

PLANNING AND LICENSING COMMITTEE

25th JULY 2017

SUPPLEMENTARY INFORMATION TO SCHEDULE OF APPLICATIONS

1. Y14/0850/SH AIRPORT CAFE ASHFORD ROAD SELLINDGE
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Retrospective application for change of use to lorry park incorporating extension of existing parking area and retention of two mobile units for toilet and shower facilities

Mr A J Scott, applicant's agent, to speak on application

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Officers are aware of, and are currently investigating, what appears to be an HGV repair business on the site and possible associated residential use of a caravan. This is to the front of the Airport Café site and does not form part of the application site or this planning application

The applicant's agent has provided the following additional information:

Passed by the site at 20:30 hours and at 21:45 hours on Monday 17th July 2017, and the site was full with trucks trying to gain access, together with the nearby lay-bys being full. The agent states that the front portion of the site is not in operation by the applicant and the trucks were stacked in tandem and as a result there were many more trucks parked on the whole site than the expectation. The application portion of the site was also full but with trucks parked as agreed on the submitted layout.

The agent states that it must be made clear that there is no mechanism to control the front portion of the site as it is a long established use. Whilst this is not what should be happening the fact that the trucks are crowded on the Airport Café means that they are not on the highway and byways, which however were still in occupation. There is a severe need as the drivers have nowhere to go and more importantly no time remaining [on their tracking system] to allow them to go elsewhere. This is a Shepway District Council issue as it is the ultimate destination for the trucks prior to their onward journeys and the problem will not go away. Until Shepway or central Government can finalise a solution the issue will only get worse. His client should be encouraged in his efforts to, in a very small part, help towards the solution.

The agent further states that as the applicant has fitted the signs, provided the welfare facilities and offered support to his ultimate clients they should be applauded and should not have to shoulder the blame for the whole site. Council's policy needs to be fully considered and a suitable solution sought. If this section of the site is closed, the displaced trucks will go into the village(s) out of necessity, but trucks will still park on site on the remainder of the site. This application, rather than being a problem to the local area, should be recognised as a valuable asset benefiting the local area.

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