NOTIFICATION OF DECISION OF THE LOCAL PLANNING AUTHORITY

Date of Decision: 5 July 2023

Folkestone & Hythe District Council

Email: planning@folkestone-hythe.gov.uk

Mr Ben Boyce
C/o Mr Giles Fitch
Blueprint Projects
Unit 7
Riverside Business And Craft Centre
West Hythe
CT21 4NB

TOWN AND COUNTRY PLANNING ACT 1990

Application Number:	**22/1103/FH**
Proposal:	**Repositioning existing public toilets and erection of restaurant and bar (temporary permission for 8 years).**
Site Location:	**Folkestone Harbour Arm, Harbour Approach Road, Folkestone, CT20 1QH**

DECISION: APPROVE WITH CONDITIONS in accordance with the planning application and plans.

Subject to the following conditions:

1 The structures hereby permitted shall be removed and the land restored to its former condition on or before 7th July 2031.

Reason: The Local Planning Authority wishes to review the situation at the date of expiry of this permission given that the site forms part of the strategic scale redevelopment of Folkestone Harbour and Seafront.

2 No development shall take place other than in accordance with drawings 19.36.153 P1, 19.36.155 P3, 19.36.156 P3, 19.36.157 P1 and the Flood Risk Assessment and Design and Access Statement dated June 22 from Blueprint Projects Ltd..

Reason: For the avoidance of doubt.

3 Prior to first use of the units hereby permitted details of secure covered cycle parking to be provided at the site shall be submitted to and agreed in writing by the Local planning Authority. On approval the parking shall be provided in accordance with the approved details and thereafter retained for use by all visitors to the site.

CUSTOMER SERVICE EXCELLENCE CSE

Reason: In the interest of encouraging sustainable transport choices.

4 No infiltration of surface water drainage into the ground is permitted other than with the written consent of the Local Planning Authority.

Reason: To ensure the development does not contribute to, or is not put at unacceptable risk from, unacceptable levels of water pollution.

5 If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be implemented as approved.

Reason: To ensure the development does not contribute to, or is not put at unacceptable risk from, unacceptable levels of water pollution.

6 Prior to first use of the units hereby permitted a foul drainage strategy (detailing how the developer intends to ensure that appropriate drainage is implemented with a connection to foul sewer network) shall be submitted to and approved by the Local Planning Authority. Development shall thereafter be carried out in accordance with the approved details.

Reason: To ensure the development does not contribute to, or is not put at unacceptable risk from, unacceptable levels of water pollution.

7 The use of the units hereby permitted shall be restricted to between the hours of 08.00 and 23.00 on any day.

Reason: In the interests of residential amenity.

In determining this planning application, the Council has had due regard for all relevant matters and particularly the National Planning Policy Framework. This includes the duty to work positively with the applicant to resolve potential issues and seek acceptable solutions.

This decision relates ONLY to the requirements of Town and Country Planning Act 1990. Separate determinations are required for other aspects of the planning regime, building regulations and environmental legislation. Any other permissions must be obtained separately from the relevant body.

The Council as Local Planning Authority expects the above Conditions to be complied with promptly. Where Conditions require details or other matters to be approved by the Council prior to commencement or occupation of the development, these must be submitted to the Council for its consideration well in advance, to ensure that there is no delay or loss to your project. Failure to observe the Conditions may result in enforcement action by the Council



Issued by the Chief Planning Officer

This decision notice consists of 4 pages

NOTIFICATION TO APPLICANT

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of your local planning authority then you may be able 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 promptly.

Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online at www.gov.uk/government/organisations/planning-inspectorate.

The Inspectorate's website also gives details of timescales and the processes which would apply to this type of application.