

**NOTIFICATION OF DECISION OF
THE LOCAL PLANNING AUTHORITY**

Date of Decision: 11 July 2022



Email: planning@folkestone-hythe.gov.uk

Mr Ben Boyce
C/o Mr Giles Fitch
Blueprint Projects
Unit 12
Riverside Business and Craft Centre
West Hythe
CT21 4NB

TOWN AND COUNTRY PLANNING ACT 1990

Application Number: 21/1492/FH

Proposal: Erection of 6 pitches to be used by mobile units along with electric cabinets for power supply.

Site Location: Folkestone Harbour, Pedestrian Area, The Stade, Folkestone, CT20 1QH

DECISION: REFUSED in accordance with the planning application and plans.

REFUSAL REASONS

- 1 The proposed units, by virtue of their siting on the harbourside promenade with consequent increased activity including queuing and consumption of food, would cause an obstruction to the free flow of pedestrian movement on the Public Right of Way (ref. CFP – Coastal Footpath) in a manner harmful to the safety and amenity of pedestrians and would increase the potential for obstruction of vehicular traffic on The Stade in a manner harmful to highway safety and amenity. The proposal is therefore contrary to policy SS3 of the Core Strategy 2022; and policies HB1 and T1 of the Places and Policies Local Plan.
- 2 In the absence of information demonstrating that the proposed units would not give rise to harm to residential amenity by virtue of cooking smells and odours, the development would have the potential to cause unacceptable harm to the living conditions of nearby residential properties in a manner contrary to policies SS3 of the Core Strategy 2022; policy HB1 of the Places and Policies Local Plan; and the advice of paragraph 174 of the National Planning Policy Framework (2021).

- 3 The proposed mobile food units, by virtue of their number and prominent
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siting within the conservation area, would be harmful to the character and appearance of the conservation area. The application is therefore contrary to policies SS3 and SS10 of the Core Strategy 2022; policy HB1 of the Places and Policies Local Plan; and the advice of the National Planning Policy Framework (in particular paragraphs 197 and 199).

Informatives and notes

- 4 This application was determined on the basis of drawings 19.36.41, 19.36.45, 19.36.52, and the submitted cabinet details.

In determining this planning application, the Council has had due regard for all relevant matters and particularly the National Planning Policy Framework. This includes the duty to work positively with the applicant to resolve potential issues and seek acceptable solutions.

This decision relates ONLY to the requirements of Town and Country Planning Act 1990. Separate determinations are required for other aspects of the planning regime, building regulations and environmental legislation. Any other permissions must be obtained separately from the relevant body.



Issued by the Chief Planning Officer

This decision notice consists of 3 pages

NOTIFICATION TO APPLICANT

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of your local planning authority then you may be able appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990. If you want to appeal, then you must do so promptly.

Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online at www.gov.uk/government/organisations/planning-inspectorate.

The Inspectorate's website also gives details of timescales and the processes which would apply to this type of application.