

OFFICERS REPORT

Application No: Y16/0114/NMC

Location: Channel Tunnel Terminal Ashford Road Newington Folkestone Kent CT18 8XX

Proposal Non material change to application Y14/1026/SH (Erection of a High Voltage Direct Current converter station and associated plant together with an access road and 2.5m high mesh fencing and gates) to allow for amendments to the plant area to the west side of the site, improvements to the design of the green screen feature and adjustments to the groundworks design.

ASSESSMENT

Performance data:-

Date application valid: 09.12.2016

Applicable 8/13/16 week target date: 28 days - 06.01.2017

Planning Performance Agreement (PPA) or Planning Extension Agreement (PEA) ? Y

If Yes, revised 8/13/16 week target date: 13.01.2017

Is the application being determined after 26 weeks without a PPA or a PEA? N

The application is for a non-material amendment for the following :

"Non material change to application Y14/1026/SH (Erection of a High Voltage Direct Current converter station and associated plant together with an access road and 2.5m high mesh fencing and gates) to allow for amendments to the plant area to the west side of the site, improvements to the design of the green screen feature and adjustments to the groundworks design."

The proposal has been slightly amended following officer discussion re the agreed plan numbers with the agent.

The proposal would result in the amendment of condition 2 to substitute drawings as follows :

Out :

Site General Layout MMD-309072-E-00-XX-0011 P3

Site General Layout Sections MMD-309072-E-00-XX-0012 P4

Elevations Converter Control Building MMD-309072-E-00-XX-0014 rev P02

Elevations Spare Part Building MMD-309072-E-00-XX-0016 rev P1

Living Wall System MMD-324194-L-DR-00-XX-006 rev A

The most significant change to the approved details are the changes to the lower level converter control building and a/c array to the northern side of the main building but the amount of change, relative to the scale of the building, and taking into account that these

structures will be seen against the body of the main building, the proposed change are acceptable as a non material amendment. Other changes include the layout of the external switchgear, associated plant, etc on the site, a change to the size/design of the spare parts building and an update of the living wall system details to reflect the amended building design.

Replace with:

Site General Layout E50105-A9469-V011-0

Site General Layout Sections E50105-A9469-V012-0

Elevations Converter Control Building E50105-A9469-V013-0

Elevations Spart Part Building E501050A9469-V014-0

Living Wall System E50105-A9469-V016-0

The agent has also agreed that approved drawings MMD-309072-E-00-XX-0013 rev P1 (roof plan) and MMD-309072-E-00-XX-0010 rev P2 (elevation drawings less 'living wall' system) be superseded and do not need to be replaced as other drawings in the schedule provide sufficient information.

Therefore the revised wording of condition 2 would read :

2. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans:

MMD-309072-E-00-XX-0010 rev P2 (site location plan), MMD-309072-E-00-XX-0015 rev P1 (topography), MMD-309072-E-00-XX-0017 rev P2 (fence details), E50105-A9469-V011-0 (Site General Layout), E50105-A9469-V012-0 (Site General Layout Sections), E50105-A9469-V013-0 (Elevations Converter Control Building), E501050A9469-V014-0 (Elevations Spart Part Building), E50105-A9469-V016-0 (Living Wall System).

Reason:

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

In addition the wording of condition 11 also needs to be revised to update the drawing number showing the living wall system and is amended to read as follows :

11. Notwithstanding drawing E50105-A9469-V016-0, prior to the construction of the development above concrete base level, details of the 'living wall' system; details of the climbing plant species to be used for the living wall, details of the planting pits and details of the management program for the living wall system shall be submitted to and agreed in writing with the Local Planning Authority. The agreed details for the living wall system shall be implemented in the first planting season following the completion of the converter station and shall be maintained in accordance with the management program agreed thereafter.

Reason:

In order to protect and enhance the visual amenity and biodiversity interests of the area in accordance with saved policies SD1, CO1, CO4 and CO11 of the Shepway District Local Plan Review.

These changes to the extant planning permission are considered to be Non material amendments under section 96a of the TCPA 1990.

Case Officer:

Report and draft decision notice completed and passed to senior officer.

Name: W Simpson Position: Planner Date: 13.01.2017

Report and draft decision notice amended (if appropriate)

Name: Position: Date:

Senior Officer

Report not agreed. Details of further work required as follows:

Name: Position: Date:

Report and draft decision notice agreed and file passed to admin to issue decision.

Name: Position: Date: