



Planning • Historic Buildings • Archaeology

Specialist & Independent Advisors to the Property Industry

Tesco Store, Folkestone

Client

Tesco Stores Limited

Location

The Former Railway Bell PH, Dover Road, Folkestone

Services Provided

Planning

Date of Completion

Planning consent approved 17 July 2009

Key Issues

Planning consultancy services for a mixed-use regeneration scheme including pre-application negotiations with Shepway District Council and preparation of the full planning application.

- Out of centre retail site
- Design
- Density, height and overall massing
- Servicing and car parking
- Affect on residential amenity



Planning permission was negotiated by CgMs for the redevelopment of the former public house to provide a mixed use scheme comprising a new Express store on the ground floor, six high quality residential flats on the two upper floors, and associated car parking spaces and servicing area.

CgMs demonstrated there was a retail need for the Express in this location, there were no sequentially preferable sites and the development would have a positive impact on the nearby local centres. The Council's officers supported the new retail floorspace and considered the scheme has been well designed and would enhance the visual amenity of the surrounding area.

Despite significant opposition mainly from local residents which included a petition with over 700 signatures and over 100 objection letters, CgMs successfully convinced the Members of the planning committee that the scheme would bring significant planning benefits to the area.

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