

Officer Report

Application No.	24/0315/FH/CON
Site Address	Seacroft, Brewers Hill, Sandgate, Folkestone, CT20 3DH
Officer Name	Macey Douglas
Proposal	Approval of details pursuant to condition 5b (slope stability report) of planning permission 22/1435/FH

Recommendation

Report Number	RD-434087
Recommended Decision	Recommended to be Approved
Recommendation Date	22 March 2024

Report

Planning application 22/1435/FH for the was approved subject to conditions. Condition 5 relates to slope stability issues and requires a slope stability report to be produced by a suitably qualified engineer to ensure that the development would not adversely affect the stability of the site and all adjoining land, properties, and associated services.

Condition 5 reads:

(a) Prior to commencement of the development the applicant shall obtain, from a suitably qualified engineer, a written slope stability report advising on the effect the development will have on the stability of the site and all adjoining land and properties. The report is to include, but need not be limited to, the types of proposed foundations, the effect that any excavations into sloping ground will have, types of retaining structures necessary, surface and foul drainage, the effect of any increase/decrease of site loadings, the possible effect to the stability of any adjoining properties, and any other factors needed to ensure the stability of the site and all adjoining land, properties and associated services.

The report should also include a method statement which indicates measures to be adopted during the construction phase to ensure that development does not cause instability to adjoining retaining walls, land and buildings. No development shall take place until this report has been submitted to and approved in writing by the Local Planning Authority.

(b) No works other than those approved shall be carried out unless details of these have first been submitted to and approved by the Local Planning Authority.

(c) All works recommended in the approved slope stability report and method statement (and any alternative works approved) shall be carried out as set out in the approved documents and upon completion confirmation from a suitably qualified engineer that the approved works have been carried out in full shall be submitted to the Local Planning Authority prior to the building being occupied.

Reason: The site lies within, or within the influence of an area identified as being subject to soil instability as detailed on the Ordnance Survey Geological Survey and it is necessary to ensure that appropriate works are carried out in order to ensure the stability of the site and the development and the adjoining land and buildings.

The following information was submitted pursuant to the requirements of part b) of condition no. 5:

Application Form - received 01/03/2024

Pile Design Report - received 01/03/2024

Method Statement - received 01/03/2024

A report to satisfy part a) of condition no.5 which was produced by Mike Williams Geotechnical Engineer on behalf of Knapp Hicks & Partners Limited on the 26th of June 2023. The report found that there was no obvious visual evidence of recent slope instability either in the existing garage structure, nearby retaining walls or other indicators such as leaning trees etc. The report also recommended a piling solution. This was approved under reference; 23/0953/CON.

The information submitted under the current application for approval of details pertaining to part b) of condition no.5 confirm that the detailed design of the piles match those which were recommended and approved under reference 23/0953/CON.

It is considered that the details submitted are sufficient to satisfy the requirements of part b) of condition no.5 of 22/1435/FH only, and therefore this condition detail application for part b) of condition no.5 is recommended for approval.

As the development is still ongoing it is only possible to discharge part b) of the condition with part c) only possible to be addressed once the development has been completed.

Suggested Informatives (1)

1

The following information submitted pursuant to the requirements of condition 5 are considered acceptable to allow the discharge of condition 5 part b) only:

Application Form - received 01/03/2024

Pile Design Report - received 01/03/2024

Method Statement - received 01/03/2024

The applicant is reminded that parts c) of the condition remain outstanding with part c) only being capable of being addressed once the development is complete. The condition is therefore not discharged in full.

