

TOWN AND COUNTRY PLANNING ACT 1990

Notification of Grant of Planning Permission to Develop Land

Mr G Davis
C/o Paul Kegos
Martello Building Consultancy
Studio 9
2 South Street
Folkestone
CT20 1RW

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: **SAGA GROUP OFFICES ENBROOK PARK SANDGATE
HIGH STREET SANDGATE FOLKESTONE**

and being: **CONSTRUCTION OF 49 ADDITIONAL CAR PARKING
SPACES.**

referred to in your application for permission for development received on 7th June 2017.

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 2517/01, 2517/03, 2517/03 C, 2517/05.

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 surface material for the parking bays hereby permitted shall be bonded gravel unless otherwise agreed in writing with the Local Planning Authority.

Reason:

To ensure the satisfactory appearance of the completed development and in the interests of visual amenity.

- 4 No construction shall take place until full details of both hard and soft landscape works have been submitted to the local planning authority including an implementation programme and maintenance schedule. No parking bay shall be used until an approved landscaping scheme has been carried out in accordance with the approved details unless an alternative timescale has been agreed with the local planning authority. The soft landscape works shall be maintained in accordance with the agreed maintenance schedule.

Reason:

In order to protect and enhance the appearance of the area.

- 5 No development shall take place until measures to prevent debris and spoil being deposited on the public highway have been installed and shall be in use and maintained in a functioning condition at all times during the construction works. In the event that the measures installed do not satisfactorily prevent debris and spoil being deposited on the public highway alternative measures to be agreed by the Local Planning Authority shall be installed and shall be in use as soon as reasonably practicable and maintained in a functioning condition at all times. Any spoil or debris deposited on the public highway shall be cleared by the applicants or their contractors as soon as reasonably practicable.

Reason:

In the interests of highway safety in accordance with saved policy TR11 of the Shepway District Local Plan Review.

- 6 Prior to the commencement of any work, including site clearance works, details of times of working, siting of compounds and materials, loading and unloading areas, turning areas and parking for site personnel shall be submitted to and approved by the Local Planning Authority and the construction of the development shall not be carried out otherwise than in strict accordance with the approved details.

Reason:

In the interests of the residential amenities of the area in accordance with saved Local Plan Review policies SD1 and TR12.

- 7 The parking bays hereby permitted shall be used solely in conjunction with the use and occupiers of Enbrook Park and not for public parking during office hours.

Reason:

To control the use of the parking bays, to prevent an inappropriate use in the interest of the amenities of the area in accordance with saved Local Plan Review policies SD1 and TR12.

- 8 Prior to the first use of the parking bays, details of any required external lighting/illumination shall be submitted to and approved in writing by the Local Planning Authority. The installation of any external lights/illumination shall only be in accordance with the approved details.

Reason:

In order to reduce light pollution and in accordance with saved Shepway District Local Plan Review policies BE4 and U15.

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 agent was provided with pre-application advice.

The agent was advised of any issues during the processing of the application and additional information has been submitted to address these

The agent agreed to an extension of time

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, BE4, BE16, BE17, BE19, TR12, TR13, U15

Shepway Core Strategy Local Plan - DSD SS1, SS3.

National Planning Policy Framework 2012



Dated this 25th day of August 2017

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.