

Thanet District Council

Notification of Grant of Permission to Develop Land
TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT
PROCEDURE)
(ENGLAND) ORDER 2015



To: Mr M Taylor
c/o: Mr Mick Drury
BDB Design LLP
Church Barn
Milton Manor Farm
Ashford Road
Canterbury
CT4 7PP
United Kingdom

OL/TH/16/1374

TAKE NOTICE that **THANET DISTRICT COUNCIL**, the District Planning Authority under the Town and Country Planning Acts, has **granted permission** for:

PROPOSAL: Application for outline planning permission for 100no. dwellings with creation of access on to Haine Road, and all other matters reserved, on land at and adjoining St Stephens Bungalow

LOCATION: St Stephens, Haine Road, RAMSGATE, Kent, CT12 5ES,

In coming to this decision regard has been had to the following policies:
Thanet Local Plan Policies:

- CC1 Development in the Countryside
- CC2 Landscape Character Areas
- H1 Residential Development Sites
- H8 Size and Type of Housing
- H14 Affordable Housing Negotiations
- HE11 Archaeological Assessment
- HE12 Archaeological Sites and Preservation
- TR12 Cycling
- TR16 Car Parking Provision
- D1 Design Principles
- D2 Landscaping
- SR5 Play Space
- EP13 Groundwater Protection Zones
- SR11 Private Open Space

CF2 **Development Contributions**

EP5 **Local Air Quality Monitoring**

The application was processed having regards to the National Planning Policy Framework, which requires that where there are potential solutions to problems arising in relation to dealing with planning applications, the Council will work with applicants in a positive, creative and proactive manner to seek solutions to those problems.

The permission is SUBJECT TO the conditions specified hereunder:

- 1 Approval of the details of the layout, scale and appearance of any buildings to be erected, the means of access to the site and the landscaping of the site, (hereinafter called 'the reserved matters') shall be obtained from the Local Planning Authority in writing before any development is commenced.

GROUND:

As no such details have been submitted.

- 2 Plans and particulars of the reserved matters referred to in Condition 1 above, shall be submitted in writing to the Local Planning Authority and shall be carried out as approved.

GROUND:

In accordance with Section 92(2) of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

- 3 Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of 3 years from the date of this permission.

GROUND:

In accordance with Section 92(2) of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

- 4 The development hereby permitted shall be begun before the expiration of 2 years from the date of approval of the last of the reserved matters to be approved.

GROUND:

In accordance with Section 92(2) of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

- 5 The development hereby approved shall be carried out in accordance with the submitted drawings numbered 618/205C, 618/206C, 618/207A, and 618/208, received 12 January 2018.

GROUND:

To secure the proper development of the area.

- 6 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 specification and written timetable which has first 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 specification and timetable which has been submitted to and approved in writing by the Local Planning Authority.

GROUND:

To ensure that features of archaeological interest are properly examined and recorded in accordance with the advice contained within the National Planning Policy Framework.

- 7 Prior to the commencement of development hereby permitted (including site clearance), a presence/absence reptile survey shall be carried out on site and submitted to and approved in writing by the Local Planning Authority.

GROUND:

To safeguard protected species, in accordance with the NPPF.

- 8 If the survey submitted under condition 7 above identifies the presence of reptiles on site, the protection measures as outlined within the Reptile Mitigation Strategy received 16 February 2018 shall be implemented and maintained, with details of the completed mitigation measures submitted to and approved in writing by the Local Planning Authority.

GROUND:

To safeguard protected species, in accordance with the NPPF.

- 9 No development shall take place until a detailed sustainable surface water drainage scheme for the site has been submitted to (and approved in writing by) the local planning authority. The detailed drainage scheme shall demonstrate that the surface water generated by this development (for all rainfall durations and intensities up to and including the climate change adjusted critical 100 year storm) can be accommodated within the curtilage of the site without increase to flood risk on or off-site. Priority shall be given to the use of infiltration and other sustainable drainage features, however if this is specifically demonstrated to be unfeasible, surface water shall be discharged off-site at a staged controlled rate as detailed in the Surface Water Management Strategy (v2.0), prepared by RMB Consultants (Civil Engineering) Ltd, dated December 2017. The drainage scheme shall also demonstrate that silt and pollutants resulting from the site use and construction can be adequately managed to ensure there is no pollution risk to receiving waters.

GROUND:

To ensure the development is served by satisfactory arrangements for the disposal of surface water and to ensure that the development does not exacerbate the risk of on/off site flooding, in accordance with the NPPF.

- 10 Where infiltration is to be used to manage the surface water from the development hereby permitted, it will only be allowed within those parts of the site where details are submitted to demonstrate to the Local Planning Authority's satisfaction (in consultation with the Environment Agency and LLFA) that there is no resultant unacceptable risk to controlled waters and/or ground stability. The development shall only then be carried out in accordance with the approved details.

GROUND:

To protect vulnerable groundwater resources and ensure compliance with the National Planning Policy Framework.

- 11 No building hereby permitted shall be occupied until details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved in writing by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include:

- a) a timetable for its implementation, and
- b) a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage system throughout its lifetime.

GROUND:

To ensure that any measures to mitigate flood risk and protect water quality on/off the site are fully implemented and maintained (both during and after construction), as per the requirements of paragraph 103 of the NPPF.

- 12 No building on any phase (or within an agreed implementation schedule) of the development hereby permitted shall be occupied until a Verification Report pertaining to the surface water drainage system, carried out by a suitably qualified professional, has been submitted to the Local Planning Authority which demonstrates the suitable operation of the drainage system such that flood risk is appropriately managed, as approved by the Lead Local Flood Authority. The Report shall contain information and evidence (including photographs) of earthworks; details and locations of inlets, outlets and control structures; extent of planting; details of materials utilised in construction including subsoil, topsoil, aggregate and membrane liners; full as built drawings; and topographical survey of 'as constructed' features.

GROUND:

To ensure that flood risks from development to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development as constructed is compliant with the National Planning Policy Framework.

- 13 Prior to the commencement of development hereby permitted, details of the proposed means of foul and surface water sewerage and an implementation timetable, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with such details as are agreed and thereafter maintained.

GROUND:

To prevent pollution, in accordance with the advice contained within the National Planning Policy Framework.

- 14 In the event that contamination is found that was not previously identified at any time when carrying out the approved development, it shall be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment shall be undertaken at that time in accordance with a site characterisation report that shall be submitted to and approved in writing by the Local Planning Authority and where remediation is necessary a remediation scheme shall be submitted to and approved in writing by the Local Planning Authority, including remediation measures to render harmless the identified contamination given the end use of the site and the surrounding environment, including controlled waters. The remediation measures shall be implemented as approved and completed prior to the recommencement of works. Prior to the occupation of the approved development and following completion of measures identified in the approved remediation scheme a verification report shall be submitted to and approved in writing by the Local Planning Authority.

GROUND:

To ensure that the proposed development will not cause harm to human health or pollution of the environment, in accordance with the advice contained within the National Planning Policy Framework.

- 15 No drainage systems for the infiltration of surface water drainage into the ground are permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approved details.

GROUND:

The site lies on a principal aquifer and in Source Protection Zones 2 and 3.

- 16 Prior to the first occupation of the development hereby permitted, the proposed highway improvements within Haine Road, including the road widening, toucan crossing, uncontrolled pedestrian crossing, tactile paving, footway and cycleways, as shown on the approved plans numbered 618/205C, 618/206C, 618/207A, and 618/208, shall be completed and operational.

GROUND:

To mitigate against the highway impacts of the proposed development, and to support sustainable modes of transport, in accordance with the NPPF.

- 17 The proposed roads, footways, footpaths, verges, junctions, street lighting, sewers, drains, retaining walls, service routes, surface water outfall, vehicle overhang margins, embankments, visibility splays, accesses, carriageway gradients, driveway gradients, car parking and street furniture to be laid out and constructed in accordance with details to be submitted to and approved by the Local Planning Authority.

GROUND:

In the interests of highway safety.

- 18 The following works between a dwelling and the adopted highway shall be completed prior to the first occupation of the dwelling:
(a) Footways and/or footpaths, with the exception of the wearing course;
(b) Carriageways, with the exception of the wearing course but including a turning facility, highway drainage, visibility splays, street lighting, street nameplates and highway structures (if any).

GROUND:

In the interests of highway safety.

- 19 Prior to the first occupation of the development hereby permitted, visibility splays of 2.4m x 120m shall be provided to the access onto Haine Road, as shown on the approved plan numbered 618/207A, with no obstructions over 0.6m above carriageway level within the splays, which shall thereafter be maintained.

GROUND:

In the interests of highway safety.

- 20 Prior to the commencement of development hereby permitted, a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The plan shall include the following:

(a) Routing of construction and delivery vehicles to/from the site;

- (b) Parking and turning facilities for construction, delivery and site personnel vehicles;
- (c) Wheel washing facilities;
- (d) Temporary traffic management/signage required;
- (e) Provision of wheel washing facilities;
- (f) Access arrangements;
- (g) Timing of deliveries,
- (h) Hours of construction working;
- (i) Measures to control noise affecting nearby residents;
- (j) Dust control measures.

Development shall be carried out in accordance with the approved details.

GROUND:

In the interests of highway safety.

- 21 Any accesses onto Haine Road and Spratling Lane shall be constructed of a bound surface material for the first 5 metres from the edge of the highway, with measures to prevent the discharge of surface water onto the highway.

GROUND:

In the interests of highway safety.

- 22 Details to be submitted in pursuant of condition 1 above shall include a scheme to demonstrate that the internal noise levels within the residential units and the external noise levels in back gardens and other relevant amenity areas will conform to the standard identified by BS 8233 2014: Sound Insulation and Noise Reduction for Buildings - Code of Practice.

GROUND:

To protect the living conditions of future occupiers, in accordance with paragraph 17 of the NPPF.

- 23 Details pursuant to condition 1 shall show the provision of 1 Electric Vehicle Charging Points per residential property with dedicated parking, and 1 in 10 of all allocated parking, which shall be installed to the specification within Thanet Air Quality Technical Planning Guidance 2016.

GROUND:

To promote sustainable forms of transportation and to protect air quality in accordance with Thanet Local Plan Policy EP5 and guidance within the National Planning Policy Framework.

- 24 Details to be submitted in pursuant of condition 1 above shall include an air quality emissions statement that provides details of how the air quality damage costs, as calculated within the emission mitigation assessment reference 1775-201733 dated November 2017, are to be used to achieve air quality improvements through the development.

GROUND:

To mitigate against the impact of the proposed development upon air quality, in accordance with the NPPF.

- 25 Details pursuant to condition 1 shall include details of the local play space on the site, to be provided at a minimum rate of at least 0.7 hectares per 1000 population (criteria as stated in Thanet Local Plan 2006 Policy SR5) of which at least 36% shall be equipped play area in

accordance with the Local Planning Authority's Supplementary Planning Document "Planning Obligations and Developer Contributions - April 2010.

GROUND:

To ensure the provision of adequate local playspace and equipped play areas in accordance with Thanet Local Plan Policy SR5 and guidance within the National Planning Policy Framework.

- 26 Details to be submitted in pursuant of Condition 1 above shall include the location and size of the affordable housing units.

GROUND:

To ensure that the required level and type of affordable housing is provided in accordance with Policy H14 of the Thanet Local Plan.

- 27 Details pursuant to condition 1 shall identify a minimum of 15% of housing to lifetime home and wheelchair standards and include the specification of such dwellings.

GROUND:

To meet the housing needs of the community in accordance with Policy H8 of the Thanet Local Plan 2006.

- 28 All dwellings hereby permitted shall be provided with the ability for connection to Superfast Fibre Optic Broadband 'fibre to the premises', where there is adequate capacity.

GROUND:

To serve the future occupants of the development in accordance with the guidance within the National Planning Policy Framework.

- 29 The landscaping details pursuant of condition 1 shall include hedgerow planting along the western, southern and eastern boundaries of the site, and tree planting along the southern boundary of the site.

GROUND:

To limit the impact upon the countryside and Landscape Character Area, in accordance with Policies CC1 and CC2.

INFORMATIVES

- 1 The applicant/developer should enter into a formal agreement with Southern Water to provide the necessary sewerage infrastructure required to service this development. Please contact Southern Water, Southern House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk.
- 2 A formal application for connection to the water supply is required in order to service this development. Please contact Southern Water, Southern House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk.
- 3 It is the responsibility of the applicant to ensure, prior to the commencement of the development hereby approved, that all necessary highway approvals and consents where required are obtained and that the limits of highway boundary are clearly established in order to avoid any enforcement action being by the Highway Authority. The applicant must also ensure that the details shown on the approved plans agree in every aspect with those approved under such legislation and common law. It is therefore important for the applicant

to contact KCC Highway and Transportation to progress this aspect of the works prior to commencement on site

- 4 Please be aware that obtaining planning permission and complying with building regulations are separate matters - please contact building control on 01843 577522 for advice on building regulations
- 5 It is the responsibility of developers to have the appropriate waste storage facilities and containers in place prior to the property being occupied. For more information, please contact Waste and Recycling on 01843 577115, or visit our website <http://thanet.gov.uk/your-services/recycling/waste-and-recycling-storage-at-new-developments/new-developments/>
- 6 The applicant is reminded that, under the Wildlife and Countryside Act 1981, as amended (section 1), it is an offence to remove, damage or destroy the nest of any wild bird while that nest is in use or being built. Planning consent for a development does not provide a defence against prosecution under this act. Trees and scrub are likely to contain nesting birds between 1st March and 31st August inclusive. Trees and scrub are present on the application site and are to be assumed to contain nesting birds between the above dates, unless a recent survey has been undertaken by a competent ecologist to assess the nesting bird activity on site during this period and has shown it is absolutely certain that nesting birds are not present.
- 7 For the avoidance of doubt, the provision of contributions to as set out in the unilateral undertaking made on 12th October 2018, submitted with this planning application, and hereby approved, shall be provided in accordance with The Schedule of the aforementioned deed.

Dated: 12 October 2018

Thanet District Council
P.O Box 9
Cecil Street
Margate
Kent CT9 1XZ

Signed



Emma Fibbens
Chartered Planner