

Officer Report

Application No.	21/0358/FH
Site Address	Running Waters, Lydd Road, New Romney, Romney Marsh, TN29 9SE
Officer Name	Robert Allan
Proposal	Proposed 4 no detached 2 bed chalet bungalows and car parking.

Recommendation

Report Number	RD-427510
Recommended Decision	Recommended to be Approve with Conditions
Recommendation Date	14 September 2022

Report

See report to planning & licensing committee 26/07/2022 - committee overturn to approve, subject to tree survey that is acceptable to Arboriculture Officer. Report received, reviewed and acceptable.

Recommended Conditions (15)

1

The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which the permission is granted.

Reason:

In pursuance of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2

The development hereby permitted shall not be carried out except in complete accordance with the following approved drawings and documents:

Block Plan Showing Protection Method To Existing Trees - DS/2245/10

Block plan - DS/2245/2a

Proposed elevations, plans and section A-A - DS/2245/1

Reason:

For the avoidance of doubt and in order to ensure the satisfactory implementation of the development in accordance with the aims of Places and Policies Local Plan.

3

No development beyond the construction of foundations shall take place until details have been submitted to the Local Planning Authority and approved in writing, which set out what measures have been taken to ensure that the development incorporates sustainable construction techniques such as water conservation and recycling, renewable energy production including the inclusion of solar thermal or solar photo voltaic installations, and energy efficiency. Upon approval, the details shall be incorporated into the development in accordance with the approved details prior to the first use of any dwelling and be retained as such thereafter.

Reason:

In the interest of promoting energy efficiency and sustainable development.

4

No development beyond the construction of foundations shall take place until details to demonstrate that the dwellings hereby permitted shall use no more than 110 litres of water per person per day have been submitted to and approved in writing by the Local Planning Authority. The details shall be implemented as agreed.

Reason:

In the interest of sustainable development and minimising water consumption.

5

The development shall be carried out in accordance with the submitted flood risk assessment (ref Flood Risk Assessment for the Proposed Development at Running Waters, Lydd Road New Romney / Herrington Consulting Limited, April 2022) with finished internal floor levels set no lower than 3.8m above Ordnance Datum (AOD)

as stated in section 7.1

These mitigation measures shall be fully implemented prior to first occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Reason:

To reduce the risk of flooding to the proposed development and future occupants.

6

Prior to the first occupation of any dwelling hereby permitted, one electric vehicle charging point per dwelling shall be provided, in accordance with specifications and in location(s) that have been submitted to and approved in writing by the Local Planning Authority.

Reason:

In the interest of sustainable development and reducing carbon emissions.

7

No development beyond the construction of foundations shall take place until details of the external finishing materials to be used on the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details.

Reason:

In the interest of visual amenity.

8

No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of

i. archaeological field evaluation works in accordance with a Written Scheme of Investigation and timetable which has been submitted to and approved in writing by the Local Planning Authority; and

ii. following on from the evaluation, any safeguarding measures to ensure preservation in situ of important archaeological remains and/or further archaeological investigation and recording in accordance with a Written Scheme of Investigation and timetable which has been submitted to and approved in writing by the Local Planning Authority.

Reason:

To ensure appropriate assessment of the archaeological implications of any development proposals and the subsequent mitigation of adverse impacts through preservation in situ or by record.

9

Prior to commencement of development tree protection measures in accordance with BS5837 (2012) 'Trees in relation to Design, Demolition and Construction' as shown on the submitted drawing DS/2245/10 shall be put in place and retained throughout the period of construction. Under no circumstances shall any building material, spoil, or machinery connected with the development be stored or placed within the area beneath the extremities of the crowns of the trees so defined, nor shall any excavations be made, the ground levels altered, nor any fires lit, during the period of construction.

Reason:

As the trees are considered to add to the visual amenity of the area, and such activity beneath the trees is likely to harm the trees to their detriment.

10

The parking area shown on the submitted plan shall be provided and made available prior to the first occupation of the any of the dwellings hereby approved, shall be kept available for such use at all times and no permanent development, whether permitted by the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking or re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access thereto; such land and access thereto shall be provided prior to the occupation of the dwelling(s) hereby permitted.

Reason:

In the interests of highway safety and convenience.

11

Secure covered cycle storage, at a ratio of one space per bedroom, as shown on the submitted plan, shall be provided for each dwelling and made available prior to the first occupation of the any of the dwellings hereby approved, and kept available for such use at all times thereafter.

Reason:

In the interests of promoting sustainable modes of transport.

12

Details of the bin store to be provided in the position shown on the approved plans, shall be submitted to and approved in writing by the Local Planning Authority, with such details as approved provided in full prior to first occupation of any dwelling hereby permitted, and thereafter retained.

Reason:

In the interests of visual and residential amenity.

13

No development beyond the construction of foundations shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. These details shall include existing trees, shrubs and other features, planting schedules of plants, noting species (which shall be native species and of a type that will encourage wildlife and biodiversity), plant sizes and numbers where appropriate, means of enclosure/boundary treatments, hard surfacing materials, and an implementation programme.

Reason:

In the interests of the visual amenity of the area and encouraging wildlife and biodiversity.

14

All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed in writing with the Local Planning Authority.

Reason:

In the interests of the visual amenity of the area and encouraging wildlife and biodiversity.

15

Upon completion of the approved landscaping scheme, any trees or shrubs that are removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced with trees or shrubs of such size and species as may be agreed in writing with the Local Planning Authority, and within whatever planting season is agreed.

Reason:

In the interests of the visual amenity of the area and encouraging wildlife and biodiversity.