

# Anger at flats scheme

PLANS to knock-down part of an ancient building and build a block of flats in a conservation area met with howls of protest.

The development is planned for Castle Glen, Castle Road, Sandgate, and Shepway councillors are to make a decision on it on Tuesday.

More than 30 outraged locals have written protesting — some concerned their house values will plummet.

Neighbour Jack Williams begged councillors: "Remember what a conservation area is created for and block this."

The building was formerly a rehabilitation centre for people with mental health problems.

The Mental After Care Association (MACA) plans to demolish part of the building to make a road, extend the remainder and convert it into six self-contained flats.

It also wants to build a new, four-storey block of eight flats. Mr Williams said: "A block of flats here can only cause anxiety and distress to people who live nearby."

Raymond Govier, 64, and wife Elizabeth, 63, live next to the site and fear the flats will reduce the value of their home.

Mrs Govier said: "I will lose all privacy. People in the flats will be able to see right into my house. It will ruin our views and make us feel claustrophobic."

"I don't want to go but this will encourage us and others to sell up."

Planning officers admit: "The proposal has potential to cause overlooking which could result in a loss of privacy to neighbouring residents."

The council claims the flats will blend with nearby buildings. But Linda Rene-Martin, of Sandgate High Street, said this was a spurious argument.

Writer and actor Denis De Mame, 60, who has lived in Sandgate three weeks said: "Everyone I've spoken to is against this scheme."

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# Flats idea scrapped

A SCHEME to demolish part of an ancient building in a seaside conservation area and put up a block of flats has been thrown out by council planners.

Councillors visited the site at Castle Glen, Castle Road, Sandgate, before unanimously refusing the application at Tuesday's development control meeting.

Councillor Linda Cufley (Lib Dem, Folkestone Cheriton) led the debate by proposing the application be refused.

She said: "I was concerned about the impact the block would have on the seapace and the way the flats would overlook existing properties. It would be detrimental to the adjoining properties and conservation area."

The building was used as a rehabilitation centre for people with mental health problems but owners, the Mental After Care Association, wanted to knock down part of it to make a road and make six self-contained flats.

It also wanted to build a brand new four-storey block of eight flats.

Neighbours were opposed to the plan which they feared would reduce the value of homes and be detrimental to the area.

Geoffrey Edmunds, chairman of the Sandgate Society, said: "We're very pleased this has been refused. It was an unsuitable and intrusive development in a conservation area and would have damaged the traditional aspects of Sandgate."

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Folkestone Herald  
9 Nov 1995

Phil Kirby said that members approved."

# No flats by sea

FAMILIES are celebrating this week because controversial plans to build a four-storey block of flats near Sandgate seafront have been thrown out.

Residents feared the proposal would have ruined the seapace and the conservation area and argued that the plans were totally inappropriate for the village.

Their battle was won when Shepway council's

development control committee voted unanimously to refuse the planning application.

The decision resulted in applause from concerned people who had packed the public gallery for the meeting.

The plans were for Castle Glen in Castle Road, Sandgate.

The building was formerly used as a centre for people with mental health problems.

EX 24, 17, 11, 95

MRS L. RENÉ-MARTIN  
COAST COTTAGE  
149 SANDGATE HIGH STREET  
NEAR FOLKESTONE  
KENT CT20 3DA

BIG PLANNING BATTLE  
CASTLE GLEN.

1996

~~Mrs RENÉ-MARTIN~~

(44)



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

02 JAN 1996

gen.  
Sigate Society  
**SHEPWAY**  
DISTRICT COUNCIL

My Ref. SY / JI  
Date. 20.12.95

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACTS

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

APPLICATION NUMBER 95/0922/SH

ERECTION OF AN EXTENSION AND REFURBISHMENT OF BUILDINGS FRONTING ONTO CASTLE ROAD TO PROVIDE 10 SELF-CONTAINED FLATS, NEW ARCHWAY TO PROVIDE ACCESS TO COMMUNAL GARDENS AND CAR PARKING AT THE REAR.  
CASTLE GLEN, 22-24 CASTLE ROAD, SANDGATE.

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

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

I would be pleased to receive any observations you may wish to make on this application which should relate to land use considerations, in writing, by 17.01.96. Please address all correspondence, quoting the application number stated above to the Planning Manager at the Civic Centre, Folkestone, the full address is given above.

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

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

Yours Faithfully,  
P. KIRBY.  
Planning Manager.

THE SANDGATE SOCIETY  
C/O ROGER JOYCE  
STOWTING COURT BARN  
STOWTING ASHFORD KENT

RAJ/CRJ/Sandgate Society

26th February 1996

The Planning Manager  
Shepway District Council  
Civic Centre  
Castle Hill Avenue  
FOLKESTONE  
Kent  
CT20 2QY

For the Attention of : The Planning Department

Dear Sirs

CASTLE GLEN 22-24 CASTLE ROAD, SANDGATE  
REF: 95/0922/SH & 95/0923/SH

You recently wrote us a formal letter saying that you had received drawings showing a minor amendment to the above scheme, and after inspection of the plans, members noted that we had not, in fact, been formally notified about the existence of an amended scheme following the earlier refusal. However, it is felt that the revised scheme is an improvement on the earlier one, particularly as there is no independent block proposed at the rear of the site. Hence, The Society does not wish to pass comment on this proposal

REF: 95/0829/SH - CONSERVATION AREA APPLICATION FOR  
DEMOLITION OF RIDGE, HOUSE AND OUTBUILDINGS WITHIN  
THE CURTILAGE.

It is The Society's understanding that such applications for demolition should be accompanied by a valid Planning Application (and Consent) for a replacement building. As none such exists, we assume that consent will **not** be granted for demolition of this building.

REF: 95/0931/SH - LIMELIGHT TEA ROOMS HIGH STREET  
SANDGATE.

The Society has been asked by the applicants, B&J Armon & Co to add our support to their letter to you of 22nd January 1996.

(con't)



We note that the letter majors on the question of parking, and whilst we accept that the use to which this shop is being put requires no special parking provision, The Society, on behalf of the residents of Sandgate remain concerned about the lack of off-street parking which is provided by the Local Authority in the area, and anything which you can do to improve this would be welcomed.

We trust these comments will be regarded as constructive ones.

Yours faithfully

Roger Joyce  
Chairman Planning Sub-Committee Sandgate Society

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

# SHEPWAY

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## DISTRICT COUNCIL

My ref:

SY / JI /95/0922/SH  
Date 06.03.96

Dear Sir/Madam,

Application No. 95/0922/SH

ERECTION OF AN EXTENSION AND REFURBISHMENT OF BUILDINGS FRONTING ONTO  
CASTLE ROAD TO PROVIDE 10 SELF-CONTAINED FLATS, NEW ARCHWAY TO PROVIDE  
ACCESS TO COMMUNAL GARDENS AND CAR PARKING AT THE REAR (AS AMENDD BY  
DRAWING NO. 1701 29 A AND 1701 22 A RECEIVED 11.01.96).  
at  
CASTLE GLEN, 22-24 CASTLE ROAD, SANDGATE.

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

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

Yours faithfully  
P.C. KIRBY.  
Planning Manager.

THE SANDGATE SOCIETY  
C/O ROGER JOYCE  
39 BOUVENIE SQUARE  
FOLKESTONE



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

# SHEPWAY

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## DISTRICT COUNCIL

THE SANDGATE SOCIETY  
C/O ROGER JOYCE  
STOWTING COURT BARN  
STOWTING ASHFORD KENT

APPLICATION NO: 95/0922/SH

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

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

LOWER SANDGATE ROAD,  
FOLKESTONE.

**Messrs. TEMPLE, BARTON & Co.**

Will SELL by AUCTION at the QUEEN'S HOTEL, on THURSDAY, SEPTEMBER 20th, 1906, at Three o'clock in the afternoon, all that charming and attractive Freehold Marine

**R**ESIDENCE, known as "CASTLE GLEN," LOWER SANDGATE ROAD, FOLKESTONE, within five minutes (by Lift) of the fashionable Folkestone Leas Promenade; easy distance of Shops and Church, and fifteen minutes' walk of the Railway Station, immediately facing the sea, with magnificent views of the English Channel and Dungeness Bay, and with a pleasantly shaded and well-shrubbed tennis lawn and garden, from which are steps leading to the beach, together with stabling, yard, and coachman's cottage. The house and premises occupy an unrivalled position, are substantially built of bricks and stucco with slated roof, with dwarf open wall enclosing open bricked area at front, and are approached directly from the Lower Sandgate road through swing gates to portico entrance, and contains the following arranged accommodation:—On the top floor, which is approached by two staircases, 3 servants' bedrooms (two with fireplaces) and landing with 2 cupboards. On the first floor, which is approached by principal and secondary staircase: 4 principal bedrooms facing south, dressing room, bathroom, 2 bedrooms, and w.c.. On the ground floor: outer hall 16ft. by 7ft., inner hall, 18ft. by 8ft., lofty dining room 23ft. by 12ft. 9in., with covered verandah to garden, tastefully-decorated drawing room 23ft. 9in. by 16ft. 6in., with casement to verandah and garden, library. Enclosed lobby to offices comprising: Housekeeper's room, knife room, kitchen, larder, scullery, passage to stable, yard, and w.c. Commodious cellars in basement. Gas and bells all over the house. The whole forming a most exceptionally choice residential property in this favoured and delightful locality.

The present lease determines by notice at Lady Day next.

For particulars and Conditions of Sale and orders to view, apply to the Solicitors Messrs. Brockman, 48, Sandgate Road, Folkestone; or to the Auctioneers, Messrs Temple Barton and Co. 57, Sandgate Road Folkestone.





Following the Site Meeting on 25th October last, at which 10 members of the Development Control Committee and local residents were present --- and in the light of Planning Policy Guidance No 15 (Sept 1994) issued by the Dept of the Environment and Dept of National Heritage, which subsequently has been brought to my attention, I wish to state my further objections.

These objections are based, *inter alia*, on the manner in which the Blue Planning Assessment circulated to the Committee, omits or distorts important issues.

A **Par 5.0 The Site:**

The southern limit of the Conservation <sup>Area</sup> is not defined. It should be stated that this includes the Seawalk and the beach down to low water mark at mean tides.

**Objection:** Quite apart from any effect on the street scene, the Block 'C' proposal is detrimental to the amenity of many people who enjoy the Seawalk and the beach, and who will be overpowered by an extended mass of high and bulky seafront flats, creeping inexorably westward toward and into the adjoining Conservation area.

B **Par 8.3 Relation of Proposed Block 'C' to Varne Court (to the east):**

- i) **I object** to the misleading and irrelevant suggestion that Block 'C' would be 'related to Varne Court' and 'would interrelate with the height and massing of Varne Court'. This obtrusive block is outside the Conservation Area and is a red herring.

**Note:** Varne Court was recently built on the site of Varne House and Malpas House. Therefore the site development could not be avoided or modified with regard to the open nature of the adjacent Conservation Area composed, predominantly, of old and attractive single-family properties, leading westward to Sandgate Castle and beyond.

- ii) **The Government requirement** (PPG No 15 par 4.18) is that 'general planning standards be applied sensitively in the interests of **'harmonizing new development with its neighbours in the Conservation Area'**.

- iii) **In the absence of any directive to the contrary**, there is no requirement for any development **in** the Conservation Area to relate to an adjacent building (i.e. Varne House) **outside** the Conservation Area.

C **Summary**

The material consideration (PPG No 15 par 4.19), as the Courts have recently confirmed, is that planning decisions must give high priority to the objective of preserving or enhancing the character and appearance of the Conservation Area. This is enshrined in Shepway Draft Policy Plan, BE2, as amended.

**I submit:** that, from all points of view, the present proposal (Block C) is positively harmful and damaging in its context. I trust that the Committee will see fit to refuse the Application and thereby leave the way open to fresh proposals which would be, in effect, far less prejudicial to the Conservation Area.

L René-Martin, Coast Cottage, Sandgate. 30 October 1995

*Linda René-Martin*

Circulation: Chief Planning Officer, Members of the Development Control Committee, Sandgate Ward Councillors, Michael Howard MP, QC and Secretary of State for the *Environment*

*X the*



ENGLISH HERITAGE



P C Kirby  
Planning Manager  
Shepway District Council  
Civic Centre  
Castle Hill Avenue  
Folkestone  
Kent CT20 2QY

Your Ref:

Our Ref:

Direct dial: 0171 973 3167

7 February 1996

Dear Sir

CASTLE GLEN, 22-24 CASTLE ROAD, SANDGATE - PROPOSED DEMOLITION  
AND REDEVELOPMENT AND CONVERSION TO 10 FLATS

Thank you for your letter dated 20 December notifying English Heritage of the applications for conservation area consent and planning permission for the above development. I am sorry not to have been able to respond within the 28 day period, but I hope you will be able to take into account our views. The site is part of the foreshore development at Sandgate and has particular prominence at the junction of Castle Road, and Riviera and Lister Way. Nos 22 and 24 Castle Road are distinctive mid-C19 buildings which make a positive contribution to the character and appearance of the Sandgate Conservation Area. The demolition of the rear parts and the side wing, however, does not appear to be of particular consequence to the preservation of the character of the Conservation Area.

The relationship of the proposed rebuilt 3-storey wing to the existing buildings, Nos 22 and 24, is unsatisfactory. The overall height of this wing should not exceed that of the demolished wing, which already has an overbearing relationship, particularly with No 24. The existing range appears to be 3-storeyed and it should be possible to accommodate 3 storeys without increasing the overall height. In particular the eaves line should be brought down, and it may be beneficial to increase the pitch of the roof enabling serviceable accommodation to be provided significantly within the roof space. Natural Welsh slate would be a more appropriate roofing material and, to break up the overall mass, it would be helpful to introduce vertical accents in the form of chimneystacks, which could also be used to vent the various services required. At 1-100 scale it is impossible to comment on the nature of the details, but the pediment like features above the first floor windows appear out of place. As this new building will very much read as an extension to the mid Victorian buildings, the detailing and materials should match those of the main buildings.



ENGLISH HERITAGE

CASTLE GLEN.

*Copy for Sandgate Society  
(from Mrs. L. René-Martin)*



P C Kirby  
Planning Manager  
Shepway District Council  
Civic Centre  
Castle Hill Avenue  
Folkestone  
Kent CT20 2QY

Your Ref:

Our Ref:

Direct dial: 0171 973 3167

7 February 1996

Dear Sir

CASTLE GLEN, 22-24 CASTLE ROAD, SANDGATE - PROPOSED DEMOLITION  
AND REDEVELOPMENT AND CONVERSION TO 10 FLATS

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The interior planning of the ground floor makes a nonsense of the front elevation of No 24 and ought to be reconsidered. The two castellated porches are key features of No 24, and both should function as doorways. The left hand door seems to be shown as a blind door with planting in front of it, whilst the right hand door becomes a window to a dressing room and presumably, where a front gate would be expected, becomes a solid wall. A development of this nature, providing 10 flats, should surely achieve full restoration of the elevations of Nos 22-24 to Castle Road. 22

The rear and side elevations have less impact on the conservation area, and since there is significant rebuilding, it is appropriate to adopt a more modern idiom. However the horizontal windows on the west elevation have an overtly modern appearance and will be read with the Victorian front elevation. Overall, care needs to be taken to ensure the use of materials of good quality and appropriate detailing.

Yours faithfully

Nicholas Antram  
Historic Areas Adviser  
South East Team, Conservation

Application No: 95/0922/SH

TOWN AND COUNTRY PLANNING ACT 1990

Notification of Grant of planning permission to  
Develop Land

To: THE MENTAL AFTERCARE ASSOCIATION.  
C/O SMITH WREN HERBERT PARTNERSHIP  
1 & 2 THEOBALD COURT,  
BOREHAMWOOD,  
HERTS,  
WD6 4RN.

Take notice that The Shepway District Council, the district planning authority under the Town and Country Planning Acts, HAS GRANTED PERMISSION for the development of land situate at CASTLE GLEN, 22-24 CASTLE ROAD, SANDGATE.

and being  
ERECTION OF AN EXTENSION AND REFURBISHMENT OF BUILDINGS FRONTING ONTO CASTLE ROAD TO PROVIDE 10 SELF-CONTAINED FLATS, NEW ARCHWAY TO PROVIDE ACCESS TO COMMUNAL GARDENS AND CAR PARKING AT THE REAR (AS AMENDD BY DRAWING NO. 1701 29 A AND 1701 22 A RECEIVED 11.01.96).  
referred to in your application for permission for development dated 14.12.95

SUBJECT TO THE CONDITIONS SPECIFIED hereunder:

- 01 The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
- 02 Details in the form of samples of materials to be used shall be submitted to and approved by the District Planning Authority before any development takes place.
- 03 This permission incorporates the details shown on the amended plan nos 1701 22A and 1701 29A received 11.01.96 submitted subsequent to the initial application and the development shall be carried out in accordance with the said plan(s).
- 04 The area shown on the approved plan as car parking or garage spaces shall be adequately surfaced before the premises are occupied and kept available for parking purposes in association with the premises at all times.
- 05 The turning area shown on the approved plans shall be constructed before the premises are occupied, and shall be kept available for use for the turning of vehicles.
- 06 No development shall take place until a scheme of landscaping, has been submitted to and approved by the Local Planning Authority in writing. This scheme 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. All planting, seeding or turfing shown in the approved details of landscaping shall be carried out before the end of the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner. Any trees or plants which die, are removed or become seriously damaged or diseased within a period of 5 years from the completion of the development shall be replaced within the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any other variation.
- 07 (a) Prior to the commencement of the development the applicant shall



obtain a written report from a specialist soil consultant advising on the suitability of the land for the proposed development and identifying any works for stabilising the land and adjoining land and properties, reinforcing the foundations and strengthening the proposed development and any other works (including works of drainage) as may be necessary to ensure the stability of the land, proposed buildings and associated services, and any neighbouring land and buildings. This report shall be submitted to the Local Planning Authority for its consideration and approved before the development commences.

(b) The developer shall carry out such works as are recommended by the consultant and agreed with the Local Planning Authority before any buildings are occupied.

- 08 Details of the means of storing refuse and means of drying washing shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented before any unit of accommodation is occupied and kept available for use.
- 09 Full details of the proposed surface water drainage and sewage disposal arrangements shall be submitted to and approved by the Local Planning Authority before the development commences. The approved scheme shall be carried out prior to the occupation of the buildings and maintained in a functional condition.

#### Grounds:

- 01 As required by Section 91 of the Town and Country Planning Act 1990.
- 02 To ensure that the new work blends satisfactorily with the old.
- 03 For the avoidance of doubt.
- 04 It is necessary to make provision for adequate off street parking to prevent obstruction of the neighbouring highway and safeguard the amenities of adjoining areas.
- 05 To prevent vehicles having to reverse onto the neighbouring highway and in the interests of highway safety.
- 06 In order to protect and enhance the appearance of the area.
- 07 To ensure the best specialist advice is secured in respect of the soil conditions existing on the land, and precautions necessary to ensure stability of the land, and the proposed buildings, forecourt and services and the adjoining land and buildings and to ensure that the necessary works are carried out in the interests of land stability with the avoidance of damage to the approved development and that adjoining.
- 08 For the convenience of residents.
- 09 To ensure proper drainage and avoid pollution of the area surrounding the site.

#### INFORMATIVES

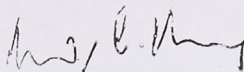
- 01 Any vehicular hardstanding areas should incorporate suitable intercepting facilities to remove potential pollutants before discharge to soakaway or watercourse by agreement.
- 02 A surface water drain runs through the site. This should either be protected during the course of the development or relocated.
- 03 The proposed development lies in an area where the sewerage system receives rainwater from a number of properties and at times of heavy rainfall is subject to surcharging. The provision of sunken parking may be subject to flooding. The drainage system should be connected from the proposed development to a point where capacity exists to serve the development. Please contact David Nuttall at Southern Water Services on 01634 830655 to pursue this matter.
- 04 The Applicant is advised to contact the Shepway Highways Management Unit at Civic Centre, Castle Hill Avenue, Folkestone, Tel: 01303 850388



before commencing work within or adjacent to the public highway.

Dated this 6<sup>th</sup> day of March 1996.

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

A handwritten signature in dark ink, appearing to read 'Mrs. E. King', written in a cursive style.

Planning Manager.

Nicholas Antram Esq.,  
English Heritage, 23 Seville Row  
London W1X 1AB

Coast Cottage  
149 Sandgate High Street  
Near Folkestone  
KENT CT20 3DA

Tel: (0303) 240360

1 February 1996

Dear Mr Antram,

This is to thank you very much for your telephone call late yesterday, and for your continued interest in the fate of Castle Glen. I'm afraid I am never very coherent on the telephone. Curiously enough, I had only yesterday, drafted a letter to you beginning 'Belated thanks for your letter of 23 November and though I regretted not seeing you, I fully realised that your visit to the area, 30 November, left you little time. The main subject of my letter was the Centenary year of the rebuilding of the Sandgate Coastguard (1896) following the extensive damage caused by the 1893 Sandgate Landslip disaster. Indeed, we are still on the move. Notwithstanding, this terrace row of 16 cottages, officer's house, watchroom and boathouse, etc is virtually unbroken, and with its decorative plaster work, scrolls, crown and anchor etc. makes a signal contribution to the street scene on entering the village from the west.

In 1993, I think, the Shepway Conservation Officer approached the DoB with the hope of obtaining a Grade II listing. The request unfortunately was turned down for reason of 'two many changes'. Considering the threats and hazards from trunk road on one side, and the onslaughts of the sea on the other the surprising fact, to my way of thinking is not how much but how little the row has changed.

Following our unexpected talk, I very much appreciate your suggestion of forwarding my renewed plea (together with photos, background) to the right quarter. I hope to let you have this, in the coming week.

My detailed observations on Castle Glen enclosed -- it is all a matter of opinion it seems. Also photo of tesselated approach to present Main Door. Much of it will be built over if present plans go ahead.

Yours sincerely

*Linda René-Martin*  
(Mrs) Linda Rene-Martin

Coast Cottage  
149 Sandgate High Street  
Near Folkestone  
KENT CT20 3DA  
Tel: (0303) 240360

1 February 1996

Mrs Janet R. Innes  
Planning Officer  
Shepway District Council  
Kent CT20 2QY

Dear Mrs Innes,

Your letter 16 January re Application 95/0922SH and 0923 SH

Unfortunately you were not in the office today as I would like to have discussed certain features, including amendments, with you.

Land Use: The south side of Castle Road in the Conservation Area is composed, predominantly of spacious single family residences. The extension and fragmentation of Castle Glen (Nos 22 and 24 but originally built as a single unit) is excessive. I submit that the coachmen's cottage (No 21) be kept as a single family unit. Apart from some highly impractical, narrow town houses with integral garage which no one can sell, there is a real dearth of family homes in Sandgate.

Amendments 1701-22A and 24A as notified 16 January, have highlighted features which are quite out of sympathy with the policy 'to preserve and enhance' particularly on the sensitive Castle Road frontage.

1. Roof line, Central Unit. This now shows a new roof raised considerably above its neighbours (3-storey houses) at Nos 20 and 18. The eaves should be dropped and three dormers (not two as at present) be rearranged accordingly. As to roofing material, Noel Tweddell the well-known town planner strongly favoured slate roofs, especially as viewed from the heights. This would also be in keeping with Nos 20 and 18, rather than red claytiles.
2. I further suggest that, in the event ceiling height has to be lowered on the seaward side, those south facing flats (the two uppermost floors) be redesigned on duplex lines, with rooflights. (See Picardy Hotel, La Touquet). Does English architecture have to be so fuddy-duddy?
3. Main Door, Castle Road The worst feature which has come to my attention is the blocking out of the present dignified main doorway under the west crenellated porch, together with the tessellated pavement approach which Mr Pearson assured me, would have to be preserved. At present, this main doorway leads to a spacious entrance hall and curved staircase to the left. The substitute window looks quite ridiculous in its setting. I suggest that the proposed new doorway adjacent to the former carriage yard, is uncomfortably close to traffic using the archway.

I trust you will bring my comments and objections to the notice of all Committee Members

Yours sincerely *Linda René-Martin*  
(Mrs) L. René-Martin



ENGLISH HERITAGE



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

Our ref:

Your ref:

Direct dial: 0171-973 3167

16 November 1995

Dear Mrs Rene-Martin

CASTLE GLEN, SANDGATE - APPLICATION SH/0675/95

Thank you for your letter of 4 November, which has taken a little time to reach me owing to confusion in the address between English Heritage and the Department of National Heritage.

Shepway District Council notified English Heritage of the proposed development at Castle Glen owing to the fact that local planning authorities are required to notify English Heritage of developments in conservation areas of over 1,000 m<sup>2</sup>. They are not required to consult us on applications to demolish or partly demolish unlisted buildings in conservation areas. The documentation which they sent me was a covering letter together with a set of the architect's drawings for the proposed scheme.

Whilst I do not know the site well, I was able to glean from the drawings that the significant parts of Castle Glen, clearly buildings of townscape merit within the conservation area, were being retained, and that the new building proposed was reasonably sympathetic and did not cause harm to the Conservation Area. It was on this basis that I sent a card stating that English Heritage had no significant comments to make on the proposal, which as you rightly say can be taken as positive or negative. You will appreciate that it is impossible for English Heritage to take a detailed interest in all applications and we have to take a view on whether a development is of sufficient national interest for us to get involved or whether it is a matter that should properly be left to the local authority to determine.

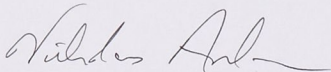
The background information which you mention in your letter was not brought to my attention, and I fully accept that there may well be grounds for resisting the demolition of the rear parts of Castle Glen. Shepway District Council employ a conservation officer (Geoff Pearson) who I would expect to have examined in some detail the existing building and to have formed a view as to whether or not the parts to be demolished make a sufficient contribution to the Conservation Area to argue for retention. By telling the local authority that English Heritage has no significant comments to make, I did not intend to give the view that the proposal was acceptable. It simply states that I do not see a particular need for English Heritage to take a



detailed involvement in the proposal, which should be given proper consideration by the District Council. The District Council has a statutory duty to take into account 'the desirability of preserving or enhancing the character or appearance of the conservation area' when deciding whether or not to permit development.

You do not say in your letter whether or not the applications have been determined. If they have not it would certainly be worth discussing the merits of Castle Glen with Mr Pearson at Shepway District Council. You may also wish to contact the Victorian Society (Head Office, 1 Priory Gardens, Bedford Park, London W4), the National Amenity Society concerned with the preservation of Victorian buildings.

Yours sincerely

A handwritten signature in cursive script, appearing to read 'Nicholas Antram', followed by a long horizontal flourish.

Nicholas Antram  
Historic Areas Adviser  
South East Team, Conservation



GOVERNMENT OFFICE  
FOR THE SOUTH EAST

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

Directorate of Planning

Charles House  
375 Kensington High Street  
London W14 8QH  
GTN: 3570  
Tel: 0171 605 9070  
Fax: 0171 605 9249

Our ref: SEP/12/L2250/08

/ December 1995

Dear Mrs Rene-Martin

1. Thank you for the copy of your letter of 2 November 1995 to the Rt. Hon. Michael Howard, MP, QC, which you sent to the Secretary of State for the Environment regarding an application for development at Castle Glen, 22-24 Castle Road, Sandgate. Your letter has been passed to me for reply.

2. I should explain that local planning authorities (in this case Shepway District Council) have been given the primary responsibility for the day-to-day control of development in their areas. The local authority is generally best placed to make judgements about development control and they have a duty to consider each planning application on its merits, taking into account the development plan for the area, relevant Government policy and any other material considerations such as representations received and the impact on a conservation area, if appropriate. The Secretary of State is generally reluctant to interfere with the way in which local authorities conduct their business and he would normally do so only in the most exceptional circumstances.

3. The Government considers that historic buildings and conservation areas are vitally important to the environmental quality of life, and has resolved to preserve our architectural heritage. Local authorities are in a primary position to protect historic buildings and areas, and in preparing proposals or considering applications which may have an impact on the local environment, they should be mindful of the desirability of preserving and enhancing the appearance of conservation areas. However, the emphasis must be on development control, not prevention, to allow conservation areas to remain alive and prosperous, while ensuring that any new development accords with the area's special architectural and visual qualities.

4. I understand from Shepway District Council that the application was considered at Committee on 7 November 1995 where it was refused, essentially on the grounds that the building



GOVERNMENT OFFICE  
FOR THE SOUTH EAST

contributes to the character of the Sandgate High Street and Castle Conservation Area.

5. As the applicant has a right of appeal to the Secretary of State I cannot make any comment on the merits of the proposals at this stage.

Yours sincerely

*M. Lewis*

PP

Patrick Crown

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

# SHEPWAY

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## DISTRICT COUNCIL

My Ref. SY / JI  
Date. 20.12.95

Dear Sir/Madam,

### TOWN AND COUNTRY PLANNING ACTS

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

APPLICATION NUMBER 95/0922/SH

ERECTION OF AN EXTENSION AND REFURBISHMENT OF BUILDINGS FRONTING ONTO CASTLE ROAD TO PROVIDE 10 SELF-CONTAINED FLATS, NEW ARCHWAY TO PROVIDE ACCESS TO COMMUNAL GARDENS AND CAR PARKING AT THE REAR.  
CASTLE GLEN, 22-24 CASTLE ROAD, SANDGATE.

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

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

I would be pleased to receive any observations you may wish to make on this application which should relate to land use considerations, in writing, by 17.01.96. Please address all correspondence, quoting the application number stated above to the Planning Manager at the Civic Centre, Folkestone, the full address is given above.

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

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

Yours Faithfully,  
P. KIRBY.  
Planning Manager.

THE OWNER/OCCUPIER  
COAST COTTAGE  
149 SANDGATE HIGH STREET  
FOLKESTONE KENT



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

# SHEPWAY

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## DISTRICT COUNCIL

My Ref. SY / JI  
Date. 20.12.95

Dear Sir/Madam,

### TOWN AND COUNTRY PLANNING ACTS

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

APPLICATION NUMBER 95/0923/SH

CONSERVATION AREA CONSENT FOR DEMOLITION OF 1, 2 & 3 STOREY REAR  
EXTENSIONS.

CASTLE GLEN, 22-24 CASTLE ROAD, SANDGATE.

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

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

I would be pleased to receive any observations you may wish to make  
on this application which should relate to land use considerations, in  
writing, by 17.01.96. Please address all correspondence, quoting the  
application number stated above to the Planning Manager at the Civic  
Centre, Folkestone, the full address is given above.

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

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

Yours Faithfully,  
P. KIRBY.  
Planning Manager.

THE OWNER/OCCUPIER  
COAST COTTAGE  
149 SANDGATE HIGH STREET  
SANDGATE FOLKESTONE KENT

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AVAILABILITY OF PLANNING OFFICERS OF  
THE ENVIRONMENTAL SERVICES DEPARTMENT

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

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

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

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

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

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Re Casparley: Soil Survey should apply  
See Southern Water re flooding.  
Retention of period features.

95/0674/SH

**CASTLE GLEN 22-24 CASTLE ROAD, SANDGATE**

6.9.95

**ERECTION OF A FOUR STOREY BLOCK OF EIGHT SELF CONTAINED FLATS WITH BASEMENT PARKING, EXTENSION TO MAIN BUILDING TO FORM SIX SELF CONTAINED FLATS, AND CONVERSION OF THE COTTAGE INTO A DWELLING FOLLOWING PARTIAL DEMOLITION OF THE EXISTING BUILDING.**

THE MENTAL AFTERCARE ASSOCIATION  
25 BEDFORD SQUARE  
LONDON  
WC1B 3HW

C/O SMITH WREN HERBERT PARTNERSHIP  
1 & 2 THEOBALD COURT  
BOREHAM WOOD  
HERTS  
WD6 4RN

**SEE ADDENDUM**

Class D/L

N.G.Ref: 208 351

**1.0 CONSULTATIONS**

- 1.1 Folkestone Charter Trustees -  
We request that this application be called in to the Development Control Committee and furthermore oppose this application on the grounds that this is a Conservation Area.
- 1.2 Highways -  
No objection, details satisfactory.
- 1.3 Conservation/Design -  
This is a reasonable proposal in that it protects the two buildings, which contribute a great deal to the character of the Conservation Area, leaving them intact and manages to develop behind in an architecturally interesting way which will not damage the character of the Conservation Area. The character will be altered, of course, but not detrimentally.  
Subject to materials, no conservation or architectural objection. Architecturally the design draws on traditional form, materials and detail without copying and manages to achieve contextual quality with a modern image.
- 1.4 Land Stability -  
Recommend that the latchgate condition be applied as site is in close proximity to an area liable to landslip as shown on the British Geological Survey.
- 1.5 Environmental Health -  
No objection.
- 1.6 Drainage -  
A surface water drain runs through this site.
- 1.7 Southern Water Services -  
Unfortunately this proposed development lies within an area where the sewerage system receives rain water from a number of properties and at times of heavy rainfall is subject to surcharging. The provision of basement parking may be subject to flooding. The



developer should connect the drainage system from the proposed development to a point where capacity exists to serve the development. If the authority is mindful to grant consent for the development we would wish the consent to be conditional upon the approval of drainage proposals by the Planning Authority. We would wish to be party to any negotiations on the matter.

#### 1.8 Folkestone and Dover Water Services Ltd -

In accordance with the Southern Water Aquifer Protection Policy and the NRA Groundwater Protection Policy, I would comment as follows on the drainage related issues:-

1. No objection to discharging foul water directly to main drainage or sealed cesspool with confirmed emptying arrangements. A revised mode of discharge may require further consultation, dependent on factors such as volume of discharge and locality.
2. No objection to discharging roof water only to soakaway. Any vehicular hardstanding areas should incorporate suitable intercepting facilities to remove potential pollutants before discharge to soakaway or watercourse by agreement.

Any further revisions in respect of this application which may have a bearing on aquifer protection issues should be notified to this company.

### 2.0 SPECIAL PUBLICITY

2.1 Neighbours notified by letter. Expiry date 5 October 1995.

2.2 Advertised on the site. Expiry date 2 October 1995.

### 3.0 REPRESENTATIONS

#### 3.1 Letters of objection received from

Bushnell Shortman Solicitors, on behalf of Mr Jack Williams, White Lodge and 16 Castle Road, Sandgate, Mr R.A. Govier as joint owner of 20 Castle Road, Sandgate, Mrs C.M.D. Defries, The Parsonage, Plaistow, Near Billingshurst, Sussex, Mrs Linda Rene-Martin, Coast Cottage, 149 Sandgate High Street, Mr J.E.E. Williams, Staplehurst Cottage, 14 Castle Road, Sandgate, A.V. & B.V. Jones, 11 Homevale House, Sandgate High Street, Folkestone, Cheryllyn Woolford, The Studio, Castle Road, Sandgate, Paul Woolford, freeholder, The Studio, Castle Road, Sandgate.

Dr A A Govier, 20 Castle Road Sandgate

objecting on the following grounds:

This development is not appropriate in a Conservation Area.

Overlooking

Loss of view

Creeping development along the sea front

Increased traffic

Intrusive and ugly building

Problems with flooding

Loss of amenity

Loss of view of Conservation Area from the sea

Lack of parking space

Unacceptable infill

Precedent

Overshadowing

Loading of site

Overdevelopment

Inadequate access

Loss of light

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#### **4.0 DEVELOPMENT PLAN**

- 4.1 Policies h1, h10, cd1, cd2, cd4, cd8 and s1 of the Folkestone and Hythe Local Plan apply and Policies HO1, HO5, BE1, BE2 and BE7 of the Shepway District Local Plan (Deposit Draft) apply.

#### **5.0 THE SITE**

- 5.1 The site, which extends to 0.15 hectares, lies just within the eastern boundary of the Sandgate High Street and Castle Conservation Area. The site consists of 'U'-shaped building consisting of three distinct parts, number 22 being of three storeys, number 24 being of two storeys and a connecting building to the rear of three storeys in height. There have also been additions to the rear of no. 22 being of two storey construction and a flat roof single storey extension to the rear of the connecting buildings.
- 5.2 The remainder of the land forms the garden area to the property, which is currently used for institutional purposes. The garden is bounded by a 2 metre high brick wall with the beach lying beyond to the south.

#### **6.0 SITE HISTORY**

- 6.1 CH/3/51/11 - Erection of fire escape staircase. Approved 26.2.51.
- 6.2 CH/3/64/51 - Conversion of cottage to form additional accommodation for patients. Approved 18.3.64.
- 6.3 95/0675/SH - Conservation Area consent for partial demolition.

#### **7.0 THE PROPOSAL**

- 7.1 Permission is sought to demolish part of the building on the front of the site, convert the cottage to a dwellinghouse, extend and convert no.22 to six self contained flat units and erect a four storey block of eight self contained flats with basement parking to the rear. The partial demolition on this site is dealt with under report reference 95/0675/SH. It is proposed that the cottage be extended and converted to form a two storey, two bedroom dwellinghouse with kitchen, living and bathroom. Alterations to this building include the erection of a first floor rear extension to form the second bedroom, the installation of a balcony over patio doors at the rear and various minor alterations to windows and doors.
- 7.2 Following the demolition of the rear extension to no.22, it is proposed that a similar sized three storey extension be constructed in order to integrate with the floor heights of the remainder of the building. The whole building would then be converted to 6 no. self contained flats consisting of two flats per floor, the flat to the west consisting of bedroom, living room, kitchen and bathroom, with the flat to the east consisting of three bedrooms, living room, bathroom and kitchen with the ground floor unit having an additional en-suite bathroom and utility room. The extension to this building would consist of a three storey pitched roof extension on the foot print of the previous extension and to the height of the remainder of the building at the front. The walls would be rendered and painted white and the roof would be constructed in slate tiles. Balconies would be provided in the rear elevation to the four upper flats. The elevation to the street scene is almost identical to the existing with only minor alterations to windows and doors and the opening of a gap within the front wall.



- 7.3 The demolition of the rear extension allows for the opening up of an access between 22 and 24 Castle Road which would lead to the rear of the site. The rear of the site would be divided to form gardens to each of the ground floor flats in no.22 and a garden to the Cottage. To the rear of this would be a communal garden area, parking space for ten cars including one garage, a turning head, various landscaping works and bin stores. To the rear of the site at the sea front, it is proposed to erect a four storey block of eight self contained flats (Blocks C) containing a parking area for eleven cars at basement level together with lift shaft. Each flat consists of two bedrooms, kitchen, bathroom and living/dining room with access onto a balcony overlooking the sea. On the ground floor this access is to a terrace which lies above sea level. A ramp would be provided between Varne Court and Block C within the site to enable access to the basement car parking area. It is proposed that Block C would be constructed in brickwork with ceramic tile banding just below roof level and the pitched roof would be constructed in slate.

## 8.0 COMMENTS

- 8.1 The issues in this case are the impact of the proposal on the street scene and the Conservation Area, and the effect of the proposal on neighbouring residents.
- 8.2 With regard to the first issue, Local Plan Policies require the retention of features which enhance the Conservation Area and the removal of features which detract from the Conservation Area. The partial demolition of the least attractive part of the existing building together with the retention of the more attractive buildings on the site frontage fulfil this aim. In addition, the works to extend and alter these buildings involve an improvement to their appearance which would also enhance this part of the Conservation Area.
- 8.3 With regard to the new-build element of this proposal, local plan policies require a high standard of design and materials; the interrelation of the building with existing development; and the retention of the historic pattern of development where it is essential to the character of the Conservation Area. Although the siting of Block C is not in keeping with the historic pattern of development in this area, it would be well related to Varne Court and is unlikely to be prominent in the streetscene of the Castle Road area due to its distance from Castle Road. From the long views of the sea front area, block C would interrelate with the height and massing of Varne Court, which lies immediately adjacent. Block C would be approximately 15 metres in height, whilst Varne Court is approximately 16 metres in height. Block C would be of an interesting modern design which would visually interrelate with existing development in the Conservation area due to the use of traditional materials, form and detail providing a building of architectural quality which would add interest to, rather than detract from, the Conservation Area.
- 8.4 Turning to the second issue, as the site is south facing, the main area that could be overshadowed by this development would be the centre of the site where car parking is proposed. The neighbouring rear gardens are of a very long length and as such would not be more than partially overshadowed at any one time. There may be some loss of light to the western elevation of Varne Court later in the day, but the main windows to the flats are in the south elevation so any loss of light would be negligible. The proposal would however have the potential to cause overlooking to neighbouring properties which could result in a loss of privacy to neighbouring residents. Overlooking could be caused from the kitchen windows in the eastern elevation of block C over bedroom windows in the western elevation of Varne Court and the windows to bedroom 2 in the western elevation of block C have the potential to overlook the rear of no.20 Castle Road. In addition, the windows in the side elevation of the extension to block A, which form secondary windows to the lounge, have the potential to overlook windows in the side elevation of no.20. Interlooking could also be caused within the development between the balcony to the rear of the cottage and the bedroom window to the second floor flat in block A. This problem could be overcome by the removal of the windows from the proposal, the alteration to high level windows or the introduction of screens. The



applicant has been contacted with regard to this matter and amended plans are anticipated in time to be reported to the Committee.

- 8.5 Some neighbouring residents are concerned about the loss of view of the sea. This is not a planning issue, but it is nevertheless the case that each property along Castle Road benefits from wide views across the sea which will be marginally affected as a result of this development. Another concern of residents is the lack of parking space in the area. The existing use was estimated to have a parking requirement of 8 spaces, and as only 2 spaces are available on site, this leaves an existing shortfall of 6 spaces. The proposed development requires 27 spaces of which 21 can be provided on site, which leaves a shortfall of 6 spaces. There will therefore be no change experienced in the shortfall of spaces between the existing and proposed developments, and the 6 spaces which are short could be accommodated by on street by visitors. Thus they are only likely to be occupied for short periods of time, rather than by staff who would occupy the spaces for larger periods of time. The site is also in close proximity to a public transport route which could result in more visitors using public transport and thus not requiring parking spaces. It is not therefore considered that this slight shortfall in spaces would in itself be sufficient to warrant a refusal of planning permission.
- 8.6 It is therefore considered that the proposal would not be detrimental to the Conservation Area, but would enhance it, and that although altering the character of that area and having some impact on the amenities of neighbouring residents it is not considered.

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#### RECOMMENDATION - APPROVE

- |     |   |      |
|-----|---|------|
| 1.  | Standard time   | 101C |
| 2.  | Materials   | 209C |
| 3.  | Amended Plans   | 205C |
| 4.  | Parking   | 303C |
| 5.  | Turning area shown  | 310C |
| 6.  | Within one month of the commencement of the development, details of the proposed garage including elevation plans shall be submitted to and approved in writing by the local Planning Authority.  |      |
| 7.  | Landscaping   | 401C |
| 8.  | Soil stability  | 501C |
| 9.  | Obscured glazing  | 508C |
| 10. | Flat conversions - refuse and drying facilities.  | 516C |
| 11. | Underground ducts   | 411C |
| 12. | The development shall be phased so that either (i) Blocks A, B and C are completed simultaneously; or (ii) work shall not commence on blocks A and B prior to the completion of construction of Block C and the provision of an site car parking therefore. Following completion and occupation of Block C, adequate arrangements shall be made to ensure that the approved car parking spaces are accessible and available for use at all times thought the period of development at Clocks A and B. |      |
| 13. | Drainage.   | 701C |

#### Grounds:

1. As required by Section 91 of the Town and Country Planning Act 1990.
2. To ensure that the new work blends satisfactorily with the old.
3. For the avoidance of doubt.
4. It is necessary to make provision for adequate off street parking to prevent obstruction of the neighbouring highway and safeguard the amenities of adjoining areas.
5. To prevent vehicles having to reverse onto the neighbouring highway in the interests of highway safety.

6. Such details are necessary for the full consideration of the proposal and have not, so far, been submitted.
7. In order to protect and enhance the appearance of the area.
8. To ensure the best specialist advice is secured in respect of the soil conditions existing on the and precautions necessary to ensure stability of the land, and the proposed buildings, forecourt and services and the adjoining land and buildings and to ensure that the necessary works are carried out in the interests of land stability with the avoidance of damage to the approved development and that adjoining.
9. To minimise overlooking onto adjoining properties and maintain privacy.
10. For the convenience of residents.
11. In the interest of visual amenities of the area and the character of the development.
12. To ensure that the development is properly phased and that car parking is available at all times to all persons resident on the site.
13. To ensure proper drainage and avoid pollution of the area surrounding the site.

## **INFORMATIVE**

1. Any vehicular hardstanding areas should incorporate suitable intercepting facilities to remove potential pollutants before discharge to soakaway or water course by agreement.
2. A surface water drain runs through the site. This should either be protected during the course of the development or relocated.
3. The proposed development lies in an area where the sewerage system receives rainwater from a number of properties and at times of heavy rainfall is subject to surcharging. The provision of basement parking may be subject to flooding. The drainage system should be connected from the proposed development to a point where capacity exists to serve the development. Please contact David Nuttall at Southern Water Services on 01634-830655 to pursue this matter.

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The following information was reported on the pink sheets:-

Amended plans received showing alterations to the windows in order to reduce overlooking of adjacent properties.

Copy of a letter from the agents to Southern Water Services regarding drainage problems. They state that there is a combined foul/surface water sewer running down Castle Road and if the proposed development is drained directly into this system, during heavy rainfall there is a potential for the system to surcharge and flood this lower level.

To resolve the problem, the semi basement area can be isolated by using a pumped system or, by running a separate surface water drain into the sea subject to meeting any requirements with regard to discharging surface water into the sea. It has also been agreed with the local planning authority that if the scheme is approved it would be conditional on the installation of an approved drainage system.

## **CONSULTATIONS -**

English Heritage -

Have no significant comments to make.

## **REPRESENTATIONS -**

Letter received from Mrs Linda Rene-Martin referring to her last letter which referred to Sandstone Court which was re-named Riviera Court and asking that her letter be amended.

Letter received from Cluttons as Managing Agents for Varne Court Management Limited, requesting that the following conditions be imposed in order to protect the amenity of the residents who are in close proximity to the proposed development and stating that the suggested



conditions are in line with those enforced by other authorities.

1. The design of the proposed buildings should be such to ensure that no significant overlooking of Varne Court takes place.
2. Provision must be made for adequate resident and visitors car parking within the curtilage of the proposed development. There is already considerable local pressure on car parking especially at weekends.
3. In view of the apparent increase in the number of households, all steps must be taken to ensure that adequate water supply and sewerage facilities are available to serve this development without inconveniencing the existing users.
4. In order to prevent a possible part-developed eyesore, our Clients have requested that a strict time limit of say, 18 months regarding the construction period be imposed.
5. Construction hours should be strictly regulated to normal week day working hours and Saturday mornings.
6. Light pollution should be minimised by strict control of any on-site lights and adequate shielding.
7. Dust pollution should be controlled by appropriate working practices and sheeting.
8. Noise pollution should be minimised by appropriate working practices. In particular radios etc should not be audible.
9. In the interest of both the developers and local residents, strict site security should be insisted on.

A further letter has been received from Bushnell Shortman Solicitors on behalf of Mr Jack Williams of White Lodge and 16 Castle Road Sandgate stressing that the main thrust of their clients argument against the new tower block is that it is totally inappropriate new development for a conservation area, both generally and in particular on this sensitive coastline site. Their client maintains his rigorous opposition to the scheme.

The following information was received after the Pink Sheet was prepared:-

#### REPRESENTATIONS -

Letter received from the Sandgate Society stating that whilst the road frontage would be improved, the quality of the Conversion Area would be eroded by the building at block F; Varne Court does not set a precedent; Block C would be an intrusion in to the visual amenity and character of the area; and the proposal would create an unacceptable increase in the volume and flow of traffic.

Letters of objection received from:-

Mr Dinesh Upadhyaya, 28 Beach Marine, The Riviera, Sandgate,  
Mrs Cherlyn Woolford, The Studio, Castle Road, Sandgate,  
Clare Foster & Phillip Geating, 62 Sandgate Hill, Sandgate,  
Paul Woolford, freeholder, The Studio, Castle Road, Sandgate,  
Mr R.A. Gavier, 20 Castle Road, Sandgate,  
Bushnell Shortman Solicitors, Rye, East Sussex,  
A.V. & B.V. Jones, 11 Homevale House, Sandgate High Street, Folkestone,  
Mr H.H. Munn, 26 Beach Marine, The Riviera, Sandgate,  
Mr & Mrs Chalker, 26 Beach Marine, The Riviera, Sandgate,  
J.E.E. Williams, Staplehurst Cottage, 14 Castle Road, Sandgate,  
Margaret Foster, 23 Castle Road, Sandgate,

objecting on the following grounds:-

- |  |   |
|--|---|
| 1. Objection remains to multi storey block of flats.             | 6 |
| 2. Loss of value of property.                                    | 1 |
| 3. Loss of outlook and views.                                    | 4 |
| 4. Loss of light.  | 3 |
| 5. Overdevelopment.  | 1 |
| 6. Inappropriate development for Conservation Area.              | 5 |
| 7. Adverse affect on neighbours amenity.                         | 1 |
| 8. Contrary to policy BE 7 of Shepway District Local Plan Draft. | 1 |

2



9.	Instability of area.	1
10.	Loss of privacy.	2
11.	Continuing encroachment of development.	1
12.	No objection to conversion of buildings on frontage.	1
13.	Increase in traffic.	2

---

#### ADDENDUM

This application was deferred to enable the Committee to visit the site at 10.30am on Wednesday 25th October 1995.

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Decision of Committee:



APPLICATION NO: 95/0674/SH  
 CASTLE GLENN, 22-24 CASTLE ROAD  
 SANDGATE

Scale 1: 1250

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 Shepway District Council

95/0675/SH

CASTLE GLEN - 22-24 CASTLE ROAD, SANDGATE

6.9.95

**CONSERVATION AREA CONSENT FOR PARTIAL DEMOLITION**

The Mental After Care Association,  
25 Bedford Square,  
London WC1B 3HF

C/O Smith Wren Herbert Partnership,  
1 & 2 Theobald Court,  
Boreham Wood,  
Hertfordshire WD6 4RN

**SEE ADDENDUM**

CLASS D/L

N.G. REF 208 251

**1.0 CONSULTATIONS**

- 1.1 Folkestone Charter Trustees -  
Refer to 95/0674/SH and we object to this partial demolition in a Conservation Area.
- 1.2 Design Architect -  
No Conservation Area or architectural objections.
- 1.3 English Heritage -  
Views awaited.

**2.0 SPECIAL PUBLICITY**

- 2.1 Neighbours notified by letter. Expiry date 5 October 1995
- 2.2 Advertised on the site. Expiry date 2 October 1995.
- 2.3 Advertised in the Press. Expiry date 9 October 1995.

**3.0 REPRESENTATIONS**

- 3.1 Nil

**4.0 DEVELOPMENT PLAN**

- 4.1 Policies cd2 and cd4 of the Folkestone and Hythe Local Plan apply and Policy BE2 of the Shepway District Local Plan Deposit Draft applies.

**5.0 THE SITE**

- 5.1 The site, which extends to 0.15 hectares, lies just within the eastern boundary of the Sandgate High Street and Castle Conservation Area. The site consists of 'U'-shaped building consisting of three distinct parts, number 22 being of three storeys, number 24 being of two storeys and a connecting building to the rear of 3 storeys in height. There have also been additions to the rear of no. 22, being a large 2 storey construction, and a single storey large flat roof extension to the rear of the connecting buildings.



- 5.2 The remainder of the land forms the garden area to the property (which is currently used for institutional purposes). The garden is bounded by a 2 metre high brick wall with the beach lying beyond to the south.

## 6.0 SITE HISTORY

- 6.1 CH/3/51/11 - Erection of fire escape staircase - approved 26.2.51.  
6.2 CH/3/64/51 - Conversion of cottage to form additional accommodation for patients - approved 18.3.64.

## 7.0 THE PROPOSAL

- 7.1 Conservation Area consent is sought to demolish the interconnecting building between nos. 22 and 24, together with the rear extension to this building and the rear extension to no. 22. This proposal should be read in conjunction with application reference 95/0674/SH also reported on this Schedule.

## 8.0 COMMENTS

- 8.1 The issue in this case is the impact of the demolition on the Conservation Area.  
8.2 The building to be demolished cannot be considered to be attractive and does not contribute to the Conservation Area in the same way that the buildings on the site frontage, do. It consists of a virtually blank front wall with a shallow pitch roof and various unattractive mouldings. The rear of this building is also unattractive with a large flat roof dormer extension and flat roof single storey extension. The extension to the rear of no. 22 is of reasonable design but its demolition would allow for a new extension with a better relationship to the floor levels of the existing building. The proposal would open up the site in order to allow access for parking for the proposed development at the front of the site and also for that to the rear of the site (see 95/0674/SH).  
8.3 ~~It is therefore considered that the demolition hereby proposed removes a building which detracts from the Conservation Area and so improves the appearance and character of the Conservation Area in line with policy. Conservation Area consent should therefore be granted.~~  
8.4 This application is reported to Committee due to the comments of the Folkestone Charter Trustees.

---

## RECOMMENDATION - APPROVE

1. Standard time Condition. 101C  
2. The demolition hereby permitted shall not be undertaken before a contract for the carrying out of the work of redevelopment of the site has been made and planning permission granted for the redevelopment for which the contract provides.

### Grounds:

1. As required by Section 91 of the Town and Country Planning Act 1990.  
2. In order to safeguard the appearance of the Conservation Area.

## INFORMATIVE

Please contact Building Control Manager prior to the commencement of demolition on this site.

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The following information was reported on the pink sheets:-

Amended plans received showing alterations to the windows in order to reduce overlooking of adjacent properties.

**CONSULTATIONS -**

English Heritage -

Have no significant comments to make.

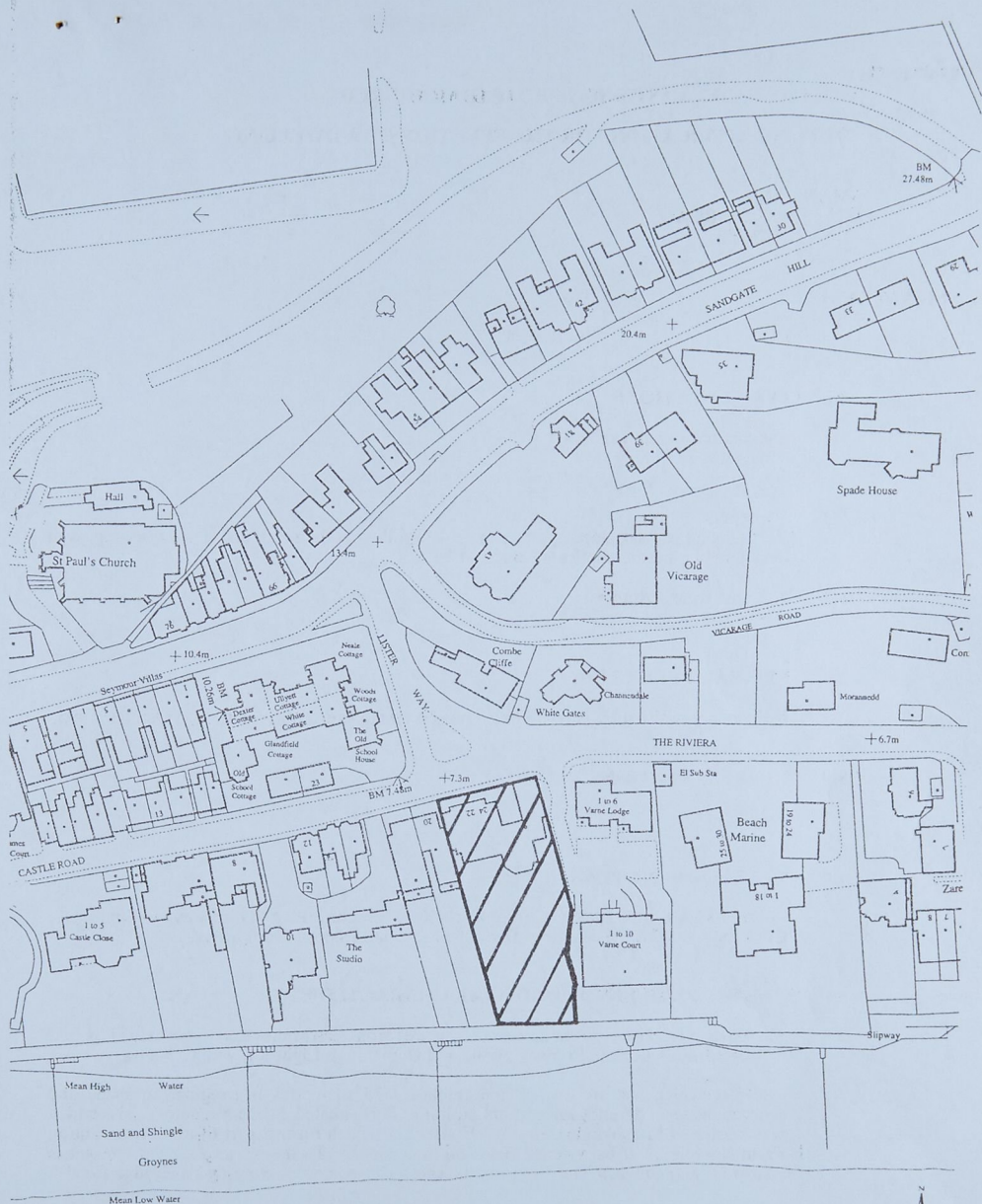
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**ADDENDUM**

This application was deferred to enable the Committee to visit the site at 10.30am on Wednesday 25th October 1995.

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Decision of Committee:



APPLICATION NO: 95/0675/SH  
 CASTLE GLENN, 22-24 CASTLE ROAD  
 SANDGATE

Scale 1: 1250

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95/0709/SH

SUTTON FARM, EASTBRIDGE ROAD, DYMCHURCH

21/9/95

**OUTLINE APPLICATION FOR THE ERECTION OF A DWELLING**

J. PIPER  
MANYANA  
EASTBRIDGE ROAD  
DYMCHURCH  
KENT

**SEE ADDENDUM**

Class D/L

N.G Ref: 097 297

**1.0 CONSULTATIONS**

- 1.1 Dymchurch Parish Council -  
Views awaited.
- 1.2 Highways -  
Recommend refusal, access to site has nil visibility to the south and cannot be improved over land within the applicants control.
- 1.3 National Rivers Authority -  
Views awaited

**2.0 SPECIAL PUBLICITY**

- 2.1 Neighbours notified by letter. Notice posted on the site. Expiry date 16th October 1995.

**3.0 REPRESENTATIONS**

- 3.1 Awaited.

**4.0 DEVELOPMENT PLAN**

- 4.1 Policies ENV1, RS1, RS3(a), RS5 of the Kent Structure Plan (Third Review) and CO1, CO3 and CO13 of the Shepway District Local Plan Deposit Draft apply.

**5.0 THE SITE AND ENVIRONMENTAL CHARACTERISTICS**

- 5.1 The application site is set back some 60 metres from Eastbridge Road approximately 300 metres north east of the Romney Hythe and Dymchurch Light Railway Crossing.
- 5.2 The plot which has an area of approximately 75 sq metres is irregular in shape and accommodates a derelict agricultural building. It is situated adjacent a derelict site which was known as Marshlands Dairy and House, and which formed part of the former Sutton Farm Complex. It has opened fields on three sides. To the western side of the plot is a strip of land between The Barn and the site for three houses fronting Eastbridge Road.

**6.0 PLANNING HISTORY**

- 6.1 The barn has not been the subject of any planning applications although planning permission was granted for the erection of three houses with integral garages following demolition of Marshlands Dairy and House, adjacent to the barn, under reference 94/0063/SH. Application 95/0370/SH, an outline application for the erection of a dwelling at Orgarswick Farm Lane is also relevant.

## **7.0. THE PROPOSAL**

- 7.1 The proposal which is in outline, is for the erection of a new dwelling as a replacement for the applicant's existing bungalow, Manyana, Eastbridge Road, which is likely to be subject to a Blight Notice or Compulsory Purchase Order because it is affected by the route of the new A259 Trunk Road.
- 7.2 In a supporting letter the Applicants state that they need to stay close to their present position because not only do they run their farm at Eastbridge but also a Caravan Park at St. Mary's Road. They also consider that Manyana will not be habitable during the construction works because 11 metres of the front and side garden will be taken to provide drains and soakaways for the road and flyover and will affect access to the property, the domestic water supply and drainage.

## **8.0 COMMENTS**

- 8.1 The issues raised by this proposal are the need for an additional dwelling in the countryside, the appropriateness of the location, access to the site, and the personal circumstances of the applicant.
- 8.2 The Rural Settlement policies of the Development Plan restrict development outside of the settlement boundaries unless it is required in conjunction with a use which demands a rural location or involves the re-use or adaptation of an existing rural building. The application site is some 300 metres north-east of the Dymchurch settlement boundary. The application form states that the dwelling is not an agricultural worker's dwelling and the barn which is of modern construction is not suitable or capable of adaptation. A permission already exists for three detached dwellings fronting Eastbridge Road, adjacent the site.
- 8.3 The application site is some 1.4 kilometres from Orgarswick Farm unrelated to any farm complex and because it does not have a direct road frontage, amounts to backland development. It is unlikely that a dwelling could be accommodated on this site without any adverse impact on existing and proposed frontage development. Delivery vehicles and visitors calling turning and repassing, causing noise and disturbance are normally associated with backland sites.
- 8.4 Access to the site is proposed by way of an existing access to the fields behind the sporadic development of Eastbridge Road. The road is fairly narrow with many bends and restricted visibility. At the present time visibility from this access is poor but will be improved to some extent in a northerly direction, if the three dwellings on the highway frontage are built. Visibility to the south is impaired by trees/shrubs within the curtilage of No. 29 Eastbridge which is not in the applicants ownership or control therefore visibility in this direction cannot be improved. In addition the proposed dwelling could generate 6 to 8 traffic movements a day which is considerably in excess of the daily movements to the arable fields around the application site. The proposal would result in an intensification of use of an already sub-standard access.
- 8.5 Eastbridge Road is to be re-aligned and a bridge carrying it will cross the Bypass. Manyana will be approximately 80 metres to the north of the new A259 and about 60 metres north east of the Eastbridge Road. Dense planting will be carried out on the land between the old and new Eastbridge Road, hedging will be planted to the southern and



eastern boundaries of Manyana with dense planting alongside the bypass. The bridge will affect the visual amenities of Manyana and will create additional traffic noise. However, the planting proposals are designed to lessen the impact of the road and the property is one which has been identified as qualifying for some noise insulation measures. The Highways Agency has agreed to purchase Manyana because of the blight the roads will cause. It is understood, however that they will wish to sell the property once the road works are completed as it is not considered that the impact will be so detrimental to make the dwelling uninhabitable.

- 8.6 The proposal to erect a dwelling on the site of the barn is not required for the purposes of agriculture or for a use which demands a rural location and is therefore contrary to the rural settlement policies. In addition, if permitted, it would be likely to result in an increased use of an already substandard access and would cause loss of privacy and disturbance to existing dwellings by virtue of its backland position. The Applicants wishes to make his home away from the proposed new A259 but this is not considered to be a sufficient reason to override the rural restraint policies that apply in this location.

---

### RECOMMENDATION - REFUSE

1. The proposal is contrary to Policy RS6 of the Kent Structure Plan and Policy RS5 of the Kent Structure Plan (Third Review) which states that development will not normally be permitted in rural Kent other than at the villages and small rural towns unless, inter alia, it is demonstrated to be necessary to agriculture, forestry, the winning or import of minerals or other land use essentially demanding a rural location.
2. The proposal is contrary to Policy ENV 1 of the Kent Structure Plan (Third Review) which states that the countryside will be protected for its own sake. The proposed dwelling will adversely affect the appearance of the countryside in this area and there is no overriding need for the development which outweighs the requirement to protect the countryside.
3. The proposed development would damage the special character and appearance of the area which is located within a local landscape area and the development, if permitted, would be contrary to Policy CO3 of the Shepway District Local Plan Deposit Draft which states that there will be a presumption against such development.
4. Access to the site will result in unacceptable hazards to traffic because of the lack of visibility to the south. The land adjacent the southern side of the proposed access is outside the applicants control and the visibility cannot therefore be improved.
5. The proposal, if permitted, would result in an undesirable form of backland development, detrimental to the residential amenities, privacy and seclusion of occupants of adjoining properties and the future occupants of proposed dwellings in the vicinity of the site by reason of noise and disturbance from the intensified use of the access and activity associated with the establishment of a new residential curtilage on the land.

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### ADDENDUM

The following information was reported on the pink sheet:-

### CONSULTATION -

Dymchurch Parish Council -  
Strongly support the application.



It was reported verbally at the meeting that amended drawings had been received just before the start of the meeting showing the proposed plot closer to existing built development and also with an alternative access. In order to allow consultations to take place on the amendments it was suggested that consideration of the application be deferred.

This application was deferred to enable the Committee to visit the site on Wednesday 25th October 1995 at 11.30am and for consideration of amended plans.

#### **ADDITIONAL COMMENTS**

The Council's Highways Manager has now had an opportunity to consider the revised drawings and has no objection as visibility to the south of the access is satisfactory and improvements shown will assist this. Visibility to the north is however restricted and cannot be improved over land within the Applicants' control. Therefore, the proposal should be restricted until the proposed A259 bypass is built. This will effectively cul-de-sac the road bearing only minimal traffic generation from the adjacent care home.

Given the improved access, and that the Applicants own the property most likely to be affected by activity on the drive, it is not considered that the argument against the proposal on the grounds of backland development are particularly strong. The proposal is however still contrary to policy and planning permission should therefore still be refused.

#### **RECOMMENDATION - REFUSE**

1. The proposal is contrary to Policy RS6 of the Kent Structure Plan and Policy RS5 of the Kent Structure Plan (Third Review) which states that development will not normally be permitted in rural Kent other than at the villages and small rural towns unless, inter alia, it is demonstrated to be necessary to agriculture, forestry, the winning or import of minerals or other land use essentially demanding a rural location.
2. The proposal is contrary to Policy ENV 1 of the Kent Structure Plan (Third Review) which states that the countryside will be protected for its own sake. The proposed dwelling will adversely affect the appearance of the countryside in this area and there is no overriding need for the development which outweighs the requirement to protect the countryside.
3. The proposed development would damage the special character and appearance of the area which is located within a local landscape area and the development, if permitted, would be contrary to Policy CO3 of the Shepway District Local Plan Deposit Draft which states that there will be a presumption against such development.

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Decision of Committee:



APPLICATION NO. 95/0709/SH  
LAND ADJACENT SUTTON FARM  
EASTBRIDGE ROAD, DYMCHURCH

Scale 1: 2500



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95/0724/SH

THE CIVIC CENTRE, CASTLE HILL AVENUE, FOLKESTONE.

26.5.95

PROVISION OF 17 NUMBER ADDITIONAL CAR PARKING SPACES ON THE FORMER SOCIAL CLUB SITE (AS AMENDED BY DRAWING NUMBER 1179/01A RECEIVED 12.10.95).

SHEPWAY DISTRICT COUNCIL  
CASTLE HILL AVENUE  
FOLKESTONE  
KENT CT20 2QY

Class D/x

N.G.Ref: 221 359

## **1.0 CONSULTATIONS**

- 1.1 Folkestone Charter Trustees -  
Providing this is not a suitable location for the homeless feeding station, no objection to car parking.
- 1.2 Highways -  
No objection, details satisfactory.
- 1.3 Folkestone and Dover Water Co. -  
Views awaited.

## **2.0 SPECIAL PUBLICITY**

- 2.1 Neighbours notified by letter. Expiry date 27 October 1995.
- 2.2 Advertised on the site. Expiry date 23 October 1995.

## **3.0 REPRESENTATIONS**

- 3.1 Nil

## **4.0 DEVELOPMENT PLAN**

- 4.1 Policy TR5 of the Shepway District Local Plan (Draft) applies.

## **5.0 THE SITE**

- 5.1 The site is situated on the western side of Castle Hill Avenue and contains the offices of Shepway District Council. The application site relates to the north west corner of the Civic Centre site where the now demolished social club stood. It lies between the existing staff car parking area and the boundary of the site.

## **6.0 SITE HISTORY**

- 6.1 The site has a varied history with the most relevant applications being the following:-



6.2 CH/3/71/295 - Sectional building as social centre - approved 11/10/71.

- |     |              |   |
|-----|--------------|---|
| 6.3 | SH/88/1723 - | Three storey extension to existing offices with 58 new car parking spaces - approved 31/3/89. |
| 6.4 | 91/0823/SH - | Siting of temporary office for a period of two years - approved 31/10/91.                     |
| 6.5 | 95/0480/SH - | First floor extension to form new social club - approved 31/7/95.                             |

## 7.0 THE PROPOSAL

- 7.1 Permission is sought to provide 17 additional car parking spaces on the former social club site. These would be laid out as 8 spaces on the western boundary continuing along from the row of existing spaces; 2 spaces on the northern boundary adjoining existing spaces; and 7 spaces opposite the western boundary with reversing and turning space in between.

## 8.0 COMMENTS

- 8.1 There is a need for additional car parking space for the Civic Centre and an alternative site for the social club has been approved, reference 95/0480/SH. The site lies within the existing car parking area so the main issues in this case are the acceptability of the car parking spaces and turning area in highway terms and the effect of extending the car parking area on adjacent properties.
- 8.2 Each proposed car parking space measures approximately 5 metres x 2.5 metres which complies with the Kent Design Guide. The plans have been amended in order to ensure that adequate turning space is available for all parking spaces. The minimum distance between spaces for reversing is 5.5 metres. The Highways Engineer is satisfied that the parking spaces and turning area proposed are to a satisfactory standard.
- 8.3 To the west of the site lies the access and car parking area to Palting House and to the north of the site is the Manor Barn site which is screened by the trees and bushes on the boundary. The extension of the car parking area is unlikely to significantly increase the impact of the whole car parking area on either the Manor Barn site or the parking area at Palting House. Any noise or disturbance which may arise would be during office hours when Palting House is also open for business. There are no residential properties nearby which would be affected by this proposal.
- 8.4 It is therefore considered that the proposal is acceptable and that planning permission should be granted in this instance.

---

## RECOMMENDATION - APPROVE

- |    |   |      |
|----|---|------|
| 1. | Standard time condition   | 101C |
| 2. | Amended plans (1179/01A received 12/10/95)  | 205C |
| 3. | The area shown on the approved plan as car parking or garage spaces shall be adequately surfaced within one month of the commencement of the development hereby approved and thereafter and kept available for parking purposes in association with the premises. |      |
| 4. | Turning area  | 310C |

### Grounds:

- As required by Section 91 of the Town and Country Planning Act 1990.
- For the avoidance of doubt.

3. It is necessary to make provision for adequate off street parking to prevent obstruction of the neighbouring highway and safeguard the amenities of adjoining areas.
  4. To prevent vehicles having to reverse onto the neighbouring highway in the interests of highway safety.
-





Application No. 95/0724/SH

The Civic Centre      Castle Hill Avenue  
Folkestone

Scale 1: 2500

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Shepway District Council

95/0727/SH

81 NORTH ROAD, HYTHE.

27/9/95

**CHANGE OF USE OF DWELLING TO NURSERY SCHOOL AND FORMATION OF CAR PARK.**

MILLFIELD AND ASHFIELD NURSERY SCHOOLS  
MILLFIELD NURSERY SCHOOL  
3/5 MILLFIELD  
FOLKESTONE  
KENT

C/O ANDERSON & ASSOCIATES LTD  
CHARTERED SURVEYORS  
107 SANDGATE ROAD  
FOLKESTONE  
KENT CT20 2BH

Class D/I

N.G.Ref: 156 349

## **1.0 CONSULTATIONS**

- 1.1 Hythe Town Council -  
Recommend refusal on grounds of parking traffic on a narrow road.
- 1.2 Highways -  
No objection, adequate parking is provided within the site to serve the proposed maximum staff of eight, as per the current parking standard ratio of one space per two members of staff.

With a maximum of 40 children the parking requirement of one space per four children for parent delivery/collection would have to be met on street. The staggered times for care sessions would therefore spread this load throughout the day and not create additional hazards to road users.

- 1.3 Environmental Health -  
There is an objection to this proposal from the Environmental Health (Housing) aspect because of technical unfitness.

## **2.0 SPECIAL PUBLICITY**

- 2.1 Neighbours notified by letter and site notice displayed (expiry 7/11/95).

## **3.0 REPRESENTATIONS**

- 3.1 20 letters of objection have been received from local residents objecting on the following grounds:-

Development in recent years has led to increased traffic in North Road.  
Site on a dangerous bend and hump in the road and opposite junction with Quarry Lane.  
Intrusion of business use into residential area.  
North Road is a busy and dangerous short cut through the northern side of Hythe.  
Use will increase dangers on road.  
Inadequate parking for staff and visitors/additional parking problems in the area.  
Disturbance to local residents from dropping off and children playing.

Increased noise.  
Number of children should be restricted.  
North Road should be made one-way.  
No site notice.

#### **4.0 DEVELOPMENT PLAN**

- 4.1 Policy TR5 of the Shepway District Local Plan Deposit Draft applies.

#### **5.0 PLANNING HISTORY**

- 5.1 CH/4/52/103 - Change of use from private dwelling to private residential nursery for 15 children. Approved 27/11/52.

#### **6.0 THE SITE AND ENVIRONMENTAL CHARACTERISTICS**

- 6.1 This application relates to a large detached house situated on the south western side of north road. It is partly vacant and has six bedrooms on the first floor and within the roof space, and a further four rooms plus large hallway, kitchen and utility rooms on the ground floor.
- 6.2 Outside, at the front, is a 2 metre high vertically close boarded fence on the back edge of the footpath together with a hardstanding and garage on the eastern side closest to the parking area for Moran Court. Along this eastern boundary is a sloping footpath and the western boundary is formed by a hedge approximately 1.8 metres high. To the rear is an overgrown garden which comprises three separate levels.

#### **7.0 THE PROPOSAL**

- 7.1 It is proposed to use the property as a nursery school for between 35 to 38 children under the age of four years. A choice of five periods during the day will be offered to parents, namely:-

*	morning only
*	morning plus lunch
*	afternoon only
*	lunch and afternoon
*	all day long

- 7.2 There will be no weekend or evening use of the building, although one member of staff will live in the accommodation within the roof space. Not more than seven other members of staff will be required.
- 7.3 The ground floor will comprise two classrooms and a baby unit plus a dining room and kitchen together with toilets. The first floor will comprise a ballet/dance room plus two more classrooms and further toilets.
- 7.4 The use of the rear garden will be restricted to the level nearest the house and, when the weather is fine, children would have a 20 minute break in the morning and one more of the same duration in the afternoon which could be taken in the garden.

#### **8.0 COMMENTS**



- 8.1 The main issues in this case are the impact of the appearance of the proposed car parking area on the street scene, the likelihood for disturbance to neighbours and the potential for inconvenience or hazards to traffic using North Road.
- 8.2 The parking area would be partly on the area currently occupied by the garage and forecourt. The remainder would be over approximately half of the front garden. This will significantly open up the front of the property. The car parking area would also be raised due to the fall from the footpath to the front of the house and would be supported by retaining walls. The retaining wall at the rear would be approximately 1.7 metres above ground level. Immediately to the east is the car parking area of Moran Court which is largely formed in the same way as that proposed in this application. There is an opportunity to provide some shrub planting in front of the proposed parking bays and, if the surface is block paved, there is no reason why the area should have a detrimental impact upon the street scene.
- 8.3 Given the various periods of use and the number of children involved, it is not considered that any significant disturbance to neighbours would result from parents dropping off and collecting children. With regard to disturbance from the children's activity, this is unlikely to be a significant problem within the building itself. The opportunity for disturbance is therefore most likely when the children are outside. The applicants have indicated that breaks outside are 20 minutes in the morning and 20 minutes in the afternoon. It would be reasonable to assume, however, that in the summer some additional activities would take place outside. The use of the tiered garden would be restricted to the upper tier nearest to the house. If lessons were to take place outside then it is unlikely that all the children would be outside together and children under four years of age tend to be less noisy than infant school children for example. The degree of annoyance perceived by neighbours is likely to vary according to the sensitivity of the neighbours concerned. There have, however, been no complaints to the Council's Environmental Health section about other nurseries run by this applicant in the district concerning noise, and it is considered that it would be difficult to establish a formal nuisance in such circumstances. Given the hours of use and the fact that there would be no weekend activity (as there could be if the property were converted to flats or used by a large family) then it is considered on balance that the potential for disturbance is not such that planning permission should be refused.
- 8.4 With regard to inconvenience outside the site, there is adequate space within the site to serve the requirements for staff in accordance with the Kent Vehicle Parking Standards. The dropping off and collection of children would have to be on street and the issue is therefore whether this would create hazards to other road users. The staggered times for care sessions would spread this load throughout different times of the day and, given the width of the road at this point, although there is a hump in the road just to the east of the site, it is not considered that, for the limited times involved, a significant problem would arise. Further to the east in North Road, where the road is narrower and without footpaths, a similar use would be unlikely to be acceptable.
- 8.5 Local residents have raised the issue that North Road is busy and is effectively used as the northern by-pass of Hythe. This road is well used and is narrow without footpaths for much of its length. Once again, given the number of children involved and the staggered care hours, it is not considered that there would be such a significant increase in the use of North Road that a refusal of planning permission could be justified.
- 8.6 In conclusion, therefore, the proposed use of the building, if permitted, would be noticeable to residents in the area, particularly as the building has been empty for some time, especially during dropping off and collection times. This type of school, however, provides a much needed service and there would be no non residential use of the building during the evening or weekends. On balance therefore it is not considered that the use would have such a detrimental impact upon residential amenity or road safety that planning permission should be refused.

- 8.7 The Council's Environmental Health Section are concerned about the fitness of the Manager's flat for residential purposes because of the restricted ceiling heights. This matter has been brought to the attention of the Applicants but it is not considered, in the context of the overall use, that planning permission could be refused for this reason.

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#### RECOMMENDATION - APPROVE

1. Standard time condition 101C
2. Prior to the commencement of any work details of the materials to be used for the formation and surfacing of the car parking area shall be submitted to and approved by the District Planning Authority and, upon approval, the car parking area shall be surfaced and laid out in accordance with the approved details before the premises are first used and shall thereafter be kept available for parking purposes in association with the premises at all times.
3. Landscaping 401C
4. Not more than forty children shall be cared for within the building at any one time.
5. The premises shall be used as a nursery school only and for no other purpose falling within Class D1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 without the prior permission of the District Planning Authority.
6. The premises shall only be used for the care of children between 8.00am and 6.00pm Mondays to Fridays and shall not be used on any weekend or bank holiday.

#### Grounds:

1. As required by Section 91 of the Town and Country Planning Act 1990.
2. In the interests of visual amenity and to ensure adequate provision for off street parking to prevent obstruction of the highway and to safeguard the amenities of adjoining areas.
3. In the interest of visual amenity.
4. The site lies adjacent to residential dwellings and has no off street parking provision other than to meet the needs of staff. The Council would therefore wish to consider the implications for residential amenity and highway safety of any increase of numbers of children.
5. The site lies adjacent to residential dwellings and has no off street parking provision other than to meet the needs of staff. The Council would therefore wish to consider the implications for residential amenity and highway safety of any change of use.
6. In the interests of the amenities of the occupiers of adjacent dwellings.

#### INFORMATIVE:

1. It is considered that the use of block paving for the car parking area would be appropriate for this site (see condition 2) and that some shrub planting which would not interfere with sight lines from the car park along the frontage of the site is necessary (see condition 4).
2. The proposed kitchen is considered to be inadequate having a useable area of only 7m2. In view of the limited space available for food preparation there is a risk of "cross contamination". Since the premises will be used to serve a high risk group, ie young children, it is suggested that the existing kitchen should be retained (and upgraded) and the utility room used as a dry goods etc. store for use in conjunction with the kitchen.

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Decision of Committee:





APPLICATION NO. 95/0727/SH  
81 NORTH ROAD, HYTHE

Scale 1: 1250



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Shepway District Council



95/0760/SH

12.10.95

**HARRINGE LANE (LAND ADJOINING) AND COURT LODGE FARM SELLIDNGE.  
ERECTION OF A PAIR OF RADIO MASTS (REVISED APPLICATION).**

THE CHANNEL TUNNEL GROUP LTD  
THE ADELPHI  
JOHN ADAM STREET  
LONDON, WC2N 6ST.

C/O CLUTTONS  
3 BEER CART LANE  
CANTERBURY  
KENT CT1 2NJ

Class D/d

N.G. Ref: 091 380

**1.0 CONSULTATIONS**

- 1.1 Sellindge Parish Council -  
No objections. Query moving of Vodafone mast as noted on plan at back of booklet.
- 1.2 Highways -  
No objection subject to the views of the Highways Agency.
- 1.3 Department of Transport -  
Views awaited.
- 1.4 Union Railways -  
Views awaited.

**2.0 SPECIAL PUBLICITY**

- 2.1 Neighbours notified by letter. Expiry date 10th November 1995.
- 2.2 Site Notice. Expiry date 10th November 1995.

**3.0 REPRESENTATIONS**

- 3.1 Nil.

**4.0 DEVELOPMENT PLAN**

- 4.1 Policy U11 of the Shepway District Local Plan Deposit Draft, policy RS1 of the Kent Structure Plan 1990 and policies RS1 and ENV1, of the Kent Structure Plan Third Review apply. Planning Policy Guidance Notes 7 and 8 also apply.

## 5.0 THE SITE AND ENVIRONMENTAL CHARACTERISTICS

- 5.1 The application sites are located on the western and eastern sides of Harringe Lane, Sellindge between the M20 and the railway line. The western site comprises a large cultivated field immediately to the east of the Sellindge Treatment Works. The site currently contains a telecommunications antennae and transmitter station together with an electricity transformer at its eastern most point adjacent to Harringe Lane. The eastern site forms part of an overgrown embankment adjacent to the bridge over the M20 which falls away towards the motorway.

## 6.0 PLANNING HISTORY

- 6.1 95/0632/SH - Erection of a pair of radio masts and an equipment cabin. Refuse 3rd October 1995.

## 7.0 THE PROPOSAL

- 7.1 This application is for the erection of a pair of masts for use by Eurotunnel. These will comprise a transmitter mast and a receiver mast which will be located adjacent to the M20. The transmitter mast will be approximately 17 metres high, and the receiver mast, approximately 12 metres high. The transmitter mast will also require a repeater cabin which will be located near to the base of the mast. Both masts will be surrounded by stock proof fencing. This application a revision of the previous application and differs from it in that it is intended that the receiver mast will be located on the eastern side of Harringe Lane.
- 7.2 It is intended that the proposed masts will form part of a chain of radio relay stations along the M20. These will be used by Eurotunnel to transmit information to motorists via their car radios. Eventually it is proposed that the service will cover the entire M20 between Maidstone and Folkestone and the A20 from Folkestone to Dover, although the initial phase will only cover only the section between Folkestone and Ashford. It is proposed that a base station transmitter will be located at Stone Farm Saltwood and this will provide coverage for the terminal and the first section of the motorway. That application is reported to Committee under reference 95/0771/SH. Relay stations will be positioned along the motorway where the radio signal decays below an acceptable level. These will receive and retransmit the signal to the next relay station and to motorists. The other relay station proposed will be located at Brabourne Lees in Ashford District.
- 7.3 Eurotunnel are covered by strict radio licensing conditions. The height of the masts is restricted and the output from them has to be very low and is allowed to cover only the road itself with a minimum overspill on either side. As such a series of low powered transmitters are required which must be positioned at approximately 4 kilometre intervals and within 100 metres of the motorway carriageway in order to provide adequate coverage and minimise overspill.
- 7.4 The programmes broadcast from the radio station will provide details of departure of the cross channel services, details of expected delays or other problems affecting the services, details of alternative arrangements, details of road and traffic conditions on the M20 route between Maidstone and Folkestone and on the A20 towards Dover, details of any weather conditions relevant to the crossing and brief information on the means of check-in for users of the various forms of the cross channel transportation and details of facilities available at each terminal.



## 8.0 COMMENTS

- 8.1 Planning Policy Guidance Note 8 provides Government advice on telecommunications developments. This includes radio masts. The Government's general policy is to facilitate the growth of new and existing systems and the Government is also fully committed to environmental objectives. In PPG8 Local Planning Authorities are advised to respond positively to telecommunication development proposals especially where the proposed location is constrained by technical considerations, whilst taking account of the advice on the protection of the urban and rural areas in other PPG's. Authority's should not question the need for the service which the proposed development is to provide. The Government also encourages mast sharing to reduce the numbers of masts being erected and advises that Local Planning Authorities should bear in mind the wider environment benefits - for example if driver information systems ensure the better use of road infrastructure which may outweigh adverse effects.
- 8.2 The main issues relevant to this application are, therefore, the impact of the proposal on the landscape, whether or not this impact overrides the need for the masts, whether there is an alternative technically feasible location which is more suitable in landscape terms and whether or not this application is an improvement on the previous one.
- 8.3 The application site is located outside the built up area of Sellindge where Structure and Local Plan policies normally give priority to the landscape over other planning considerations. Government advice is that account should be taken of the special siting needs of antennae due to their limited range and line and sight requirements.
- 8.4 The need for a radio service to disseminate information about the Channel Tunnel has been identified as a result of recently well publicised delays at the Folkestone Terminal site. The use of the variable message boards on the motorway is not a practical option as they can only display an extremely limited amount of information. Given the requirements of the overspill allowed, the masts have to be located as close as possible to the M20. Also, in order to reduce overspill, only low powered transmitters can be used and this restricts the distance between mast sites. Given that the proposal involves radio waves there is no alternative means of transmitting the signals as radio waves can only travel through the air (as opposed to along cables and line of sight between masts is required).
- 8.5 The proposed masts will be visible from the M20 and from the railway line. The tops of the masts may also be visible from the section of Harringe Lane to the south of the railway bridge and also from the part of Harringe Lane to the north of the railway bridge. However, there is a line of high voltage Seeboard pylons adjacent to the site on the southern side of the railway line, together with a generator station and the proposed masts will be seen against this backdrop. In addition, when viewed from the south the receiver mast will be seen against a backdrop of trees along the boundary with White Lodge which will reduce its visibility. Given that the design of the masts will comprise a single pole with two antennas near the top they will not be particularly prominent when viewed from a distance. It is not considered therefore, that the impact of the masts on the landscape will be significant in this location. The existing mast on the site is a single pole mast and is not suitable for mast sharing, other sites in the vicinity have been investigated but, the technical constraints placed upon the operator by the licence requirements greatly restricts the number of suitable sites. There are other constraints which also affect the choice of a site. The area of Harringe Lane to the north of the M20 contains a number of mature trees which would interfere with the line of sight, therefore a location to the south of the motorway is the only option.
- 8.6 With regard to the final issue, there is an existing Vodafone antennae immediately to the west of Harringe Lane. This cannot be used for mast sharing with Eurotunnel as it is not strong enough to take the additional weight. However as the masts falls within the Union Rail Safeguarding Area it will have to be relocated when the rail-link is constructed. Eurotunnel have stated that they are willing to make their mast available for sharing.



Therefore in the longer term the proposal will only be likely to result in one additional mast, rather than two and will be much less visible than in the previous proposed location as it will be seen against a backdrop of trees when viewed from the south. In addition the land slopes down to the motorway at this point so the perceived height will be lower.

- 8.7 Although the masts will be clearly visible from the M20 and to a certain extent from Harringe Lane their location adjacent to the motorway and adjacent to a line of high voltage electricity pylons and the fact that they will comprise single poles will mean that they will not be prominent within the landscape. The current application is an improvement on the previous one in this regard as the receiver mast has been repositioned against a backdrop of trees and bushes and will be much less visible from Harringe Lane. The proposal will also provide the opportunity for the existing Vodafone mast to be removed and that company would be able to mast share with the Eurotunnel mast. This means that there would, in the longer term be a net increase of only one mast. In addition, the applicants have withdrawn their original proposals for Stone Farm Saltwood and will instead be mast sharing with Orange in accordance with Government policy and these applications, if successful will result in the removal of one mast from the terminal site. There is concern about the pressure for an increasing number of masts in the countryside, however Government policy is such that, if alternative sites have been explored and mast sharing is undertaken it is difficult to justify the refusal of planning permission. The applicants are constrained in their choice of sites by the requirements of the operating licence and the power of the signal which they can produce. Therefore there appear to be no technically feasible alternative sites. The applicants have amended the siting of the receiver mast to a site where there is more screening, and it is considered therefore that planning permission should be granted for the proposal.

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#### RECOMMENDATION - APPROVE

- |    |   |      |
|----|---|------|
| 1. | Standard Time Condition.  | 101C |
| 2. | If the requirement for the masts ceases they shall be removed and the land shall be restored to its former condition. |      |

#### Grounds

- |    |  |
|----|--|
| 1. | As required by Section 91 of the Town and Country Planning Act 1990. |
| 2. | In the interests of the visual amenity of the locality.              |

---

Decision of Committee



Harringe Lane / L. Adj. Court Lodge Farm  
Sellindge

Application No. 95 / 0760 / SH

Scale 1: 10000

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Shepway District Council

95/0771/SH

STONE FARM (LAND AT) SALTWOOD.

10.10.95

PROVISION OF 2 ADDITIONAL ANTENNAS TO MAST APPROVED UNDER  
PLANNING PERMISSION 95/0207/SH

THE CHANNEL TUNNEL GROUP LTD,  
THE ADELPHI,  
JOHN ADAM STREET,  
LONDON, WC2N 6ST.

C/O CLUTTONS,  
3 BEER CAR LANE,  
CANTERBURY,  
KENT, CT1 2NJ.

Class D/d

N.G. Ref:158 370

## **1.0 CONSULTATIONS**

- 1.1 Saltwood Parish Council -  
Views awaited.
- 1.2 Highways -  
Views awaited.
- 1.3 Health -  
Views awaited.
- 1.4 Union Railways -  
Views awaited.
- 1.5 Highways Agency -  
Views awaited.
- 1.6 Council for the Protection of Rural England -  
Views awaited.

## **2.0 SPECIAL PUBLICITY**

- 2.1 Neighbours notified by letter. Expiry date 08.11.95.

## **3.0 REPRESENTATIONS**

- 3.1 Nil.

## **4.0 DEVELOPMENT PLAN**

- 4.1 Policies U11 and C02 of the Shepway District Local Plan Deposit Draft, policies RS1 and CC7 of the Kent Structure Plan 1990 and policies RS1, ENV1 and ENV3 of the Kent Structure Plan Third Review apply. Planning Policy Guidance Notes 7 and 8 also apply.



## **5.0 THE SITE AND ENVIRONMENTAL CHARACTER**

- 5.1 The application site is located between the A20 and the M20 immediately to the north of the M20, and approximately 240m south west of Stone Farm. However, the site is located within the North Downs Area of Outstanding Natural Beauty and forms part of a grassed field.

## **6.0 PLANNING HISTORY**

- 6.1 95/0206/SH - Erection of a 20 metre high telecommunication mast and base station within fenced area. Approved 22.06.95.
- 6.2 95/0207/SH - Erection of a 20 metre high telecommunication mast and base station within fenced area. Approved 27.06.95. This was duplicate application of 95/0206/SH.
- 6.3 95/0638/SH - Erection of a pair of radio masts. Withdrawn.

## **7.0 THE PROPOSAL**

- 7.1 The current application is a revised application following negotiations with the applicant for the provision of 2 additional antennae to the telecommunications mast approved under planning permission 95/0207/SH and a control cabin. It is intended that this will be the base station for a chain of radio relay stations to be positioned along the M20. These will be used by Eurotunnel to transmit information to motorists via their car radios. Eventually it is proposed that the service will cover the full M20 distance between Maidstone and Folkestone and the A20 from Folkestone to Dover, although the initial phase will only cover the section between Folkestone and Ashford.
- 7.2 The Stone Farm site will provide coverage for the Tunnel and the first section of the motorway. Relay stations will be positioned along the motorway where the radio signal decays below an acceptable level. These will receive and retransmit the signal to the next relay station and to motorists. The proposed relay stations will be located at Court Lodge, Sellindge and Brabourne Lees, in Ashford District. The existing base station at the terminal site which is currently used to broadcast radio programmes in the terminal area will be decommissioned as the proposed base station will render it redundant.
- 7.3 The radio licence which Eurotunnel has been granted contains strict conditions. Eurotunnel are covered by strict radio licensing conditions. The height of the masts is restricted and the output from them has to be very low and is only allowed to cover the road itself with a minimum overspill on either side. As such, a series of low powered transmitters is required which must be positioned at approximately 4 kilometre intervals, and within 100 metres of the motorway carriageway in order to provide adequate coverage and minimise overspill.
- 7.4 The programmes broadcast from the radio station will provide details of departure of the cross channel services, details of expected delays or other problems affecting any of the services, details of alternative arrangements, details of road and traffic conditions on the M20 route between Maidstone and Folkestone and on the A20 towards Dover, details of any weather conditions relevant to the crossing and brief information on the means of check-in for users of the various forms of the cross channel transportation and details of facilities available at each terminal.

## **8.0 COMMENTS**

- 8.1 Planning Policy Guidance Note 8 provides Government advice on telecommunications developments. This includes radio masts. The Government's general policy is to

facilitate the growth of new and existing systems and the government is also fully committed to environmental objectives. In PPG8 Local Planning Authorities are advised to respond positively to telecommunication development proposals especially where the proposed location is constrained by technical considerations, whilst taking account of the advice on the protection of the urban and rural areas in other PPG's. Authorities should not question the need for the service which the proposed development is to provide. The Government does stress the importance of mast sharing wherever possible and this is of particular importance to this application. Local Planning Authorities are also advised to bear in mind the wider environmental benefits which may occur as a result of this type of development for example if driver information systems may ensure better use of roads infrastructure which may outweigh adverse effects of masts.

- 8.2 The main issues relevant to this application are, therefore, the impact of the proposal on the Area of Outstanding Natural Beauty, whether the impact on the landscape overrides the need for the antennae and whether there is an alternative technically feasible location which is more suitable in landscape terms.
- 8.3 The application site is situated within the Area of Outstanding Natural Beauty where Structure and Local Plan policies normally give priority to landscape over other planning considerations. Where masts are to be located in designated areas such as AONB'S, Government advice is that account should be taken of the special siting needs of the antennae due to their limited range and line of sight requirements.
- 8.4 The need for a radio service to disseminate information about the Channel Tunnel to approaching passengers has been identified as a result of recently well publicised delays at the Folkestone Terminal site. The use of the existing motorway Variable Message Boards is not practical as they can only provide a very limited amount of information. Existing local radio stations give out some information but again this is very limited. Given the requirements of the radio licence, particularly over the limited amount of overspill allowed, the masts have to be located as close as possible to the M20. Also, in order to reduce overspill only low powered transmitters can be used and this restricts the distance between the mast sites. With regard to the application site, the applicants are proposing to mast share with Orange Personal Communications Services Ltd who have recently been granted planning permission for a mast at this site. This is an improvement on the previous scheme as the proposed will not result in any additional masts and is, therefore, in accordance with government policy.
- 8.5 The two antennas are each approximately 2.5 metres long. The addition of these to the Orange mast which already has planning permission would result in less visual intrusion in the landscape than a new mast to house the antennae. The associated transmit cabin will be approximately 23 metres high and will not be prominent when viewed from the A20 and the M20.
- 8.6 Given the location of the site between the two main roads and the existence of the lighting columns and electricity pylons immediately adjacent to the site it is not one of the most sensitive parts of the Area of Outstanding Natural Beauty. Also, given that permission has already been granted for an Orange telecommunications mast, it is not considered that the provision of two additional antennae will have an adverse impact on the landscape. The proposal is for sharing an additional mast which is in accordance with government policy and as the proposal will not result in any additional masts at this location it would be difficult to justify refusing consent.

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#### RECOMMENDATION - APPROVE

1. Standard time condition
2. If the requirement for the antennas ceases they shall be removed from the mast.

101C

Grounds

1. As required by Section 91 of the Town and Country Planning Act 1990.
2. In the interests of the amenities of the locality.

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Decision of Committee





APPLICATION NO. 95/0771/SH

Scale 1: 2500

STONE FARM, SALTWOOD

56

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19 GREENLY WAY, MOUNTFIELD ROAD, NEW ROMNEY

18.09.95

**REMOVAL OF SIX LEYLAND CYPRESS TREES SUBJECT OF TREE PRESERVATION NO.16 OF 1995**

**MR AND MRS G H BOUVIER**  
**19 GREENLY WAY**  
**MOUNTFIELD ROAD**  
**NEW ROMNEY**  
**KENT TN28 8XR**

**C/O TOM KELLY & SON**

Class D/x N.G. Ref: 072248

**1.0 CONSULTATIONS**1.1 New Romney Town Council -  
Recommend refusal

1.2 Landscaping -

The trees are Leyland Cypress, a ubiquitous species often grown as a hedge, but if left unmanaged like these trees, will attain heights of 18m or more eventually. As these trees grow, they tend to lose their lower foliage to reveal bare upward sweeping branches. Pruning of these trees should have been undertaken when the trees were about 2m high. It is now virtually impossible to maintain them as a high hedge.

This species is a rapid growing type with extension growth throughout the year and in consequence, extract large amounts of moisture and nutrients from the soil.

The trees are a dark evergreen species and, although situated at the north end of Greenly Way, are probably cutting out most direct sunlight from the end of gardens of the properties in Station Road/Littlestone Road.

They probably do act as an evening roost for sparrows and starlings, but are not noted for being particularly environmentally friendly as far as insects and other wildlife is concerned.

It is noted that the applicants are proposing to erect a fence higher than the existing concrete panelled fence on which I understand they propose to grow climbing plants.

Tree roots presenting problems with regard to foundations is usually a problem on shrinkable clay sites, not on gravelly soils, and as the trees were there prior to the houses being built, the house builders should have taken their ultimate size into account when designing the foundations.

The original screen ceased to have the same importance once the factory site became a housing development.

Although psychologically a belt of trees may be thought to cut down noise, in practice the tree belt would need to be 30m wide to have any effect (see Department of Transport's information).

Whilst at present the trees may act as a windbreak, as the trees lose their lower branches, the tops become vulnerable to strong winds and there are several examples of this in Cheriton Cemetery.

Access into the rear gardens of the houses in Station Road is via a private footpath which serves the rears of all the houses. The presence of the trees has no effect on this and access from the estate is not possible because of the concrete panelled fence.

"Beauty is in the eye of the beholder" and therefore this is a very subjective issue. The trees are a fine visual stop at the end of the road, but are not the ideal species for this location when they have reached such a size. The suggested species are more environmentally friendly, having flowers, berries and autumn colour. The foliage is fine and although deciduous, the crowns of the trees are upright and fairly dense, in fact there is an example in one of the rear gardens of Station Road beyond the end of Imbert Close.

As far as the proposed planting and fencing is concerned, this will be an improvement.

## **2.0 SPECIAL PUBLICITY**

- 2.1 Neighbours notified by letter (expiry 20.10.95).

## **3.0 REPRESENTATIONS**

- 3.1 Letters of objection received from the following:-

Mr A C Gabriel, 42 Station Road  
Mrs P Sweeney, 44 Station Road  
Mr T A Miller, 46 Station Road

Objecting as the trees:-

- \* Were originally planted to act as a screen between houses in Station Road and former factory
  - \* Reduce noise levels from the housing estate
  - \* Act as a windbreak
  - \* Help prevent trespass and theft/shortcuts from new estate to Station Road
  - \* Removal would reduce property value/compensation will be sought
  - \* Are a natural beauty
  - \* Should be trimmed only
  - \* Provide habitat for wildlife
- 3.2 A petition containing 42 signatures has also been received, which makes the same points listed above.

## **4.0 DEVELOPMENT PLAN**

- 4.1 Policies BE13, BE14 & BE15 of the Shepway District Local Plan Deposit Draft apply.

## **5.0 PLANNING HISTORY**

- 5.1 SH/86/1370 - Erection of 20 houses and 44 flats. Approved 16.09.87.



- 5.2 SH/87/1402 - Erection of 16 no. 3 bed houses and 42 no 2 bed houses. Approved 18.05.88.

## **6.0 THE SITE AND ENVIRONMENTAL CHARACTERISTICS**

- 6.1 The housing estate where these trees are located is situated between the recreation ground to the west and Mountfield Road to the east. The northern boundary of the estate abuts properties fronting Station Road. Along this northern boundary lies what is left of a tow of Leyland Cypress trees which, it is understood, were planted to give screening to the Campbell Norris Factory which used to occupy the land.
- 6.2 This application relates to a semi-detached house situated in the north eastern corner of Greenly Way. Its side fence forms the northern boundary of the housing estate with dwellings fronting Station Road. Along this northern boundary are four Leyland Cypress trees within the rear garden and ten within the front garden. The six within the front garden furthest from the house are the subject of TPO No.16 of 1995; the other eight trees are not protected as the trees in the rear garden were not considered to contribute significantly to the amenity of the area and the others were considered to be too close to the house to be included in the Order.

## **7.0 THE PROPOSAL**

- 7.1 This application is for the removal of the six protected trees. The applicants consider that the trees are:-
- \* Are 12m high and have been cut from the bottom to a height of 2.4m
  - \* Extract goodness from the soil and prevent the growth of a lawn
  - \* Prevent growth of plants/shrubs as they obscure light from gardens
  - \* Encourage birds and pests which then get into the loft
  - \* Are very expensive to maintain
  - \* May cause damage to foundations and lead to difficulty in obtaining buildings insurance
- 7.2 The applicants propose to replace the trees with a 4ft high fence above the existing and replant smaller trees and bushes.
- 7.3 The Applicants also object to the making of the Tree Preservation Order for the reasons listed above.

## **8.0 COMMENTS**

- 8.1 During May 1995 an anonymous complaint was received about trees being removed from the northern boundary within the garden of 10 Wells Close. The remaining trees along the boundary were inspected by the Council's Technical Officer who considered that some of the trees were worthy of protection and a Tree Preservation Order was made in July. A belt of trees along the western boundary with the recreation ground was also included within the Order.
- 8.2 The trees at the northern end of Greenly Way form a fine "visual stop" and therefore contribute significantly to the visual amenities of the area and provide screening to the housing estate from the gardens of properties in Station Road. The main issue therefore

is whether or not the arguments advanced by the applicants are sufficient to outweigh their amenity value, such that they should be removed and replaced. Consideration also needs to be given to whether or not the Tree Preservation Order should be confirmed without modification or whether the unprotected trees should be included in the Order.

- 8.3 The trees the subject of the application are often grown as a hedge, but if left unmanaged like these trees, they will attain heights of 18m or more eventually. Pruning of the trees should have been undertaken when the trees were about 2m high. It is now virtually impossible to maintain them as a high hedge. As this type of tree grows, it tends to lose foliage to reveal bare, upward sweeping branches. In the present case, it is only the trunks which screen the concrete panel fence which forms the northern boundary of the housing estate.
- 8.4 In addition, the species is a rapidly growing type with extension growth throughout the year and, in consequence, extracts large amounts of moisture and nutrients from the soil.
- 8.5 With regard to the amenity value of the existing trees, this is clearly a subjective issue. The existing trees are a fine "visual stop" at the end of the road, but are not the ideal species for this location when they have reached their present size. The applicants are proposing to erect a fence higher than the existing concrete panel fence on which it is understood they intend to grow climbing plants. In addition, replacement Sorbus (Mountain Ash) trees are proposed to be planted when the existing trees are removed.
- 8.6 The Council's Technical Officer considers these suggested replacement species to be more "environmentally friendly", having flowers, berries and autumn colour. The foliage is fine and, although deciduous, the crowns are upright and fairly dense. He considers therefore that the proposed fencing and planting is an improvement.
- 8.7 On balance, therefore, it is considered that the application is acceptable and that consent should be granted, subject to an agreed replacement planting scheme being implemented during the next planting season.
- 8.8 With regard to the T.P.O., when the trees along the northern boundary of the housing estate were inspected, it was considered that some of the trees did not significantly contribute to the amenity of the area and that others were rather too close to the houses to be included. The Town Council have no objection to the Order now that they have received reassurance that this Council will continue to keep the watercourse adjacent to the sports field and Greenly Way clear. It has become apparent however during the processing of the application for the removal of the trees at 19 Greenly Way that several residents wish to see all the trees protected including those which lie outside the proposed Order.
- 8.9 Due to the sensitive and subjective nature of the decision this is an occasion when the Committee may feel that a site meeting would be appropriate. The Council's Technical Officer however considers that the trees nearest the houses should not be protected.
- 8.10 In the circumstances therefore it is considered that the Tree Preservation Order should be confirmed without modification, including those trees the subject of Application Reference 95/5044/SH which are recommended to be removed in order to retain control over their replacement.

---

#### RECOMMENDATION (1) - APPROVE

1. No trees shall be felled until a replacement landscaping scheme has been submitted to and agreed by the District Planning Authority. The approved scheme shall be implemented during the planting season following the date of approval and any trees which die or become damaged or diseased within a period of five years of planting shall be replaced with the same species, unless otherwise agreed in writing by the District Planning Authority.

Grounds

1. In the interests of the visual amenities of the area.

It is suggested that the replacement trees be Sorbus (Mountain Ash) and that these trees should be at least 1.8m high at the time of planting.

- (2)

That the Shepway (Land at Greenly Way, Imbert Close, Mountfield Road and Wells Close, New Romney) Tree Preservation Order No 16 of 1995 be confirmed without modification.

---

Decision of Committee





APPLICATION NO. 95/5044/SH

Scale 1: 1250

19 GREENLY WAY, NEW ROMNEY

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Shepway District Council

95/7117/SH

27.09.95

**LAND AT WARREN FARM, DYMCHURCH ROAD, NEW ROMNEY**

**NOTIFICATION OF THE ERECTION OF A 15M HIGH TELECOMMUNICATIONS TOWER TOGETHER WITH ASSOCIATED ANTENNAE DISHES AND EQUIPMENT CABIN.**

MERCURY PERSONAL COMMUNICATIONS LTD  
C/O ALBANY PARTNERSHIP  
DOLPHIN HOUSE  
ALBANY PARK  
CAMBERLEY  
SURREY GU15 2PL

Class D/L

N G Ref: 074 256

**1.0 CONSULTATIONS**

- 1.1 New Romney Town Council -  
Views awaited.
- 1.2 Highways -  
No objection subject to the views of the Highways Agency.

**2.0 SPECIAL PUBLICITY**

- 2.1 Nil

**3.0 REPRESENTATIONS**

- 3.1 Nil

**4.0 DEVELOPMENT PLAN**

- 4.1 Policy RS1 of the Kent Structure Plan 1990, Policies RS1 and ENV1 Kent Structure Plan Third Review, and Policies U11 and CO3 of the Shepway District Local Plan Deposit Draft apply. Planning policy guidance notes 7 and 8 also apply.

**5.0 THE SITE AND ENVIRONMENTAL CHARACTERISTICS**

- 5.1 The site is located on the south eastern side of the A259 trunk road at Warren Farm, some 1.2 kilometres from the centre of New Romney.
- 5.2 The tower will be 50m from the highway immediately to the east of the farm complex.

**6.0 PLANNING HISTORY**

- 6.1 There have been a number of planning applications relating to the agricultural activities at Warren Farm, none of which are relevant to this proposal.

**7.0 THE PROPOSAL**

- 7.1 This notification has been submitted under the procedures set out in Part 24 of the Town and Country Planning (General Permitted Development) Order 1995. The Council has 28 days to decide whether it requires details of siting and design to be approved and, if so, to grant or refuse permission. The proposal is to erect a lattice tower 15m in height with 6 No. sector antennas and 4 No. 600mm diameter microwave dishes. In addition there will be a steel equipment cabin painted light grey and measuring 3.7m x 2.7m x 2.97m high. A 1.8m high chainlink fence topped by three strands of barbed wire with 2m high x 3m wide gates will form a compound around the tower and cabin.

## 8.0 COMMENTS

- 8.1 Planning Policy Guidance Note 8 provides Government guidance on telecommunications development. The Government's general policy is to facilitate the growth of new and existing systems while at the same time being committed to environmental objectives. Local Planning Authorities are advised to respond positively to telecommunication development proposals, especially where the proposed location is restrained by technical considerations, while taking account of advice on the protection of urban and rural areas in other PPGs. Authorities should not question the need for the service which the proposed development is to provide, nor seek to prevent competition between different operators.
- 8.2 The issues relevant to this application are the impact of the proposal on the local landscape area, whether the impact on the landscape overrides the need for the tower and whether there is an alternative technically feasible location more suitable in landscape terms.
- 8.3 The application site is situated within the Romney Marsh Local Landscape Area. Structure Plan and Local Plan Policies normally give priority to the landscape over other planning considerations unless an overriding need is proven. Where masts are to be located in designated areas such as Areas of Local Landscape Importance, Government advice is that account should be taken of the special siting needs of many antennae due to their limited range and line of sight requirements. Consideration also needs to be given to the fact that operators are required by conditions of their licence to expand their networks to accommodate customer requirements of service and quality.
- 8.4 With regard to the impact of the mast on the landscape, it will be sited close to the A259 trunk road and will be clearly visible for long distances along that road. It will also be clearly visible from the Littlestone Golf Course and coastline and across the Marsh from the St Mary in the Marsh and Newchurch directions. With the exception of an aerial fixed to the roof of one of the farm buildings at Warren Farm, there are no other masts of this type in the immediate vicinity. Given the high visibility of the site and its location within the Local Landscape Area, the Council would need to be satisfied that there is no other technically feasible location which could provide the required level of coverage before granting consent for the tower at this site. In these circumstances it is considered that the prior approval of the authority to the siting and appearance of the proposal should be required.
- 8.5 The applicants have not provided information regarding the need for the tower, the area it will cover, or what efforts have been made to find an alternative site which would be technically feasible and which would have less impact on the open marsh landscape. The Council only has 28 days in which to make a decision on this proposal and in the absence of such information it is considered that there is no alternative at the present time other than to refuse permission for the siting and appearance of the tower.

---

## RECOMMENDATION - REFUSE

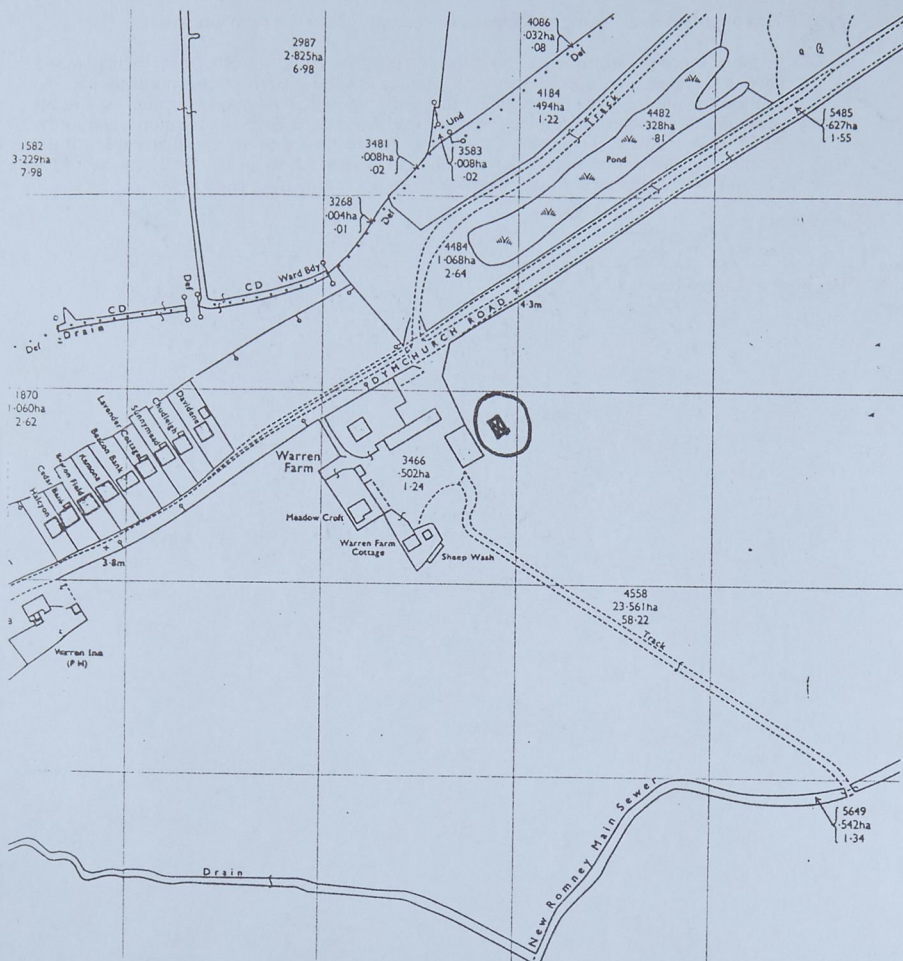


- 1) That the Council has considered these proposals and has determined that the prior approval of the Local Planning Authority is required to the siting and appearance of the development.
- 2) That approval to the siting and appearance be refused for the following reason:-

In the absence of information about the technical feasibility of other sites which would have less impact on the open marsh landscape, and therefore the need to use the application site the Council considers that the proposed development would, as a result of its location within the Romney Marsh Local Landscape Area, its position close to the A259 trunk road and the height of the tower, be detrimental to the visual amenities of the locality and the landscape contrary to Policies RS1 and ENV1 of the Kent Structure Plan (Third Review) and CO3 of the Shepway District Local Plan Deposit Draft.

---

Decision of Committee



APPLICATION NO. 95/7117/SH

SCALE 1:1250

LAND AT WARREN FARM, DYMCURCH ROAD,  
NEW ROMNEY

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# Ask John Carlton



**In this regular feature a veteran of the movement (and still active in it) offers views on some of the typical problems which confront most local amenity societies.**

Can anything be done about local authorities which neglect their own historic buildings? Our Society is active in an inner urban area and for the most part this is well cared for. However, one group of streets is fast falling into decay – and the houses belong to the Borough Council. They were built as an investment about 150 years ago and used to belong to a family trust which looked after them well. However, about 10 years ago the trustees decided to sell up and the estate was bought lock, stock and barrel by the Borough Council. Though many of the houses still make ideal family homes (for which there is a keen local demand) the Council decided they would like to convert many of them into flats and flatlets, for which there is also a need. They therefore began moving existing tenants out to alternative accommodation – breaking up the community in the process, of course.

However, it emerged that the Council could not get sufficient cash for their scheme from the Department of the Environment, and so no conversion or rehabilitation work could be put in hand on the empty properties. The results have been disastrous and what 10 years ago was a delightful residential area is fast disintegrating into a nasty slum. Roofs are leaking, porticoes and pediments are

crumbling away for lack of repair, stucco is peeling off, and basements have become uninhabitable through damp. A number of properties now stand empty and rotting. Others have been occupied by squatters who are stripping the interiors and making life unbearable for surviving bona-fide tenants because of the noise, filth and squalor they generate. Most seem to make a point of running the hi-fi at maximum volume at 2 o'clock in the morning.

In fairness I should mention that the Council did give sitting tenants the opportunity of buying the freeholds, but we think the offer was made tongue-in-cheek since in practice every conceivable difficulty, procrastination and expense has been put in the way of would-be purchasers and many have given up as a result. Indeed not so long ago the then Leader of the Council said that they were not really keen to sell because there could be no guarantee that private owners would maintain their properties to the same high standard as the Council. Richly ironic this, if you look at the appalling condition of some of the Council-owned properties today.

These are all listed buildings, allegedly part of the national heritage, but neither this nor the fact that decent housing is desperately short in the area seems to have the remotest impact in our Borough Council, whose only interest seems to be in sulking in a corner while the properties deteriorate beyond the point of no return. We know that successive Governments (whatever

their political complexion) have urged local authorities to set an example in looking after historic buildings in their care but our particular Council seems intent only on setting the worst possible one. What can we do?

I assume that the Society has already written to the Borough Housing Officer (with a copy to the Borough Planning Officer) but has received unsatisfactory replies. Mere letters can always be brushed under the carpet by unsympathetic or obstructive authorities and your first objective must be to bring matters into the open so that the Council cannot simply wriggle out of its dilemma by doing nothing and fobbing the Society off with bland oracular utterances. To do this effectively you will need as a basic tool an up-to-date report – as detailed and well-presented as you can make it – on the plight of the area. This should include a brief history of the estate, an estimate of the number of residents it could reasonably accommodate, an assessment of its architectural significance, details of properties which are deteriorating, photographs, a map and (most important) the Society's own proposals for solving the problem – presumably you will suggest that if the Council cannot afford to look after the properties properly they should sell them to someone who could, whether individual purchasers, a housing association, a buildings preservation trust, or a commercial investor or developer. The report should begin with a summary of the contents and should be drafted unem-

otively, rather like a report from one of the Council's own Chief Officers – the facts, after all, should speak for themselves. Remember that the officers and some of the councillors may be on the Society's side and that since Councils hate admitting that they could ever be wrong you want to offer them a solution which will enable them to change policy without losing face.

To begin with, negotiation is the name of the game and your first move should be to send copies of the report (marked 'Personal') not to the Chief Officers but to the Chairmen of the two relevant Committees (Housing and Planning) and invite them, with the ward councillor(s), and any officers and members of their Committee they like to bring, to a site meeting when Society representatives can bring them face to face with the problems. Remember that since local authority areas these days are so large the Chairmen may not actually know the area all that well – and may be genuinely surprised at the havoc the Council has created! The aim of the meeting will be to persuade the Council to change their policy – and if you are dealing with fair-minded people it may succeed.

However, if no real progress is made the next step might be to circulate copies of the report to the local Press, TV and radio, advise the Committee Chairmen that you are doing so, and invite them to a public meeting at which both sides can put their point of view. They may refuse (in which case they probably know in their heart of hearts that their case is a pitiful one) but if they accept Society members and other local people will have a chance of making it clear that the level of public concern is so high that it cannot be ignored. To the extent that if the Society invites the media to the meeting they will probably report it, the whole issue will then come out into the open – and will be less easy for the Council simply to overlook.

If the Committee Chairmen refuse to attend a public meeting (the usual reason



## HERITAGE OUTLOOK

All over the country local amenity societies, federations of such societies and buildings preservation trusts are working to save their heritage and improve their surroundings. If you would like to know the address of the Hon. Secretary of the group in your area, contact the Civic Trust. Or you may be considering starting a society of your own. If so contact us at 17, Carlton House Terrace, London SW1Y 5AW. WE CAN HELP YOU TO GET STARTED.

### BOURNE + ROYAL BRITISH LEGION

**Bourne Civic Society**, currently working on a plan to renovate an 18th century three-story mill building and adjacent house (listed Grade II) on the edge of the village and turn it into a heritage and exhibition centre, held a three-day Heritage Exhibition in conjunction with the Royal British Legion, as a foretaste of what they have in mind.

**Below:** The Rt. Hon. the Earl of Ancaster, President of both the Bourne Civic Society and the Bourne and District Royal British Legion examining one of the exhibits when opening the Exhibition.



Exhibits from the 'Society side' included many photographs of old and modern Bourne, old bottles, pottery and china, Victorian and Edwardian clothing, old agricultural implements, antiques and correspondence and documents pertaining to Bourne. The British Legion, celebrating their Diamond Jubilee this year, provided war relics and souvenirs, along with a display of the Legion's work to date.

The result of this joint exhibition, visited by over 1,000 people in the three days, has been a 'resounding success' according to Councillor Don Fisher who as Vice-Chairman of the Bourne Civic Society and Treasurer of the Bourne and District Royal British Legion has helped to co-ordinate the project. The Society in particular were well-pleased with the community's reaction, gaining both publicity and support for their proposed Heritage Centre at Baldocks Mill. They used the occasion to launch their financial appeal and promote an information brochure on their work.

### NEW DENGIE HUNDRED MUSEUM

A new museum has been established in Burnham-on-Crouch to serve the Dengie Hundred of Essex. The ten year old **Burnham-on-Crouch & District Local History and Amenity Society** has recently opened a gallery containing material on the pre-history and early history of the area with agricultural and maritime displays.

**Among the society's many ac-**

**tivities is the tape recording of the reminiscences of elderly local people and the museum will eventually provide a library of personal impressions of the past.**

Pictorially the Society has done a splendid job in bringing together old photographs of the Dengie Hundred area between the Rivers Blackwater and Crouch, now published in a new book. The seaboard contains over 11,000 acres of reclaimed marsh and the struggles to win it and farm it produced crafts of sea-wallers, marshmen, wild fowlers and decoymen. *Dengie, the Life and the Land* by Kevin Bruce has been published in co-operation with the Essex Record Office, County Hall, Chelmsford. (£1.50)

**Below left:** John Dowding, Chairman of the Burnham-on-Crouch District Local History and Amenity Society and **right:** Peter Robshaw, Civic Trust.



Maldon & Burnham Standard

### THE OBTRUSIVE FLUE

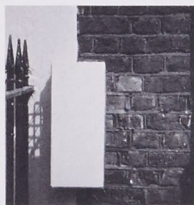
The unattractive appearance of gas flues on the outside of listed buildings moved **The Amwell Society** to complain to the North Thames Gas Board. While recognising that safety regulations dictate that

fumes be extracted through side walls instead of through chimneys and the roof as was previously acceptable, the Society felt that thought should be given to the siting of the flues and also the design of the outlet, and suggested a competition for student architects to produce a decorative casing.

The North Thames Board's reply assured the Society that the gas safety regulations are not inflexible and that appliances can still be flued into interal lined brick chimneys or fitted to purpose built flues within the building. However sometimes an open flued central heating boiler can only be sited in a position which makes an outside flue a necessity but the positioning decision rests with the owner of the property and the outside pipe can be painted to blend with the building or boxed in a suitable fireproof material. Balanced flue appliances must make use of the outside wall. They can be painted with heat resistant paint to blend, but nothing must be done to restrict the flue outlet and air intake.

So if they have to be there perhaps they could at least be made to look less unattractive. All design ideas welcome.

**Below:** Move it to the left? see: **The Obtrusive Flue.**



#### NEW SOCIETIES REGISTERED WITH THE CIVIC TRUST - 1981

Atherton Heritage Society, Lancashire.  
Brighouse Civic Trust, West Yorkshire.  
Caernwrle and District Civic Society, Wales.  
Cricklewood Society, Gt. London.  
Dalton and District Civic Society, Cumbria.  
Dickens Country Conservation Society, Kent.  
Friends of Penally, Wales.  
Friends of Pewsey Vale, Wiltshire.  
Friends of Newton Harcourt, Leicestershire.  
Kibworth Harcourt Conservation Society, Leicestershire.  
Kilwinning and District Preservation Society, Scotland.  
Leominster Civic Trust, Hereford & Worcester.  
Lower Churnet Conservation Group, Staffordshire.

Moseley Society, West Midlands.  
Neston Civic Society, Cheshire.  
New Ferry and Rock Ferry Conservation Group, Merseyside.  
Ottershaw Preservation Society, Surrey.  
Puddletown Society, Dorset.  
Sussex Historic Gardens Restoration Society, Sussex.  
Sutton Green Association, Surrey.  
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## CALLING ALL HONORARY SECRETARIES

### NEW PANEL OF SPEAKERS FOR EVENING MEETINGS

The Civic Trust has just published its new REGIONAL PANELS OF SPEAKERS, featuring between them nearly 200 speakers and 600 subjects, from Anglo-Saxon churches to Utopian England (the landscape of alternative communities). Success should be guaranteed, because the only speakers included are those recommended by at least one society. Many in fact are distinguished in their field, be it architecture, planning, history, forestry, fine art, nature conservation, or the law; and many have earned their reputation by getting projects off the ground and seeing them through to completion. Most talks are illustrated by slides (and if they are this is indicated). An innovation in the new Panels is that some speakers have indicated that they are willing to follow up a talk about a particular place with a guided tour at a later date.

As a service to local amenity societies registered with the Trust, the Panels are available free of charge for each English region as follows:

North East (including Yorkshire):  
North West:  
Central (East and West Midlands):

East Anglia:  
South East:  
South West.

Please send your requests, specifying which Panels you require, to Mrs Barbara Mahwill at the Civic Trust. Owing to postage costs, you are asked to enclose a large (at least 9" x 6 1/2") stamped addressed envelope. Copies of the Panels can be provided to other readers at a cost of 50p each post free.

### DIARY DATES... 1982

**23-25 April** (provisional). Week-end Course on interpretation for local amenity societies, to be arranged at the Centre for Environmental Interpretation, in Manchester.

**7-9 May**. Week-end Conference on the future of seaside resorts intended for local amenity societies, local authorities and the tourist trade. Organised by the Weston-super-Mare Civic Trust and West Country Tourist Board. In Weston-super-Mare.

**12 May**. One-day Course for local amenity societies on town trails to be arranged by the Institute for Industrial Archaeology. Probably Ironbridge.

## HERITAGE OUTLOOK

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given is that in their opinion 'it would serve no useful purpose') or if they come but remain as stubborn as ever then several courses remain open to the Society.

The first and basic one is to seek national publicity for the case, perhaps by sending a copy of the Society's report to the housing or conservation reporter of a national daily or Sunday and inviting them to the area to see the problem for themselves. Alternatively you could send the report to such reporters on a number of papers and hold a press conference on site. However, if through reading his or her pieces you think a particular reporter is likely to be interested, it may be best to try for an 'exclusive' to begin with.

There is no point in getting national publicity, however, unless the Society has another weapon to deploy – more or less simultaneously. There are several. Particularly if any of the properties have ever received Historic Buildings Council grants (or if the Society knows the Borough

Council has never tried for such grants since they took the estate over) it could raise the matter with the Council's Chairman. It would of course be scandalous if an area in which the taxpayer had invested money (via the HBC) was now being left to rack and ruin. It would be equally scandalous if the Borough Council had never explored this source of grant-aid.

Alternatively the Society could refer the matter to the Royal Fine Art Commission (cf *Heritage Outlook*, May/June '81) which, though it could not force the Borough Council to take action to conserve the estate could bring considerable pressure to bear.

If there is any suspicion of maladministration then the Commission for Local Government Administration could be asked to make enquiries. However, a suspect policy in itself does not amount to maladministration and reference to the Commission would only be possible if the Society had good grounds

for believing that in its discharge of its statutory functions the Borough Council had been guilty of procedural omissions or errors.

Finally (and most important) the Secretary of State for the Environment has reserve powers enabling him to serve repairs notices on local authorities which fail to preserve listed buildings properly. (Normally these notices are served by local authorities on private and other owners, but clearly no local authority is going to serve a notice on itself, so there are these reserve powers). The Secretary of State is unlikely actually to use his powers, but he is bound at least to make enquiries and there is a possibility (perhaps a probability) that if he only threatened to use his powers this will have the desired effect.

There is no reason of course why at an earlier stage the Society should not warn the Borough Council that if they do nothing to look after their listed buildings properly it will ask the Secretary of State

to invoke his reserve powers, but it must always be borne in mind that an open threat of this kind may be counter-productive, prompting the Council only to take up a more deeply entrenched position. Admittedly if all the Society alleges is true the Council will be forced to change their policy in the end, but the longer this is deferred the more the properties will deteriorate, and the greater the risk that some will reach the point of no return. Everyone's long-term interests will be best served if tempers are kept cool and an agreed solution negotiated at an early stage.

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There's a form on page 168

## THE BETTER BRITAIN CAMPAIGN. A LITTLE HELP BEHIND THE SCENES.

This year, the Better Britain Competition has been developed into the Better Britain Campaign.

The aim is to broaden its appeal – and make it that much more effective in changing the scenery of Britain for the better.

Shell is working in partnership with the Nature Conservancy Council, the Civic Trust, and now the British Trust for Conservation Volunteers, to make young people more aware of their surroundings, and give them practical advice and assistance in mounting voluntary projects of their own.

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**1. Information.** The campaign information pack gives you all kinds of ideas for environmental projects, like clearing ponds or patches of waste-ground, creating school nature areas or even restoring buildings. It also gives advice on getting (and keeping) a group together, choosing a site and getting permission to do the work from councils and landowners.

**2. Advice.** Voluntary projects can then

be registered with the Better Britain Campaign, whereupon specialists will be available to give you the benefit of their experience in your kind of project. Or they'll know just the people who can.

**3. Assistance.** You may even be eligible for a grant. Details of projects which could qualify for grants are contained in the information pack.

**4. Achievement Awards.** By summer '82, projects registered with the campaign will be considered for special awards which recognise exceptional achievement.

So whether or not you have a project in mind, send for the campaign information pack today.

To: The Shell Better Britain Campaign,  
The Nature Conservancy Council, PO Box No. 6, Godwin House,  
George Street, Huntingdon, Cambridgeshire PE18 6BU.  
Please send me the Better Britain Campaign information pack.

Name

Organisation

Address

HO1



**HELP TOWARDS A BETTER BRITAIN.**



850676

To the Editor *Letter to Editor*  
EXTRA

Coast Cottage  
149 Sandgate High Street  
Near Folkestone  
KENT CT20 3DA

Tel: (0303) 240360  
28 October 1995

Dear Sir,

CROSS-EYED VIEW OF CONSERVATION CONTROLS

The Sandgate community is a progressive community and fully appreciates the need to reconcile the preservation and enhancement of the character or appearance of the Conservation Areas with economic growth, as is the case with the proposed Sage/Embrook development.

This does not mean that every corner of the Conservation Area can be eroded away, contrary to Government Planning Policy Guidelines (PPG No 15, Sept. 1994) which forms the basis for the Shepway Policy Draft Plan (Conservation Areas).

The current Castle Glen application (95/0674/SH) falls within the Conservation Area which, to people who are unaware, extends to low water <sup>mark</sup> level at mean tide, and beyond Sandgate Castle to the west.

The background Planning Brief and, indeed, the presentation to the site meeting on 25 October last, was so worded as to give a totally misleading impression of the issues at stake. Quite apart from any effect on the street scene, many people who frequent the seawalk and the beach could be confronted with a further wedge of high and bulky seafront flats creeping westward. Almost certainly, neighbouring properties to the east, will have their view of 'the listed building or historic skyline' partially obscured. (PPG 2.17) <sup>1995</sup> *affected*

The basically cross-eyed comment on the part of the Planning Authority, however, is that the proposed seafront block of flats, Block C, 'would be well-related to Varne Court' and 'would interrelate with its height and massing'. Varne Court was built on the site of the derelict Varne House and Malpas House. It lies outside the Conservation Area and in the light of Government guidelines the ~~Council's~~ argument is spurious.

The criteria laid down is that new development outside the Conservation Area should harmonize with its neighbours in the Conservation Area, NOT the contrary which, in the present case and from all points of view could be positively harmful and damaging. There are other options.

While Sandgate treasures its unique character and <sup>delightful</sup> position along the Shepway seaboard, it is not composed of 'nimbies', nor is it ready to be the victim of irrelevencies and distorted recommendations. It is to be hoped that those with the heavy responsibility for Planning Decisions will not be as cross-eyed as the Planners would incline them.

Yours sincerely

*Linda Rene Martin*  
Linda Rene-Martin

*Note to Editor: The Development Control Officer was met 7 Nov at 7pm to make arrangements. I would be most grateful if you*

CASTLE GLEN 22-24 Castle Road, Sandgate  
Application 95/1674/SH

Following the Site Meeting on 25 October last, at which 10 members of the Development Control Committee and local residents were present -- and in the light of Planning Policy Guidance No 15 (Sept 1994) issued by the Dept of the Environment and Dept. of National Heritage, which subsequently has been brought to my attention, I wish to state my further objections.

These objections are based, inter alia, on the manner in which the Blue Planning Assessment circulated to the Committee, omits or distorts important issues.

- A. Par 5.0 The Site: The southern limit of the Conservation is not defined. It should be stated that this includes the Seawalk and the beach down to low water mark at mean tides.

Objection: Quite apart from any effect on the street scene, the Block 'C' proposal is detrimental to the amenity of many people who enjoy the Seawalk and the beach, and who will be overpowered by an extended mass of high and bulky seafront flats, creeping inexorably westward toward and into the adjoining Conservation Area.

- B Par 8.3. Relation of Proposed Block 'C' to Varne Court (to the east)

a. I object to the misleading and irrelevant suggestion that Block 'C' would be 'related to Varne Court' and 'would interrelate with the height and massing of Varne Court'. This obtrusive block is outside the Conservation Area and is a red herring.

6pt: [Note: Varne Court was recently built on the site of Varne House and Malpas House. Therefore that site development could not be avoided or modified with regard to the open nature of the adjacent Conservation Area composed, predominately, of old and attractive single-family properties, leading westward to Sandgate Castle and beyond.

b. The Govt. requirement (PPG No 15, par 4.18) is that 'general planning standards be applied sensitively in the interests of harmonizing new development with its neighbours in the Conservation Area'.

c. In the absence of any directive to the contrary, there is no requirement for any development in the Conservation Area to relate to an adjacent building (i.e. Varne House) outside the Conservation Area.

d SUMMARY: The material consideration (PPG No.15 par. 4.19), as the Courts have recently confirmed, is that planning decisions must give high priority to the objective of preserving or enhancing the character and appearance of the Conservation Area. This is enshrined in Shepway Draft Policy Plan as amended.

I submit that, from all points of view, the present proposal (Block C) is positively harmful and damaging in its context. I trust that the Committee will see fit to refuse the Application and thereby leave the way open to fresh proposals which would be, in effect, far less prejudicial to the Conservation Area.

Linda Rene-Martin  
Coast Cottage Sandgate. 30 Oct 1995



**CASTLE GLEN, 22-24 CASTLE ROAD, SANDGATE: APPLICATION 95/1674/SH**

Following the Site Meeting on 25th October last, at which 10 members of the Development Control Committee and local residents were present --- and in the light of Planning Policy Guidance No 15 (Sep 1994) issued by the Dept of the Environment and Dept of National Heritage, which subsequently has been brought to my attention, I wish to state my further objections.

These objections are based, inter alia, on the manner in which the Blue Planning Assessment circulated to the Committee, omits or distorts important issues.

**A Per 5.0 The Site:**

The southern limit of the Conservation is not defined. It should be stated that this includes the Seawalk and the beach down to low water mark at mean tides.

**Objection:** Quite apart from any effect on the street scene, the Block 'C' proposal is detrimental to the amenity of many people who enjoy the Seawalk and the beach, and who will be overpowered by an extended mass of high and bulky seafront flats, creeping inexorably westward toward and into the adjoining Conservation area.

**B Per 8.3 Relation of Proposed Block 'C' to Varne Court (to the east):**

- i) **I object** to the misleading and irrelevant suggestion that Block 'C' would be 'related to Varne Court' and 'would interrelate with the height and massing of Varne Court'. This obtrusive block is outside the Conservation Area and is a red herring.

**Note:** Varne Court was recently built on the site of Varne House and Malpas House. Therefore the site development could not be avoided or modified with regard to the open nature of the adjacent Conservation Area composed, predominantly, of old and attractive single-family properties, leading westward to Sandgate Castle and beyond.

- ii) **The Government requirement** (PPG No 15 para 4.18) is that 'general planning standards be applied sensitively in the interests of **harmonizing new development** with its neighbours in the Conservation Area'.

- iii) **In the absence of any directive to the contrary**, there is no requirement for any development in the Conservation Area to relate to an adjacent building (i.e. Varne House) **outside** the Conservation Area.

**C Summary**

The material consideration (PPG No 15 para 4.19), as the Courts have recently confirmed, is that planning decisions must give high priority to the objective of preserving or enhancing the character and appearance of the Conservation Area. This is enshrined in Shepway Draft Policy Plan as amended.

**I submit:** that, from all points of view, the present proposal (Block C) is positively harmful and damaging in its context. I trust that the Committee will see fit to refuse the Application and thereby leave the way open to fresh proposals which would be, in effect, far less prejudicial to the Conservation Area.

**Linda Rene-Martin**, Coast Cottage, Sandgate. 30 October 1995

Circulation: Chief Planning Officer, Members of the Development Control Committee, Sandgate Ward Councillors, Michael Howard MP, QC and Secretary of State for the Environment.



## BUILT ENVIRONMENT

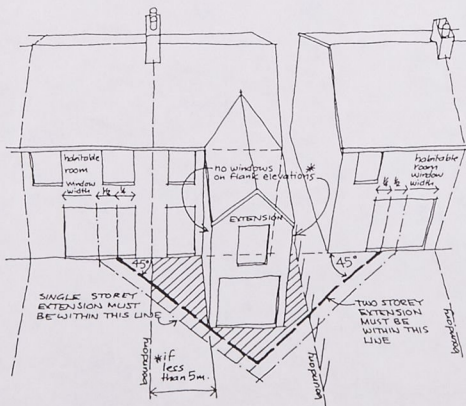
**POLICY BE6** In dealing with planning applications, applications for listed building consent, and applications for advertisement consent which would affect scheduled ancient monuments or other nationally important archaeological remains and their settings the District Planning Authority will normally presume in favour of their in situ preservation and will normally refuse permission where such remains and/or their settings would be damaged or destroyed as a result of the proposed development. Where the development of sites holding archaeological interest is permitted and where in situ preservation of remains is inappropriate the District Planning Authority will ensure that satisfactory provision is made for the excavation and recording of remains either by entering into obligations with developers under Section 106 of the Town and Country Planning Act 1990 or by the use of conditions attached to planning permissions.

### BUILDING ALTERATIONS AND EXTENSIONS.

- 7.17 Most buildings are subject to alteration or extension during their lifespan, yet certain buildings or groups of buildings are particularly sensitive to alterations or extensions. The collective impact of such changes can significantly alter the appearance and character of a building or building group, particularly where such alterations fail to respect established design principles. The following policy will therefore apply:-

**POLICY BE7** - Alterations and extensions to existing buildings should generally reflect the scale, proportions, materials, roof line and detailing of the original building and should not adversely affect the amenity enjoyed by the occupiers of neighbouring properties or have a detrimental impact upon the street scene. In pursuance of this policy the following criteria will apply:-

- a. Extensions should not cause undue overshadowing of neighbouring property and should allow adequate light and ventilation to existing rooms within the building; single storey extensions should be designed so as to fall within a 45 degree angle from the centre of the nearest ground floor window of a habitable room or the kitchen of the neighbouring property. In the case of two storey extensions, the 45 degree angle is taken from the closest quarter point of the nearest ground floor window of a habitable room or kitchen.



### ALTERATIONS & EXTENSIONS

## BUILT ENVIRONMENT

The following policy will apply:-

**POLICY BE3 -** In order to safeguard the character, appearance and setting of listed buildings, the District Planning Authority will normally:-

- a. refuse Listed Building Consent for demolition, extension, alteration or partial demolition, including internal or external works, if the proposals are considered to be detrimental to the character of the building,
- b. refuse proposals for the change of use of a listed building where such a use would adversely affect its character or setting, or where insufficient details are submitted to enable the application to be appropriately assessed. Changes of use will normally be permitted where these would provide the best means of conserving the character, appearance, fabric, integrity and setting of a listed building.
- c. impose conditions as necessary when granting consent to alter a listed building in order to protect the character afforded to that building by the retention or reinstatement of traditional features or materials,
- d. require the display of signs and advertisements to respect the character of a listed building and refuse applications which would entail structural alterations for the display of advertisements.
- e. refuse applications for development which would adversely affect the setting or character of a listed building.
- f. refuse applications for extensions or alterations which would dominate the original building in either scale, material or situation.
- g. refuse applications which would involve the replacement of windows having glazing bars with sheet glass,
- h. refuse applications which involve the blocking up of windows or external doorways, or the making of new openings,
- i. refuse applications which involve repairs or alterations other than in matching materials and to the original design,
- j. refuse applications which would entail the removal of mouldings, balustrades, balconies, chimneys or other architectural features,
- k. refuse applications which would entail the introduction of incongruous period features such as shutters and bow windows,
- l. refuse applications which would entail use of replacement windows and doors in UPVC plastic,
- m. refuse applications involving major internal alterations, such as the reshaping of rooms, the removal of a staircase, the removal or destruction of panelling or stained glass or, alterations to roof trusses of interest.

- 7.10 The District Council encourages the retention of buildings of architectural and/or historic importance but recognises that their repair and maintenance costs can be particularly high involving techniques and materials more expensive than those required for modern buildings.

**POLICY BE4** The District Planning Authority will seek the proper preservation of listed or historic buildings by:-

- a. subject to availability of finances, offering grants for their repair and restoration and giving advice on other grant aid sources,
- b. giving technical advice on correct design, detailing and repair methods,
- c. where necessary using powers to secure the preservation of neglected listed buildings and,
- d. in appropriate cases, flexible application of other planning policies where this would provide the best means of safeguarding the future of a Listed Building.

*REPAIR &  
MAINTENANCE OF  
LISTED BUILDINGS*



POLICY BE1 - A high standard of layout, design and choice of materials will be expected for new development in the Plan area. Materials should normally be sympathetic to those predominating locally in type, colour and texture. Development should accord with existing development in the locality, where the site and surrounding development are physically and visually interrelated in respect of building form, mass, height and elevational details. The District Council supports the advice given to prospective developers in the Kent Planning Officer's "Kent Design Guide" and expects its recommendations to be reflected in new development

Planning applications for development with an element of public use will normally be refused unless appropriate provision is made for the special needs of the disabled.

#### LIGHT SPILL IN THE COUNTRYSIDE

- 7.7 Light spill can be particularly intrusive in the countryside and should be avoided wherever possible. In dealing with planning applications involving external lighting in rural areas assurances will be sought from potential developers that light spill will be kept to an absolute minimum commensurate with safety.

#### CONSERVATION AREAS.

- 7.8 The District Council is committed to protecting and enhancing the special architectural and historical character of the District's 21 Conservation Areas and will, as appropriate, consider the designation of further Conservation Areas. New development will be required to meet strict design standards to protect and enhance the established character of Conservation Areas.

POLICY BE2 - The District Planning Authority will:-

- a. normally refuse Conservation Area Consent for the demolition of buildings which contribute to the character of a Conservation Area.
- b. resist proposals for infill or backland development which would adversely affect the character of a Conservation Area,
- c. request applicants to submit detailed planning applications for developments which are either in or adjoining Conservation Areas.
- d. require the height, scale, form and materials of new development, including alterations or extensions to existing buildings, to respect the character of Conservation Areas,
- e. seek to retain materials, features and details of unlisted buildings or structures which enhance the character of Conservation Areas,
- f. seek to retain the historic pattern, plot boundaries, building lines, open spaces, footways, footpaths and kerblines which are essential to the character of Conservation Areas,
- g. protect trees and hedgerows which enhance both the setting and character of Conservation Areas,
- h. will consider introducing Article 4 Directions to control alterations to buildings where these would be detrimental to the appearance and character of Conservation Areas.
- i. encourage proposals to preserve or enhance the appearance of Conservation Areas, including the removal of buildings, structures, and features which detract from those Areas.

#### LISTED BUILDINGS

- 7.9 Buildings of special architectural or historic interest are listed by the Department of the Environment and Local Authorities strictly control their alteration or demolition. These buildings make a valuable contribution to the environmental quality of town and country. They are a finite resource worthy of preservation.

#### LIGHT SPILL

#### PROTECTION & ENHANCEMENT OF CONSERVATION AREAS

#### LISTED BUILDINGS



## Policies for conservation areas

4.9 Section 71 of the Act places a duty on local planning authorities to formulate and publish proposals for the preservation and enhancement of conservation areas. It is important that designation is not seen as an end in itself: policies will almost always need to be developed which clearly identify what it is about the character or appearance of the area which should be preserved or enhanced, and set out the means by which that objective is to be pursued. Clear assessment and definition of an area's special interest and the action needed to protect it will help to generate awareness and encourage local property owners to take the right sort of action for themselves.

4.10 The Act requires proposals for the preservation and enhancement of a conservation area to be submitted for consideration to a 'public meeting' in the area, but wider consultation will almost always be desirable, both on the assessment of special interest and on proposals for the area. Consultation should be undertaken not only with local residents and amenity societies but also with chambers of commerce, public utilities, and the highway authority. The character and appearance of many conservation areas is heavily dependent on the treatment of roads, pavements and other public spaces (see paragraphs 5.13-5.18). It is important that conservation policies are fully integrated with other policies for the area, eg. for shopping and traffic management. Account should also be taken of wider policies (eg. for house renovation grants) which may affect the area's character or appearance. The preparation of local plans provides the best opportunity for integrating conservation policies with wider policies for the area, though a local planning authority's detailed statement of proposals for the conservation area should not itself be part of the development plan (see paragraphs 2.9 above and 4.15 below). Carefully targeted grant schemes using the authority's powers under section 57 of the Act to help with repair and enhancement should also be considered as part of the policy for an area. In certain cases English Heritage Conservation Area Partnership funding may be available.

## Vacant premises over shops

4.11 Bringing vacant upper floors back into use, particularly residential use, not only provides additional income and security for the shop owner, but also helps to ensure that what are often important townscape buildings are kept in good repair it meets a widespread need for small housing units and helps to sustain activity in town centres after working hours. Local

planning authorities are urged to develop policies to secure better use of vacant upper premises, eg. by giving careful consideration to planning applications for shop conversions which would eliminate separate accesses to upper floors; by working with housing associations to secure residential conversions; and through the house renovation grant system.

## Local information and consultation

4.12 Once policies for a particular area have been formulated, they should be made available to local residents and businesses in leaflet form, setting out clearly why the area has been designated; what its specially valuable features are; how individual householders can help to protect its character and appearance; and what additional controls and opportunities for assistance designation brings with it. Without such information, the support of local residents is not likely to be realised to the full. (English Heritage's guidance note on conservation areas gives advice on such publicity.)

4.13 Local planning authorities are asked to consider setting up conservation area advisory committees, both to assist in formulating policies for the conservation area (or for several areas in a particular neighbourhood), and also as a continuing source of advice on planning and other applications which could affect an area. Committees should consist mainly of people who are not members of the authority; local residential and business interests should be fully represented. In addition to local historical, civic and amenity societies, and local chambers of commerce, the authority may wish to seek nominations (depending on the character of the area) from national bodies such as the national amenity societies and the Civic Trust. Authorities should consider whether there is scope for the involvement of local people on a voluntary basis in practical work for the enhancement of an area.

## Use of planning powers in conservation areas

4.14 Section 72 of the Act requires that special attention shall be paid in the exercise of planning functions to the desirability of preserving or enhancing the character or appearance of a conservation area. This requirement extends to all powers under the Planning Acts, not only those which relate directly to historic buildings. The desirability of preserving or enhancing the area should also, in the Secretary of State's view, be a material consideration in the planning authority's handling of development proposals which are outside the conservation area but

would affect its setting, or views into or out of the area. Local planning authorities are required by section 73 to publish a notice of planning applications for development which would in their opinion affect the character or appearance of a conservation area.

4.15 The status now accorded to the development plan by section 54A of the principal Act makes it particularly important that an authority's policies for its conservation areas, insofar as they bear on the exercise of development controls, should be set out in the local plan. There should also be a clear indication of the relationship between the plan itself and detailed assessment documents or statements of proposals for particular conservation areas, making clear that development proposals will be judged for their effect on the character and appearance of the area as identified in the assessment document.

4.16 Many conservation areas include the commercial centres of the towns and villages of which they form part. While conservation (whether by preservation or enhancement) of their character or appearance must be a major consideration, this cannot realistically take the form of preventing all new development: the emphasis will generally need to be on controlled and positive management of change. Policies will need to be designed to allow the area to remain alive and prosperous, and to avoid unnecessarily detailed controls over businesses and householders, but at the same time to ensure that any new development accords with the area's special architectural and historic interest.

4.17 Many conservation areas include gap sites, or buildings that make no positive contribution to, or indeed detract from, the character or appearance of the area; their replacement should be a stimulus to imaginative, high quality design, and seen as an opportunity to enhance the area. What is important is not that new buildings should directly imitate earlier styles, but that they should be designed with respect for their context, as part of a larger whole which has a well-established character and appearance of its own.

4.18 Local planning authorities will often need to ask for detailed plans and drawings of proposed new development, including elevations which show the new development in its setting, before considering a planning application. In addition to adopted local plan policies, it may be helpful to prepare design briefs for individually important 'opportunity' sites. Special regard should be had for such matters as scale, height, form, massing, respect for the traditional pattern of frontages, vertical or horizontal emphasis, and detailed design (eg. the scale and spacing of

window openings, and the nature and quality of materials). General planning standards should be applied sensitively in the interests of harmonising the new development with its neighbours in the conservation area.

4.19 The Courts have recently confirmed that planning decisions in respect of development proposed to be carried out in a conservation area must give a high priority to the objective of preserving or enhancing the character or appearance of the area. If any proposed development would conflict with that objective, there will be a strong presumption against the grant of planning permission, though in exceptional cases the presumption may be overridden in favour of development which is desirable on the ground of some other public interest.

4.20 As to the precise interpretation of 'preserve or enhance', the Courts have held (*South Lakeland DC v Secretary of State for the Environment*, [1992] 2 WLR 204) that there is no requirement in the legislation that conservation areas should be protected from all development which does not enhance or positively preserve. Whilst the character and appearance of conservation areas should always be given full weight in planning decisions, the objective of preservation can be achieved either by development which makes a positive contribution to an area's character or appearance, or by development which leaves character and appearance unharmed.

## Permitted development in conservation areas

4.21 The GDO requires planning applications for certain types of development in conservation areas which are elsewhere classified as permitted development. These include various types of cladding; the insertion of dormer windows into roof slopes; the erection of satellite dishes on walls, roofs or chimneys fronting a highway; and the installation of radio masts, antennae or radio equipment housing with a volume in excess of two cubic metres (unless the development is carried out in an emergency). The size of house and industrial extensions that may be carried out without specific planning permission is also more restricted.

4.22 On 30 March 1994 the Government announced a new proposal to enable local planning authorities to make directions withdrawing permitted development rights for a prescribed range of development materially affecting some aspects of the external appearance of dwellinghouses, such as doors, windows, roofs and frontages. There would be



David Laws Esq.,

cc Wendy Harris

4 November 1995  
~~44 November 1995~~

Dear David (if I may be so familiar so soon)

D Having supported you at the Selection Committee Meeting, of course I'm hoping I've backed a winner, and it will be nice when you are actually resident among us.

Indeed, you'll have to pick up quite a few extra votes -- among them are Liberal supporters who, like myself, preferred to abstain rather than bring themselves to vote for the last PPC who does a lot of hard work locally, but really isn't Parliamentary material.

Following a Site meeting in one of Sandgate's Conservation Areas regarding a positively harmful and damaging development, I shall be watching very closely at the forthcoming Development Control Cttee. when it comes to make a decision at the Council Meeting (same Cttee.) on Tuesday evening Nov 7th next. Sixteen members, six of whom are Lib Dems.

I can only say that if they let Sandgate down, I and my friends may well be inclined to let the Liberals down. I hope it won't happen that way.

In the meanwhile, all the very best for your future which is also our future.

Yours sincerely

(Mrs) Linda Rene-Martin



David Laws =

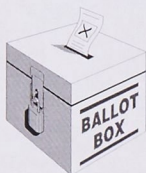
Wendy Harris = 266172

# Lib Dem Update

## from Local Party Chairman **IAN PARKER**

Just a brief update to keep you all informed of recent events and news affecting the Shepway Local Party of the Liberal Democrats.

In the near future it is our intention to produce a more substantial newsletter, that will be issued on at least a quarterly basis; this will incorporate news of the work being done by Lib Dems both nationally and locally, as well as informing you of social events etc.



As you will know by now DAVID LAWS was elected as our new prospective Parliamentary candidate at a very well attended meeting in Folkestone.

We were very lucky to have had 3 excellent candidates to choose from. David was put straight to work that night writing a press release for the papers and radio; he's already been rushing round Shepway getting himself acquainted and looking for local accommodation.

To go with our new prospective candidate we have a new local Party Agent - Shepway District and Hythe Town Councillor, Wendy Harris, who has agreed to take up the reins from Paul Marsh.

It will be Wendy's role to co-ordinate all our election campaign preparations from now on, as well as dealing with the day to day issues that will crop up.



Your Local Party Executive Committee has been working hard to get HQ to upgrade us to a "Starred Seat", which amongst other things would ensure that our constituency gets extra financial support to fight the General election.

With David Laws working at Cowley Street has been very helpful in this respect - ensuring that our 'neck of the woods' is not overlooked.

Following the launch of an award scheme at the Lib Dem Conference aimed at increasing membership of the Party, we have set ourselves a local target of doubling our numbers in a year.

This only needs each of us to recruit one additional member each. So if you know of a friend, colleague or relative who might join give our Membership Secretary Nigel Dowe a ring on 266915.



There is a 'buzz' of excitement in our local Party at present, and both politically and socially new momentum is building up, but to keep that going and to give David Laws a flying start we must ensure that the necessary funds are available.

To this end I do hope those of you who have not already responded to David's appeal letter will send whatever amount you can - every Pound means we're that much nearer to getting a better MP for Shepway.

OCT

1995

## **DIARY DATES**

OCTOBER 29TH <sup>28</sup>

COFFEE MORNING

10am - 12 noon at Freda Bowden's

5 Whitby Road Cheriton

Phone Peter Gane

01303 270040 for more details

NOVEMBER 5TH

FOLKESTONE GAMES EVENING

{Pool, 10 Pin Bowling, Darts etc}

PRICE £2 PER PERSON

At the Leas Club, Folkestone

From 7pm - Call Paul Marsh

on 01303 250427

NOVEMBER 10TH <sup>3</sup>

ST ANDREW'S NIGHT DINNER

At the Cornerhouse Restaurant

Dymchurch

Call Shirley Maile for details

on 01303 872428

**We now have a Social Events  
Co-ordinator, who is keeping a  
diary of all events that are being  
organised on the Party's behalf.**

**So, if you are holding an event  
or want to find out more in-  
formation about future hap-  
penings please call TESSA  
CARUANA, ON 01303 245624.**

Printed and Published  
Linden Crescent,

by Paul Marsh, 65  
Folkestone, Kent



**Shepway  
Liberal Democrats**

1 October 1995

Dear Mrs. Rene - Martin,

I am delighted to have been selected by local members as the Prospective Parliamentary Candidate to fight Michael Howard at the next General Election. Over the weeks ahead I hope to see many of those who I was not able to meet in the course of the selection process.

I am greatly looking forward to working with you all for victory at the next General Election. We have a lot to do, and not much time before the election must be held - 18 months at most.

Our immediate priorities should be to get our General Election campaign planned and running as soon as possible; to appoint a constituency agent to facilitate this process; and to raise our membership and local profile. None of this will be cheap - which is my second reason for writing to you.

We are hopeful of obtaining some funds for our local campaign from the National and Regional Parties, but there is no doubt that most of the responsibility for raising funds will fall to us locally.

I know that there have been rather too many appeals by the National Party for funds recently, but this IS different. Any money which you are able to give will go straight to fighting to win the Folkestone and Hythe Parliamentary seat.

Thank you if you are able to give any help, and I look forward with great enthusiasm to working with you all over the years ahead.

Best Wishes,

David.

David Laws  
PPC Folkestone and Hythe

P.S. Thank you  
for your support.  
David.

A MESSAGE FROM LOCAL PARTY PRESIDENT JOHN MACDONALD QC

Please do help with this appeal if you can. I believe that we have an excellent chance of beating Michael Howard next time, but there is no doubt that we will have to campaign hard and with a high profile if we are to topple such a high-ranking Cabinet Member.

If you can give money, please consider doing so on a monthly basis (the standing order will be cancelled as soon as the General Election is called), as this will allow us to plan our finances, and will help us to put in place a paid constituency agent. THANK YOU FOR YOUR GENEROSITY.

John