

TOWN AND COUNTRY PLANNING ACT 1990

Notification of Grant of Planning Permission to Develop Land

Dr Katharine Harvey
C/o Mr David Shore
Folkestone & Hythe District Council
Civic Centre
Castle Hill Avenue
Folkestone
Kent
CT20 2QY

Take notice that Folkestone & Hythe District Council, the Local Planning Authority under the Town and Country Planning Acts has **GRANTED PERMISSION** for the development of land

situate at: LAND REAR PLOT 15 COLLINS ROAD NEW ROMNEY KENT

and being: FORMATION OF NEW VEHICULAR ACCESS TO SERVE THE FUTURE EMPLOYMENT SITE AT MOUNTFIELD ROAD, NEW ROMNEY, ON LAND LOCATED TO THE WEST OF MOUNTFIELD ROAD, SOUTH OF COLLINS ROAD AND THE NORTH OF CHURCH LANE - MOUNTFIELD ROAD PHASE 4.

referred to in your application for permission for development received on 28th February 2019.

This Approval is subject to the following conditions:

CONDITIONS

- 1 The development must be begun within three years of the date of this permission.

Reason:

As required by Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 867/102A, 867/103A, 867/104A, 867/105A, 867/106A, 867/107 and 867/108;

Reason:

For the avoidance of doubt and in order to ensure the satisfactory implementation of the development in accordance with the aims of saved policy SD1 of the Shepway District Local Plan Review.

- 3 No development shall take place until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. The approved details shall be provided prior to commencement of work on site and adhered to throughout the construction period. The Statement shall provide for:

- i) Routing of construction and delivery vehicles to/from the site;
- ii) Parking and turning areas for construction, delivery vehicles and site personnel to/from the site;
- iii) Timing of deliveries;
- iv) Provision of wheel washing facilities;
- v) Temporary traffic management/signage.

Reason:

In the interests of neighbouring amenity and to ensure the development does not obstruct the highway in accordance with saved policies SD1 and TR11 of the Shepway District Local Plan Review.

- 4 Provision and permanent retention of the vehicle turning areas shall be maintained with no obstruction as shown on the submitted plans (drawing numbers 867/104A, 867/105A, 867/106A) .

Reason:

In the interests of highway safety.

- 5 Removal of the existing bell-mouth junction as shown on drawing number 867/102A and replacement with full height kerbing must be completed within 1 week of the opening of the new road.

Reason:

In the interests of highway safety and local amenity.

- 6 Prior to the access road becoming operational full details of the proposed street lighting design shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Local Highway Authority and the KCC Ecological Advice Service.

The plan will:

- identify those areas/features on and around the site that are particularly sensitive for bats;
- show the type and location of lighting that will be installed so that it can be clearly demonstrated that areas to be lit will not disturb bat activity;
- outline the hours of operation for the street lighting.

All lighting will be installed in accordance with the specifications and locations set out in the plan and will be maintained thereafter in accordance with the plan.

Reason:

In the interests of nature conservation in accordance with policies SD1 of the Shepway District Local Plan Review.

- 7 Prior to the commencement of development works (including site clearance), details of precautionary measures for reptiles will be submitted to and approved in writing by the Local Planning Authority. The measures will be implemented in strict adherence with the agreed details thereafter.

Reason:

To safeguard protected species that may have inhabited the site.

- 8 Development shall not begin until a detailed sustainable surface water drainage scheme for the site has been submitted to (and approved in writing by) the Local Planning Authority. The detailed drainage scheme shall be based upon the Surface Water Management Strategy (RMB Consultants Ltd, February 2019) and shall demonstrate that the surface water generated by this development (for all rainfall durations and intensities up to and including the climate change adjusted critical 100 year storm) can be accommodated and disposed of without increase to flood risk on or off-site.

The drainage scheme shall also demonstrate (with reference to published guidance):

- that silt and pollutants resulting from the site use can be adequately managed to ensure there is no pollution risk to receiving waters.
- appropriate operational, maintenance and access requirements for each drainage feature or SuDS component are adequately considered, including any proposed arrangements for future adoption by any public body or statutory undertaker.

The drainage scheme shall be implemented in accordance with the approved details.

Reason:

To ensure the development is served by satisfactory arrangements for the disposal of surface water and to ensure that the development does not exacerbate the risk of on/off site flooding. These details and accompanying calculations are required prior to the commencement of the development as they form an intrinsic part of the proposal, the approval of which cannot be disaggregated from the carrying out of the rest of the development.

- 9 No part of the development (or within an agreed implementation schedule) hereby permitted shall be brought into use until a Verification Report pertaining to the surface water drainage system, carried out by a suitably qualified professional, has been submitted to the Local Planning Authority which demonstrates the suitable modelled operation of the drainage system such that flood risk is appropriately managed, as approved by the Lead Local Flood Authority. The Report shall contain information and evidence (including photographs) of earthworks; details and locations of inlets, outlets and control structures; extent of planting; details of materials utilised in construction including subsoil, topsoil, aggregate and membrane liners; full as built drawings; topographical survey of 'as constructed' features; and an operation and maintenance manual for the sustainable drainage scheme as constructed.

Reason:

To ensure that flood risks from development to the future users of the land and neighbouring land are minimised, together with those risks to controlled waters, property and ecological systems, and to ensure that the development as constructed is compliant with and subsequently maintained pursuant to the requirements of paragraph 165 of the National Planning Policy Framework.

INFORMATIVES

- 1 Your attention is drawn to the requirements of the Building Regulations 2000 and the possibility of the need to obtain consent under such regulations.

Prior to implementing this permission, you should seek advice from Building Control as to whether or not to make an application. Advice and application forms are available from the Civic Centre, Folkestone (telephone numbers 01303 853538). Alternatively another building control body may be able to assist.

In accordance with paragraph 38 the National Planning Policy Framework 2019, Folkestone & Hythe District Council, as local planning authority, has taken a positive and proactive approach to the proposed development, focusing on finding solutions.

The application was acceptable as submitted and no assistance was required

The application was determined within the relevant timescales

The application was considered by the Council's Planning & Licensing Committee and the applicant/agent was given the opportunity to speak in support of it

The development proposed has been considered against the National Planning Policy Framework, Local Plan policy and relevant material planning considerations and it is the view of the Local Planning Authority that planning permission should be granted.

In coming to this decision regard has been had to the following policies:

Shepway District Local Plan Review Saved Policies - SD1, E2, BE1, BE16, TR6, TR11.

Shepway Core Strategy Local Plan - DSD, SS1, SS3, SS4, CSD8.

People and Places Local Plan Submission Draft Policies: E1, CC3.

Core Strategy Review Submission Draft 2019: CSD8, SS4.

National Planning Policy Framework 2019 - paragraphs 7, 80-82, 163.



Dated this 7th day of May 2019
Folkestone & Hythe District Council,
Civic Centre, Castle Hill Avenue,
Folkestone, Kent CT20 2QY

Llywelyn Lloyd
Chief Planning Officer

APPEAL GUIDANCE NOTES

Note:

This permission is confined to permission under the Town and Country Planning Act 1990 (as amended) and does not obviate the necessity for compliance with any enactment, bye-law or other provision whatsoever or of obtaining from the appropriate authority any permission, consent, approval or authorisation which may be required.

NOTIFICATION TO APPLICANT

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or the grant of it, subject to conditions, then you can 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 within six months of the date of the notice, using a form which you can get from Initial Appeals, The Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN or online at www.planningportal.gov.uk/pcs.

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provision of a development order and to any directions given under the order. In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based its decision on a direction given by him.

PURCHASE NOTICES

If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which had been or would be permitted. In these circumstances, the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase his interests in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.