

**NOTIFICATION OF DECISION OF
THE LOCAL PLANNING AUTHORITY**

Date of Decision: 5 June 2024



Email: planning@folkestone-hythe.gov.uk

Mr Jon-pall Bonnett
Gilmore Consultancy
1 Castle Court
Brewhouse Lane
London
SW15 2JJ

TOWN AND COUNTRY PLANNING ACT 1990

Application Number: 24/0305/FH

Proposal: Change of use of 12 parking bays to a hand car wash, to include the installation of a wet wash area, landing of a steel cabin and installation of a dry valeting area covered by a 2 post canopy.

Site Location: Homebase, Park Farm Road, Folkestone , CT19 5FJ

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

Subject to the following conditions:

- 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:

Design & Access Statement - received 29/02/2024

Car Wash Generic Noise Survey - received 29/02/2024

Location Plan - received 19/04/2024

Block Plan - received 19/04/2024

02.24-003-Layout Plan - received 29/02/2024

02.24-004- Elevations - received 29/02/2024

02.24-006- Drainage Section Detail - received 29/02/2024

02.24-007-Signage - received 29/02/2024

Application Form - received 29/02/2024

Folkestone & Hythe District Council

Civic Centre, Castle Hill Avenue, Folkestone, Kent CT20 2QY

Telephone: 01303 853538 · E-mail: planning@folkestone-hythe.gov.uk · www.folkestone-hythe.gov.uk

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 The development hereby approved shall be carried out in accordance with the details of materials as specified in the application form received 29/02/2024 both in colour, type and texture.

Reason:

In the interests of visual amenity.

- 4 The premises shall not be open to the public on any Sunday or Bank Holiday, nor on any other day except between the following times:

Monday to Friday 0800 – 1900 hours

Saturdays 0800 – 2000 hours

Sundays and Bank Holidays 1000 - 1600 hours

Reason:

In the interests of residential amenity.

- 5 The floodlighting hereby approved shall be installed, maintained and retained in accordance with the details set out within the Design & Access Statement, Appendix 3 - Lighting Specification (received: 29/02/2024) unless otherwise agreed in writing by the Local Planning Authority.

Reason:

In the interests of residential and visual amenity and highway safety

- 6 The proposed floodlights, hereby permitted shall only be turned on during the opening hours detailed under condition 4.

Reason: In the interest of residential amenity

- 7 The drainage of the site shall be installed, maintained and retained in accordance with the details set out within the Design and Access Statement, Appendix 2 - Flood Risk Assessment (received: 29/02/2024) unless otherwise agreed by the Local Planning Authority.

Reason: In order to protect water run off onto the highway

Informatives and notes

- 1 Southern Water requires a formal application for a connection to the public sewer to be made by the applicant or developer. To make an application visit Southern Water's Get Connected service:

developerservices.southernwater.co.uk and please read our New Connections Charging

Arrangements documents which are available on our website via the following link:

southernwater.co.uk/developing-building/connection-charging-arrangements

Advice regarding the proposed SuDS and possible adoption by Southern Water.

Land uses such as general hard standing that may be subject to oil/petrol spillages should be drained by means of appropriate oil trap gullies or petrol/oil interceptors.

It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site. For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119).

Website: southernwater.co.uk or by email at:
SouthernWaterPlanning@southernwater.co.uk

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.