members unaware of access arrangements
3. Drawings misleading in regard to new access
4. Her views have been misconstrued
5. Objects to sole access being from Sandgate High Street
6. Wording of public notices regarding the access "a mystification of such nonchalance as to put anyone off the scent" *though I do not say for one moment that this was deliberately intended. Letter Jan 17 to Greening*
7. Requests public inquiry and public consultation with the Department of Transport.

A second letter from Mrs. Rene-Martin was reported to the meeting suggesting that the layout did not show road junctions in the vicinity of the proposed access and that the Committee may have been unaware of the implications of its decision.

The following observations are relevant and Members are requested to bring to the meeting pages 142-146 of Schedule 3216 circulated with the agenda for the meeting held on 10th January 1989 together with the pink sheets circulated at the meeting.

Sandgate Society

1. The Council's Design Architect advises that the scheme is acceptable in terms of its impact upon the prominent and sensitive site within the Conservation Area.

The Department of Transport raise no objection in principle and final views on access details are awaited.

Development Control Committee - 31st January 1989

The access arrangements use the principle of one already agreed for Enbrook House and thus it is not really a new proposal (SH/87/0770 refers).

2. The Local Planning Authority is committed to the development of the site by virtue of earlier planning decisions. The scheme represents a substantial improvement on the previous scheme and has been the subject of lengthy negotiations aimed at achieving a scheme in keeping with its surroundings.
3. The applicant (a volume house builder) has provided fresh house type designs based upon local design forms in consultation with the Design Architect.
4. The Department of Transport has accepted the principle of the access provision subject to its final detailed comments.
5. The Design Architect advises that the scheme is acceptable in terms of its impact on the Conservation Area.
6. The Land Services and Recreation Manager raises no objection in principle, but advises a detailed tree survey - this would be required by condition.
7. The closure of the Sandgate Hill access is a Department of Transport requirement.

Mrs. L. Rene-Martin

1. Her letter of objection was reported verbally to the Committee as "an additional letter of objection".
2. Members' attention was drawn to the access arrangements in both the main report (page 143) and the pink sheets (pages 4 and 5). The layout plan was held up at the meeting.
3. The layout drawing (S5/M/203/H) shows clearly the access arrangements.
4. Mrs. Rene-Martin's views have not been misconstrued; she objects to the impact of the new access road on the character of the Conservation Area, on traffic safety, on pedestrian safety, and the general amenity of the neighbourhood.

Development Control Committee - 31st January 1989

5. The access provision is as required by the Department of Transport. The Design Architect advises that the access is acceptable in terms of its impact on the Conservation Area.
6. The public notices were accurately worded as in the heading of this report.
7. A public inquiry will only be held if consent is refused and the applicants pursue an appeal to inquiry, or if the Secretary of State "calls in" the application and decides on an inquiry - the Department of Transport is a technical consultee and would not normally enter into correspondence with third parties.

RESOLVED: That the Committee reaffirms its previous decision to grant application for planning permission reference SH/88/1535 subject to conditions and the final views of the Department of Transport.

95. GENERAL RATE FUND - NEW EXPENDITURE PROPOSALS 1989/90

REPORT: The Council has confirmed its commitment to marketing the District as a special place in which to work, live and visit and has provisionally provided substantial additional expenditure next year on promotion and the improvement of the environment. Consequently, most of the resources have been allocated to the Environmental Services Committee, the Leisure Services Committee and the Local Economy Committee.

This Committee has been allocated £10,000 for listed building grants which is the total sum sought for this item. However, the Committee's request for a sum of £70,000 for the compulsory purchase of Listed Buildings in disrepair has not been granted but if any cases arise they will have to be considered individually.

RESOLVED: That the report be received.

96. CONTROL OF ADVERTISEMENTS - 63 HIGH STREET, HYTHE

REPORT: Following the decision of the Committee at this meeting to refuse consent for the retention of an internally illuminated projecting sign at 63 High Street, Hythe, consideration was given to the institution of legal proceedings to secure its removal.

Your Ref.
Our Ref. Mr P Kirby/ER/88/1298/SH
Ext. 438

3rd August, 1989



SHEPWAY
District Council

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

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

Councillor Mrs. S. Simpson, 5c Turketel Road, Folkestone, Kent
Ward Members: Councillors R W Fulford, 13 Alexandra Road, Capel-le-Ferne, Folkestone, E. J. C. Hamer, 131 Sandgate High Street, Folkestone and P J C Ovenden 22 Chalcroft Road, Folkestone.

Town Clerk, Folkestone Charter Trustees, Civic Centre, Folkestone
News Editor, South Kent Newspapers Ltd., Westcliffe House, Westcliff Gardens, Folkestone.

News Editor, Folkestone and Dover Extra, 61 Sandgate Road, Folkestone
Department of the Environment, Tollgate House, Houlton Street, Bristol BS2 9DJ.

The Appellant, Wimpey Holdings Ltd., c/o Grove Consultants Ltd.,
27 Hammersmith Grove, London W6 7EN
and Third Parties:

The Owner Occupiers, Nos. 30-76 (evens), Sandgate Hill, Folkestone
" " " Seaward, St. Stephens Way, Folkestone

Hallett & Co., 11 Bank Street, Ashford, Kent TN23 1DA (Ref 4/ICL/641)

Mr Wallace, Park House, Stelling Minnis.

Kent County Council, South Kent Area Office, 3 Shorncliffe Road,
Folkestone, Kent CT20 2SQ (Ref. SKSB/P/V

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1971 - SECTION 36

APPEAL BY : Wimpey Holdings Ltd.

PROPERTY : Land between Enbrook House and Sandgate Hill, Sandgate

PROPOSED DEVELOPMENT APPLICATION : Residential Development comprising
107 houses and flats including roads and associated parking.

DOE REF : APP/L2250/A/88/108215

APPLICATION REFERENCE : 88/1298/SH

APPEAL STARTING DATE : 2 August, 1989

Appeal has been made to the Secretary of State against the decision of Shepway District Council in respect of the above proposal. The appeal is to be decided on the basis of an exchange of written representations and a site visit by an Inspector, which has taken place.

The Appellant's grounds of appeal, relate to the Council's non-determination of the application and a copy of the application is available for inspection at the Controller of Technical and Planning Services Department, Ross House, Ross Way, Shorncliffe, Folkestone, between the hours of 8.30 a.m. and 5.00 p.m. Monday to Friday inclusive.

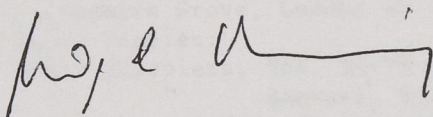
The application subject of this appeal is the original submission of September, 1988, providing a single point of access to the site from Sandgate Hill between Nos. 24 and 28 and includes dwellings immediately to the rear of Nos. 38-70.

Any views that you have expressed on the original proposal will be forwarded to the Department and the Appellant, unless they are expressly confidential, and be taken into account by the Inspector in deciding the appeal.

If you have any additional views which you wish to have taken into account please forward them direct to the Department of the Environment, Room 13/15, Tollgate House, Houlton Street, Bristol, BS2 9DJ, within 28 days of the appeal starting date at the head of this letter. Please note, that your views will be made known to both parties to the appeal.

If you wish to receive a copy of the Department of the Environment's decision letter on the appeal, you should inform them of this fact when writing to them.

Yours faithfully,



for Controller of Technical
and Planning Services

APPSTND

Development Control Committee - 31st January 1989

RESOLVED: That if the existing unauthorised sign at 63 High Street, Hythe, is not removed within one month from the date of the Decision Notice, the Secretary and Solicitor be authorised to institute legal proceedings under Section 109 of the Town and Country Planning Act 1971 requiring its removal.

mk/minutes/dc5

INTRO

Please refer to
C.R.M.

88/1535/SH

LAND BETWEEN ENBROOK HOUSE AND 14 SANDGATE HILL,
FOLKESTONE.

09.09.88

RESIDENTIAL DEVELOPMENT COMPRISING 103 HOUSES AND
FLATS INCLUDING ROADS AND ASSOCIATED PARKING (AS
AMENDED BY PLAN NOS.
605/M/1085/1086/1087/1090/1091/1097/1802, SK9/SK10/S
K11, S605/M/1064, 503/Pl/51 (FLOOR PLANS) DET/13/01,
DET/13/02, SS/M/203H, ES/31/11A, ES/31/16).

WIMPEY HOMES HOLDINGS LTD.,
FORSTAL ROAD,
AYLESFORD,
NR. MAIDSTONE,
KENT.

Class

N.G.Ref: 206 354

CONSULTATIONS

Folkestone Charter Trustees -

Approve.

Highways -

No objection subject to 2.4 metre x 45 degree
pedestrian visibility to be provided and maintained
either side of each access to dwellings; access
drives to be no steeper than 1 in 10; proposed
roads to be constructed to adoptable standards.

Design Architect -

1. The amended application represents a great
improvement over the earlier proposals and
overcomes objections previously expressed:

(a) Development of land between road no 1 and backs
of Sandgate High Street properties now abandoned,
and landscaped area substituted.

(b) Houses south of Road No. 2 developed with
purpose designed A and A type semi-detached
dwellings suitable for steeply sloping site.
Elevations of these very greatly preferable to
previous proposals.

2. In my view the application is now in an
acceptable form and I recommend subject to the
use of good - quality materials appropriate to
this sensitive and prominent site within the
Conservation Area.

Land Services and Recreation Manager -

Comments awaited.

Department of Transport -

Comments awaited.

SPECIAL PUBLICITY

Owner/Occupier Letters sent to 31 neighbours.
Application advertised by means of a site and press notice. Expiry date 6th January 1989.

REPRESENTATIONS

Awaited.

DEVELOPMENT PLAN

Structure Plan Policies BE1-BE4 apply Policies h5, hl3, hl4, cd1, cd2 and cd8 of the Folkestone and Hythe Local Plan First Alterations. The site falls within the Sandgate High Street and Esplanade Conservation Area.

OBSERVATIONS

THE SITE

The site of some 2.83 hectares forms part of the grounds of Enbrook House, to the north of properties along Sandgate Hill and St. Pauls Church, and includes the wooded area of the southern part of the site, the former playing field area and the walled garden.

THE PROPOSAL

Detailed permission is sought for residential development of this site comprising 17 x 3 bed detached houses, 12 x 5 bed detached houses, 4 x 3 bed flats, 44 x 2 bed flats, 24 x 1 bed flats, 1 x 2 bed bungalow and 1 x 1 bed bungalow. Access to the site is to be taken from Sandgate High Street at a point some 70 metres to the west of St. Pauls Church. This new access will serve the new development, Enbrook House and Kent House, and will require the removal of the existing boundary wall to be rebuilt behind the new sightline. A right hand turning lane from the Folkestone direction is to be incorporated into the highway, also at the Military Road junction.

The access road leads into the site following closely the route of the existing road which comes into the site from the east adjacent to no. 28 Sandgate Hill.

Six detached houses are situated on the northern side of the roadway below the bank of the former playing field. The land to the south is to remain undeveloped with the trees retained and a 1 metre wide 'country path' leading through the area.

The road continues to a point behind No. 30 Sandgate Hill where bollards will restrict vehicular access along the existing track.

A further six detached houses are situated to the north of the road, five enclosed by the existing

brick wall, forming the walled garden.

A spine road leads in a westward direction up to the former playing field area, with 8 pairs of semi-detached and one detached house at the top of the embankment, and the four-storey block of flats extending to a length of 113 metres, but broken up in elevation by varying roof heights and forms and use of different materials. Parking for up to 73 vehicles is provided to the rear of the block, reached through a central arch. A further parking area for 8 vehicles is proposed to the east of the flat block, adjacent to the two bungalows which will form part of the show area for the site.

The house-types proposed have been specially designed and are not standardised as is usually the case with large housebuilding firms. The semi-detached properties are of three-storey height to utilise the change in land levels but appear as modest two-storey dwellings when viewed in the street scene.

The large 5-bed houses are of conventional design again utilising change in ground levels to provide a variance in floor levels within the property. An indicative landscaping scheme is illustrated on the drawings which provides for additional interest in the street scene and provides relief for the buildings.

COMMENTS

The current scheme reflects considerable negotiations between the applicants and officers and is now ~~stronger~~ ^{stronger} to be an acceptable development. The area which caused the main concern to local residents is now to remain free from development, and provide a useful buffer between the new houses and those in Sandgate Hill. This also assists the setting of St. Pauls Church. The purpose designed houses for the site take account of the uniqueness of the location and although the flat block will present an imposing landmark in the locality, it represents an improvement over the previously approved scheme (87/1187/SH).

The scheme has evolved through negotiations on a range of layout and design issues. The outstanding matter is the prominence of the dwellings on plots 137, 138 and 139. Their omission, as suggested, would have removed a significant skyline development when viewed from within the site. However the applicants wish to 'soften' this thing out by planting rather than deleting the dwellings.

CONCLUSION - APPROVE

Subject to the consultee responses planning permission be granted with the following conditions:-

1. Standard Time Condition. 0020
2. Before development commences the details of the materials to be used for the external surfaces of the buildings shall be submitted to and approved in writing by the Local Planning Authority.
3. Development shall not begin until the details of the junction between Road 1 and Sandgate High Street have been approved by the Local Planning Authority; and the construction work for the dwellings shall not be occupied until that junction has been constructed in accordance with the approved details to the satisfaction of the Local Planning Authority.
4. The existing accesses shall be closed to vehicular traffic when the new access hereby permitted is brought into use and the highway be reinstated in accordance with the Local Authority's Specification.
5. No dwelling shall be occupied until that part of the access road which provides access to it has been constructed in accordance with the approved plans.
6. The parking areas shall be constructed, surfaced and maintained in a usable state before the dwellings hereby permitted are occupied.
7. No development shall take place until there has been submitted to and approved by the Local Planning Authority in writing, a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development, and full details of proposed boundary treatments.
All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out no later than the first planting and seeding seasons following the occupation of the dwellings or the completion of the development whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.
8. None of the dwellings shall be occupied until works for the disposal of sewage and surface water have been provided to serve the development hereby permitted, in accordance with details to

be submitted and approved by the Local Planning Authority.

9. Details of the new boundary wall to the Sandgate High Street frontage shall be submitted to and approved in writing by the Local Planning Authority before development commences.
10. Standard visibility. 0113
11. Latchgate condition. 0301.

Grounds.

1. In pursuance of Section 41 of the Town and Country Planning Act 1971.
2. To ensure that the Local Planning Authority can exercise proper control over the materials used and the appearance of the buildings when completed.
3. To ensure that the proposed development does not prejudice the free flow of traffic or the conditions of general safety along the neighbouring highway.
4. To confine access to the permitted points in order to ensure that the development does not prejudice the free flow of traffic or the conditions of general safety along the neighbouring highway.
5. To ensure that the proposed development is satisfactorily served in terms of access.
6. To comply with the policy of the Local Planning Authority to ensure that adequate accommodation is provided for motor vehicles and thereby safeguard traffic on the public highway and to enable vehicles to enter and leave the site in a forward gear.
7. In the interests of visual amenity.
8. To ensure an approved standard of development.
9. To ensure an approved standard of development.
10. In the interests of road safety.
11. 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 building, forecourt and services and the adjoining land and buildings, if the land is suitable for such development.

Decision of Committee

Representations -

C.R.M.Lancaster of The Hermitage, Castle Road, Sandgate, expresses concern with the publicity arrangements for the application, and requests that its consideration be postponed.

By virtue of its size, form and design, the development would, if permitted, be detrimental to the visual amenity of the locality and be out of keeping with the existing buildings in the Conservation Area, the character and appearance of which it is desired to conserve and enhance.

Mr.A.Fisk 117 Sandgate High Street expresses concern with the proposed new entrance to the site; the area at present with its complex of roads and a pedestrian crossing is a public danger, any new influx or efflux of vehicles seems unthinkable without a one-way system with traffic lights and the consequent destruction of the garden outside the Old School premises and much of Military Green. The whole scheme represents an abdication of social responsibility by Shepway District Council to the Sandgate residents and to its duty to conserve this special area.

Mrs. Fisk of 117 Sandgate Road objects to the proposed single access serving the whole site. Increased traffic would exacerbate the already appalling and hazardous conditions both for pedestrians and traffic in the area. The new entrance would entail the illegal destruction of trees covered by a Tree Preservation Order in a Conservation Area, which has already suffered by the 1987 hurricane. Why appeal for donations for tree-planting when such vandalism is approved. Concern is also expressed regarding the publicity arrangements.

D.P. Bolyer 6 Castle Road, Sandgate objects on the grounds that this is a Conservation Area. The Council is committed to preserve and enhance conservation areas, and this proposed does neither. If this application is approved, I would support any call for legal action against the Council.

88/1590/SH
p.151

Dixwell Grange Nursing Home, 4 Dixwell Road, Folkestone

Letter from agent requesting that application be deferred to enable a revised scheme to be submitted.

88/1614/SH
p.154
88/1615/SH
p.156

6 Guildhall Street, Folkestone

Consultations -

Folkestone Charter Trustees

We note this is a retrospective application and we would like our design architect's opinion of the bright green and rfd colours which have been used.

Letter from agents who confirm that they do not wish to amend their proposals as they feel that it represents a clean and attractive design that is fully in keeping with the surroundings.

Representations

Letter from Mr.D.N.Edwards, The Old Rectory, St. Mary-in-the-Marsh, objecting to the proposal on the grounds of loss of view and out of keeping with the locality.

88/1516/SH
p.138

39 Tanners Hill Gardens, Hythe

Letter from Mrs. H. Gallagher of 40 Tanners Hill Garddens, Hythe, objecting to the proposed extension on grounds of loss of light and destruction of a hedge belonging to her, and also stating that the development will involve land in her ownership which she has not agreed to sell. Mrs.Gallagher also points out inaccuracies in the plans submitted

88/1535/SH
p.142

Land between Enbrook House and 14 Sandgate Hill, Folkestone

Consultations -

Highways (additional comments)

No objections in principle, however junction arrangement of right turn facility will require amending when views of Department of Transport are known.

A portion of Council owned land is required in order to provide the "splitter island" on the zebra crossing. This matter is to be reported to the next meeting of the Leisure Services Committee. The right turn facility must be provided in its entirety before any works commence. An additional condition is therefore recommended:

Development shall not begin until the details of the road improvements to the A259 to include right hand turning lanes to the new access and Military Road junction have been submitted to and approved by the local planning authority. The approved scheme shall be implemented as the first operation in the development of this site.

The A259 and its junction with Military Road are inadequate to deal with the increased traffic flows generated by the development and therefore requires improvement in the interests of highway safety.

Land Services and Recreation Managwer

Recommends that a detailed survey be carried out showing levels and tree locations, species and conditions of trees to assess the impact of the proposals. There are some fine trees on this site, which have high amenity value. A lot of trees however, are in a poor condition and it is important to save the trees of greatest importance which are not necessarily the largest trees.

Officer Note - Condition 7 refers.

Department of Transport

Require additional details particularly in relation to existing bus stop, need for waiting restrictions and implicati for parking, loading and unloading.