

TOWN AND COUNTRY PLANNING ACT 1990

Notification of Grant of Planning Permission to Develop Land

Nigel Bailey
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Unit 3
57 Hopes Lane
Pysons Road Industrial Estate
Ramsgate
Kent
CT12 6UW

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

situate at: **133 DOVER ROAD FOLKESTONE KENT CT20 1NL**

and being: **CHANGE OF USE OF GROUND FLOOR OF BUILDING INTO A COMMUNITY ROOM FACILITY AND A SELF CONTAINED FLAT TOGETHER WITH EXTERNAL ALTERATIONS.**

referred to in your application for permission for development received on 14th July 2016.

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, numbered 16/182/JG/PL01.

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 The materials to be used in the construction of the external surfaces of the development hereby permitted shall be those stated in section 9 of the application form which shall match those used in the existing building unless alternative materials are approved in writing by the local planning authority.

Reason:

To ensure that the external appearance of the works when completed do not detract from the appearance of the building or the appearance of the area generally.

- 4 The area identified as 'community area' on the approved plan shall only be used for a community centre and for no other purpose, including any other purpose in Class D1 of Part D the Schedule of the Town and Country Planning (Use Classes) Order 1987 or in any provision equivalent to that Class in any Statutory Instrument revoking or re-enacting that Order.

Reason:

The site is considered to be particularly sensitive and the Authority would wish to consider the implications of any further change of use in the interests of the amenities of the area in accordance with saved Local Plan Review policies SD1 and TR12, Core Strategy policy SS3 and the NPPF: 2012.

- 5 The community centre hereby permitted shall not be open outside the following times 9am - 10pm Monday to Saturday and 10am - 4pm Sundays and bank holidays.

Reason:

In the interests of the amenities of nearby residents, to prevent disturbance in accordance with saved Local Plan Review policies SD1 and BE8.

- 6 No amplified or live music shall be played in the community centre hereby permitted unless otherwise agreed in writing by the Local Planning Authority.

Reason:

In the interests of the amenities of nearby residents in accordance with saved Local Plan Review policy SD1 and the NPPF: 2012.

- 7 At the time of development the internal works for the formation of the community centre hereby permitted shall incorporate sound insulation within the ceiling and partition walls to the standards set out in the Building Regulations 2010 - resistance to the passage of sound - approved document E, unless otherwise approved in writing by the Local Planning Authority.

Reason:

In the interests of the amenities of residents to avoid noise disturbance, in accordance with saved Local Plan Review policy SD1 and the NPPF: 2012.

- 8 Prior to the first use/occupation of the flat hereby permitted, a privacy screen shall be erected to enclose the external amenity space which shall be of a type that is impenetrable to sight and shall be a minimum of 1.8 metres above the finished floor level and shall be so retained at all times.

Reason:

To minimise overlooking onto properties to the rear and maintain privacy in accordance with saved Local Plan Review policy SD1 and the NPPF: 2012.

INFORMATIVES

- 1 The applicant is advised that a formal application for connection to the public sewerage system is required in order to service this development please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire, SO21 2SW (Tel: 0330 303 0119).

In accordance with paragraphs 186 and 187 of the National Planning Policy Framework, Shepway 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 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, BE1, BE8, TR12, HO1.
Shepway Core Strategy Local Plan - SS1, SS2, SS3, CSD6
National Planning Policy Framework 2012 - paragraphs



Dated this 8th day of September 2016

Shepway District Council,
Civic Centre, Castle Hill Avenue,
Folkestone, Kent CT20 2QY

Ben Geering
Head of Planning

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.