

Officer Report

Application No.	23/1798/FH
Site Address	Lower Works, Cherry Garden Lane, Folkestone, CT19 4AW
Officer Name	Robert Allan
Proposal	Change of use of existing workshop to office (Use Class E(i)), erection of a single and two storey extension to the existing building together with other external alterations, the demolition of White Lodge, and associated landscaping works.

Recommendation

Report Number	RD-433882
Recommended Decision	Recommended to be Approve with Conditions
Recommendation Date	21 March 2024

Report

See report to Planning & Licensing Committee 19 March 2024

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:

Proposed Site Plan 01-02

Proposed Ground Floor and Roof Plan 02-03

Proposed Elevations 02-04

Biodiversity Enhancement Layout 10-01

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

Prior to the first use of the development hereby approved, the electric vehicle charging points as shown on the approved plan (01-02), to Mode 3 standard (providing a 7kw output) and SMART (enabling Wifi connection) or an alternative type which has been submitted to and approved in writing by the Local Planning Authority, shall be installed in the locations set out in the approved plans. The charging points shall be retained in working order in perpetuity.

Reason: In the interest of sustainable development and reducing carbon emissions.

4

Prior to the first use of the development hereby approved, details of six secure, covered cycle parking spaces shall have been submitted to and approved in writing by the Local Planning Authority and thereafter retained in association with the approved development at all times.

Reason: In the interest of encouraging alternative modes of transport to private motor vehicles and supporting healthy lifestyles.

5

The parking area shown on the submitted plan shall be provided and made available prior to the first use of the development 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.

Reason: In the interests of highway safety and convenience.

6

The access details shown on the approved plan (01-02) shall be provided in full prior to the first use of the development hereby permitted and thereafter maintained.

Reason: In the interests of highway safety.

7

No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- i. the parking and turning of vehicles of site operatives, construction vehicles and visitors.
- ii. loading and unloading of plant and materials, including timing of deliveries.
- iii. storage of plant and materials used in constructing the development.
- iv. routing of construction and delivery vehicles to / from the site.
- v. wheel washing facilities.
- vi. measures to control the emission of dust and dirt during construction.
- vii. temporary traffic management / signage.

Reason: In the interests of the amenities of the area and highway safety and convenience.

8

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.

9

No development beyond the construction of foundations shall take place (unless specified to the contrary), until the relevant details set out below have been submitted to and approved in writing by the Local Planning Authority. Development shall only be carried out in accordance with the approved details unless agreed otherwise by the Local Planning Authority in writing. Where relevant, the following details should be provided on drawings at an appropriate scale of 1:50 (where detail needs to be considered contextually related to a façade) and at 1:20 in other cases:-

(a) full details of glazing and external doors, including all external joinery and framing methods and external colour (1:20),

(b) 1:20 horizontal and vertical cross sections through typical sections of each of the facades sufficient to show the relationship between the façade and those elements of detail to be embedded within the façade as well projecting from it (such as the extent of recessing of glazing and doors in openings created in the façade, the consequential treatment of window reveals, the details of cills and the extent of projecting elements from the façade),

(c) prior to installation - Details of rainwater goods, eaves, and fascia (including materials and finish),

(d) details of all brick detailing (arches, quoins and all other brick detailing).

(e) mortar colour(s)

Reason: Further details are required to ensure that the external appearance and fine

detailing are of an appropriate high quality.

10

A) Prior to any development works the applicant (or their agents or successors in title) shall secure a programme of archaeological works via a Written Specification, which has been submitted to and approved in writing by the Local Planning Authority. The archaeological works shall include a pre-commencement Historic Building Recording (Level 2) and archaeological led monitoring and recording during any ground intrusive works, including clearance and remediation. So that structural building works and groundworks are observed and archaeological information is recorded. The archaeological work shall be undertaken by an archaeologist approved by the Local Planning Authority and in accordance with the Written Specification.

B) The archaeological watching brief and historic building recording, post excavation assessment, analysis and reporting shall be carried out in accordance with the agreed Specification.

C) Within 6 months of the completion of the programme of archaeological works a Report shall be submitted for approval in writing by the Local Planning Authority.

Reason: To ensure that the archaeological interest of the site that would be affected by the development is properly examined and recorded in accordance with local and national planning policy.

11

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 (including boundary treatment), hard surfacing materials, and an implementation programme.

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

12

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.

13

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.

14

No development beyond the construction of foundations shall take place until details of a habitat establishment and management plan shall have been submitted to, and approved in writing by, the local planning authority. The approved details shall include details of how the features to be implemented as part of the Biodiversity Enhancement Layout (including a native hedgerow, two bat boxes and areas of wildflower meadow) will be established and managed for period of at least ten years.

Reason: In the interest of enhancing ecology and biodiversity.

15

The premises shall only be used for purposes within Use Class E(g)(i) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended).

Reason: In the interests of the amenities of the area.

Suggested Informatives (1)

1

The applicant is advised that, in connection with the details to be submitted pursuant to the approval of condition 10 above, the results of the watching brief and historic building recording, combined with the information from the submitted Archaeological Desk-Based Assessment should be combined into a single final report so that a copy can be lodged with the Kent Historic Environment Record for public benefit.