

Cliftonville West Development Plan Consultation

Have your say now!

Monday 13th August - Friday 12th October 2007

Cliftonville West Development Plan Consultation

Following consultation with local residents, landlords, letting agents, businesses and Ward Councillors during autumn 2006, Thanet District Council adopted a policy restricting the further development of one-bedroom flats in Cliftonville West.

‘Thanet District Council will resist further proposals to provide single bedroom flatted accommodation, bed-sits and non self-contained accommodation (houses in multiple occupation) within the area of the declared Cliftonville West Renewal Area. This includes provision by way of conversion of existing buildings and by way of new build. The Council will have particular regard to this policy objective in exercising its development control functions and planning applications to provide such accommodation in the Renewal Area will be refused’.

HAVE YOUR SAY NOW!

During consultation on the policy above, a number of wider issues were identified within Cliftonville West. Key themes were:

- Size of flats
- Extensions to hotels
- Parking
- Design principles

To help with the regeneration and future planning of Cliftonville West a Cliftonville Development Plan is being prepared to set out policies to help address these wider issues. To move forward in preparing this plan we need your views and invite you to complete this questionnaire.

The issues in this questionnaire are not statements of the Council's intent, but are ideas and suggestions for discussions to help us write policies for Cliftonville. Thanet District Council would like your feedback on these problems and possible solutions to help shape the future of Cliftonville West.

Please complete and return the attached questionnaire to:

Jo Wadey, FREEPOST SEA 8273, Thanet District Council, PO Box 9, Cecil Street, Margate CT9 1XZ.

The questionnaire can also be downloaded or completed online at www.thanet.gov.uk.

For any further enquiries please call Jo Wadey or Steve Moore on 01843 577145 or 577147, or email local.plans@thanet.gov.uk

Comments can be made between Monday 13th August and Friday 12th October 2007

Questionnaire

Cliftonville in general

1. Which of the following statements do you agree with? (Please tick one box only)

- There should be a new planning policy with tighter planning controls in Cliftonville West to help deal with the problems identified in previous consultation. (E.g. size of flats, extensions to hotels, parking and design principles).
- Cliftonville West should be left to develop according to market forces with no new planning policy
- Not sure

Please use the box below to provide any further comments

2. Do you support the policy (as set out on the previous page) adopted following the previous consultation restricting the further development of one-bedroom flats in Cliftonville West?

- Yes No Not sure

3. Do you think any amendments are needed to the policy?

- Yes No Not sure

Please use the box below to provide any further comments

4. Do you think an additional policy should be written restricting the conversion or redevelopment of houses/bungalows to provide flats if this meant:

- A loss of house/bungalow suitable for family occupation
- Too many flats in an area
- Too much noise and disturbance to nearby neighbours
- A negative impact on parking/unacceptable increase in traffic

- Yes No Not sure

Please use the box below to provide any further comments

Size of flats

Concerns were raised from the previous consultation that restricting one bedroomed accommodation could lead to cramped conversions to two or more bedroomed flats.

The Council has 'Conversion to Flat' guidelines which specify a minimum floor space of 50m² for conversion to two bedroomed flats.

5. Do you think that 50m² is an appropriate minimum standard for two bedroomed flats in Cliftonville West?

Yes No Not sure

6. If not do you think an alternative minimum standard should be set?

Yes No Not sure

Please use the box below to provide any further comments

Hotels

Many hotels have been converted for residential purposes as the demand for hotel accommodation has decreased. However some have been extended to provide additional units and this has resulted in higher density accommodation in the area.

7. Should the Council consider a policy restricting extensions to buildings where this could result in additional dwelling units being provided?

Yes No Not sure

Please use the box below to provide any further comments

Parking

Some streets in the area are fairly narrow with vehicles parked on both sides of the road making some places congested and difficult to drive through, and driveways are often parked across creating problems for existing residents.

There are policies in place to encourage walking, cycling and the use of public transport as an alternative to the private car. Insisting on one car parking space per new residential unit may not be a practical option for Cliftonville West, and could result in properties remaining empty and becoming derelict.

8. Should a policy be written requiring the provision of secure cycle storage/parking facilities at or near residential developments?

Yes No Not sure

9. Should the Council insist on a parking space being provided for each new residential unit?

Yes No Not sure

10. Should the Council refuse a residential development or conversion if appropriate car parking cannot be provided on the site?

Yes No Not sure

Please use the box below to provide any further comments

Design issues

Properties of a high standard of design would be more likely to encourage residents to stay in the area and also help encourage residents to purchase and live in the property.

The Council already has strong design-based planning policies. The issue is whether there are any specific design issues for Cliftonville for example public areas, footpaths/alleyways.

11. Should the Council adopt a new policy relating to specific design issues applicable to Cliftonville West?

Yes No Not sure

If yes, what do you think are important design matters for Cliftonville?

12. Are there any other issues that may be able to be dealt with by planning policy that we have not included?

Please supply the following information for our records:

Name:

House name/number:

Road:

Town/Village:

County:

Postcode:

Name of organisation you represent (if applicable):

Telephone number:

Email address:

Please note information may be passed on to a planning inspector but will not be shared or passed on to any third parties, and will only be used for the purposes described.

Please return all questionnaires by Friday 12 October 2007.