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| 2.6 REFERENCE NO - 16/505788/FULL | | | |
| APPLICATION PROPOSAL Alteration and extension of existing care home comprising demolition of existing plant room, 2 storey annexe and part of northern wing. New single storey south extension, single storey north extension and, erection of 3 storey annexe facing Minster Road. | | | |
| ADDRESS Barton Court New Road Minster-on-sea Kent ME12 3PX | | | |
| RECOMMENDATION Grant subject to conditions | | | |
| SUMMARY OF REASONS FOR RECOMMENDATION The proposal would provide much needed improved care facilities for the elderly within the built-up area boundary and is therefore acceptable in principle. The design of the extensions would be of a modern architecture and the element facing Minster Road has been amended to complement the character of the street scene. The development would therefore be of an acceptable design with no detriment to the visual amenities of the surrounding area. The scheme would also have no undue impact on residential amenities or highway safety and amenity. | | | |
| REASON FOR REFERRAL TO COMMITTEE Parish Council objection. | | | |
| WARD Sheppey Central | PARISH/TOWN Minster-On-Sea | COUNCIL | APPLICANT Mr & Mrs Gilmour AGENT Jhd Architects |
| DECISION DUE DATE 27/10/16 | PUBLICITY EXPIRY DATE 21/12/16 | OFFICER SITE VISIT DATE 09.11.16 | |
| RELEVANT PLANNING HISTORY (including appeals and relevant history on adjoining sites): | | | |
| App No | Proposal | Decision | Date |
| SW/12/0265 | Demolition of existing care home, residential property (451 Minster Road) and part of garage court to rear. Proposed erection of a phased new-build care home. | Approval | 28.05.2012 |

MAIN REPORT

1.0 DESCRIPTION OF SITE

- 1.01 Barton Court Care Home is a 34-bed care home facility for the elderly. The site is 0.56 ha and is bordered to the north by Minster Road and to the south by New Road. New Road provides the main vehicular access into the site and the car park. Visitors can only access the site from this entrance. There is a secondary access from Minster Road with a very small parking area to the front of the existing building and only staff can access the building from this entrance.

- 1.02 The Minster Road side frontage comprises 453 Minster Road, a two-storey building dating from early 1900s. The building is architecturally pleasing though in somewhat of a poor state of repair. The building is in use at ground floor as office accommodation ancillary to the care home but much of the building is unused. Attached to this building on its rear elevation on the eastern side is a single-storey corridor constructed circa 1950s leading to the remainder of the care home site; this

comprises a central two-storey section and three single-storey annexes leading from the main central core section.

- 1.03 The topography of the site is notable. The land inclines from west to east, meaning that the properties either side of the care home and fronting Minster Road, are set lower and higher than the site by some 1.5-2m. The land also inclines from south to north meaning that the rear part of the site is lower by 1.6m. The land then slopes downwards again by approximately 0.5m towards the car park.
- 1.04 On the eastern side is no.455 Minster Road, which is a care home for people with learning disabilities. It has a large single storey extension stretching along almost the entire boundary with a ground level that is approximately 2m higher than the application site. To the south of the site is 451 Minster Road. It is currently owned by the applicant but is being sold as a separate dwelling and does not form part of the proposal for the expansion of the care home.
- 1.05 The wider area is predominately residential comprising a mix of residential property styles, designs and ages.

2.0 PROPOSAL

- 2.01 This proposal is for two new single storey extensions and a replacement three storey annexe to an existing care home that would be specifically designed for elderly dementia care. The concept of the design would allow improved, flexible communal and living space for the residents with a new reception area. Five external safe and secure courtyard areas would be provided to allow residents to access these outdoor spaces. The two single storey extensions would provide 17 additional bedrooms and the proposed three storey annexe fronting Minster Road would provide an additional 25 bedrooms. Six bedrooms would be lost as a consequence of this development. In total the proposal would provide 70 bedrooms, a net increase of 36 bedrooms. All bedrooms would exceed the minimum standard of 12 sq m suggested by the Care Quality Commission. The proposal would add 635 sq m to the footprint of the care home.
- 2.02 The proposal would create 30 new jobs for the local community. Unlike the previous scheme that was approved in 2010, the building would not be entirely demolished and would allow the care home to remain open during construction works. The submitted landscaping plan shows that 30 parking spaces would be provided within an extended parking area. Six trees (mostly old fruit trees and none that are of particularly good amenity value) would have to be removed to enable this parking provision but some replacement tree planting is proposed. A new hedge would also be planted along the eastern boundary and the boundary to the south would be planted with a mixed hedge to add to the existing trees.
- 2.03 The ground floor of the three storey annexe would be at a lower ground level than the existing two storey annexe that is to be demolished. This means that the ridge height of the proposed annexe would be approximately 300mm lower than the existing building. The existing plant room would be demolished and a new plant room provided at basement level.
- 2.04 The proposed finishing materials would be brick, metal cladding and synthetic slate tiles to the roofs. The single storey elements of the design would have low pitched roofs concealed behind parapet walls. The design of the annexe facing onto Minster Road has been amended to better complement the character of the street scene. It would have a central flat roof area with two hipped roofs either side. The windows

would be brown uPVC. This annexe is required to be self-contained because it *may* be used to accommodate those in need of assessment/rest-bite care following a stay in hospital. Such accommodation is likely to be required more and more in the future (as a consequence of the general ageing of the population) and Barton Court care home is seeking to pre-empt this need.

3.0 SUMMARY INFORMATION

| | Existing | Proposed | Change (+/-) |
|------------------------------|------------|-------------------------------------|---|
| Site Area (ha) | 0.56 ha | No change | 0 |
| Approximate Ridge Height (m) | Max 8m | Max 9.6 m from lowered ground level | + 1.6m but 300mm lower than exiting building based on existing ground level |
| Approximate Eaves Height (m) | 5.4m | 8m from lowered ground level | 2.6m |
| No. of Storeys | Max 2 | 3 | +1 |
| Footprint | 1,689 sq m | 2,342 sq m | + 653 sq m |
| Parking Spaces | Approx. 10 | 28 | 18 |
| No. of bedrooms | 34 | 70 | 36 |

4.0 PLANNING CONSTRAINTS

Potential Archaeological Importance

5.0 POLICY AND OTHER CONSIDERATIONS

5.01 Swale Borough Local Plan 2008: SP1 (sustainable development); SP7 (community services and facilities); E1 (general development criteria); E19 (high quality design); E24 (alterations and extension); T3 (vehicle parking); C1 (existing and new community services and facilities).

5.02 Bearing Fruits 2031 Swale Borough Local Plan Proposed Main Modifications June 2016: ST1 (sustainable development); ST6 (The Isle of Sheppey area strategy); CP4 (good design); CP6 (community facilities and services to meet local needs); DM7 (vehicles parking); DM14 (general development criteria); DM16 (alterations and extensions).

5.03 National Planning Policy Framework and National Planning Policy Guidance.

6.0 LOCAL REPRESENTATIONS

6.01 No representations have been received from local residents.

7.0 CONSULTATIONS

7.01 Minster-on-Sea Parish Council had originally objected to the application on the grounds that the design is overbearing and not in keeping with the street scene of Minster Road on the approach to the historic centre of Minster. They have since commented on the amended plans and support the application but this support is

subject to the provision of double yellow lines along the part of Minster Road outside the application site and a sign preventing staff from parking there. They do acknowledge the need for the facility.

- 7.02 Kent Highways and Transportation have no objection to the proposal subject to conditions to: retain the 30 parking spaces shown on the amended plans; retain the cycle spaces shown on the amended plans; wheel washing facilities during construction and; provision of loading and turning facilities for construction vehicles.
- 7.03 Kent Police recommend that the applicant contacts them to discuss the crime prevention aspects of the scheme and highlights the need to consider BREEAM and Secure by Design at the design stage.
- 7.04 Kent Flood and Water Management note that the proposed development is served by a public water sewer and would have a low flood risk.
- 7.05 Southern Water comment that the exact position of the public sewers must be determined on site before the layout of the proposed development is finalised. Should the applicant wish to divert sewers, there must be a clearance of 3-5m provided. They recommend a condition to ensure the protection of the foul sewer and note that if a sewer is found during construction, an investigation of its condition will be required. They do not consider that there is sufficient sewage capacity in this area for the development and recommend a condition for a drainage strategy detailing the means of foul disposal. They also recommend an informative to ensure that the developer enters into formal agreement with them to provide the necessary sewage infrastructure. In commenting on the proposed basement, they recommend a condition to ensure that the drainage takes into account the possibility of surcharging. They request that a wastewater grease trap is provided on the kitchen waste pipe or drain and that the details of surface water drainage are submitted. They confirm that they can provide a water supply to the site and recommend an informative to alert the applicant to the need to formally apply to them for connection to the water supply.

8.0 BACKGROUND PAPERS AND PLANS

Planning Statement; Design and Access Statement; proposed plans and elevations; existing plans and elevations.

9.0 APPRAISAL

Principle of Development

- 9.01 This development would provide much needed additional accommodation for the elderly who require specialise dementia care. A total of 36 additional bedrooms would be provided at the existing care home. The Planning Statement notes that there will be an increasing need for this type of elderly care in the future and that there is currently a limited supply of dementia care facilities in Kent. It is also worth noting that the additional 36 bedrooms can count towards housing supply for the Borough which will help in demonstrating that we can meet local need.
- 9.02 The entire demolition of the 2.5 storey building fronting Minster Road (no. 453) is necessary to ensure that the additional accommodation can be provided at this site. The existing building is not able to provide the space required for the additional bedrooms and would require a lot of internal and external alterations to enable it to be used for accommodation associated with the care home. This would be uneconomical.

- 9.03 Members should note that under the previous planning approval for the redevelopment of the entire site, the demolition of no. 453 was accepted. Although it is an old building with a pleasant architecture, it is not of sufficient merit to warrant retention in my view and I am mindful of the significant limitations that its retention would impose on the care home site.
- 9.04 The application site is located within the urban area and is close to local amenities and is within the relatively large population of Minster. I consider that the development would be sustainable in this respect. The acute need for dementia accommodation and housing in general is noted. I therefore consider that the development would be acceptable in principle.

Visual Impact

- 9.05 The proposal has been amended to address concerns about the impact of the proposed three storey annexe on the street scene of Minster Road. The annexe as initially proposed had a very modern appearance with a very shallow pitched roof hidden behind parapet walls. Officers (and the Parish Council) felt that this design did not relate well to the properties either side of the site and the street scene in general along this part of Minster Road. It would have been a very imposing building and the architect was asked to address these concerns. The amended design has introduced more brick to the elevations, has set the building back within the site by 1m and has added two hipped pitched roofs either side of a central flat roof section. I consider that this design respects the form of the properties either side and would successfully add to the mix and quality of architecture within the street scene. It is acknowledged that the design of the annexe would be different and of a more modern architecture than the adjacent buildings but Minster Road does have a mix of building types and designs and I consider that this development will simply add to this mix successfully. It would add a 21st Century architecture to the area, which will add interest to the street scene in my view.
- 9.06 In terms of the scale of the proposed annexe fronting Minster Road, owing to the changes in ground level within the site and also the land either side of the site, the building would sit comfortably within the site in my view. The ridge height would actually be 300mm lower than the existing building and would be the same height as the adjacent chalet bungalow to the east and only slightly higher than the two storey property to the west. The annexe would also be positioned so that its front elevation would be in line with the property to the east and behind the dwelling to the west. The front and flank elevations have a good amount of articulation to break-up these façades and create shadow lines. I consider that all of these factors combine to ensure that the scale and bulk of the proposed annexe is appropriate.
- 9.07 The proposed extensions to the existing building would be single storey only. They would be of a modern architecture with the shallow pitched roofs hidden behind parapet walls, with metal cladding and roof lantern features. The design of these elements of the proposal would be different to the surrounding houses but would be much less prominent within the street scene than the annexe as they would be single storey and would only be glimpsed from New Road and not seen at all from Minster Road. The design of the extensions would complement the now amended design of the three storey annexe and would enhance the overall appearance of the care home when viewed from the main entrance point. I consider that these elements of the proposal would be of a good design that would have no detriment to the visual amenities of the surrounding area.

- 9.08 The proposal would see the loss of some trees within the site (as described at paragraph 2.02 above), primarily to enable the enlargement of the car park. This is a shame but I note that additional trees and hedges would be planted within the site and I have recommended a condition to ensure that the soft (and hard) landscaping details are submitted to the Council. There would still be a substantial area of green space to the front of the building and this will ensure that there is a good quality setting for the care home as well as encouraging some wildlife. Members will note condition (19) below.

Residential Amenity

- 9.09 The proposed annexe would be adjacent to a residential home for people with learning disabilities to the east. This neighbouring property is set on a higher ground level than the application site by approximately 2m. Given the use of this adjacent property which will tend to have a more flexible internal arrangement than a domestic house, and the difference in ground levels, I do not consider that the proposed annexe would have a significant or unacceptably harmful impact on the amenities of this adjacent property in terms of overshadowing, overlooking or an overbearing impact. It is acknowledged that the proposed annexe would be 7m closer to this adjacent property than the existing building and that there would be a greater impact as a consequence. However, the annexe would still be 4 m from this adjacent building and I do not consider that this impact would result in material harm to amenities of the users of this adjacent property. The proposed single storey extension would be 3m from the eastern boundary and would be set at a much lower ground level than the adjacent building. As such, it would have no undue harm to the windows within the long rear extension to this neighbouring care home. I have asked for a hedge to be planted along this boundary to improve the outlook for the future residents of the scheme and also the residents of the adjacent care home. This will also provide some privacy between the two homes.
- 9.10 The dwelling to the west is currently owned by the applicant but is being sold as a domestic dwelling. This property has its garden to the west and southwest side, which is the other side of the dwelling to the proposed annexe and would therefore have relatively little impact on this amenity space in terms of an overshadowing, overlooking or an overbearing impact. The part of this neighbouring property closest to the proposed annexe is a double garage and there are no windows within the flank elevation as a consequence. I consider that the proposed annexe would be a sufficient distance from the windows within the rear elevation of the neighbouring property to ensure that there would be no undue impact on residential amenities. I am also mindful that the proposed annexe will be set at a lower ground level than the current site levels and that this will reduce the impact further.
- 9.11 The proposed single storey extension to the south of the site would form the reception area and provide some bedrooms with windows looking out towards the open space and the car park. I have carefully considered the relationship between this extension and no. 94 New Road. This is a domestic dwelling that fronts onto New Road and has a fairly short rear garden, the side of which bounds the grounds of the care home. The proposed extension, although single storey, would be set on a higher ground level than no. 94 New Road by approximately 0.5m. As such, there would be some elevated view of the rear of no. 94 from the proposed extension. However, this neighbouring property has at least two fairly large sheds in the rear garden which would limit views of the rear garden and I have asked the applicant to plant some small-medium sized trees adjacent to the boundary of this property which would limit views even further. Moreover, there would be a distance of 18 m between

the proposed extension and the rear of no. 94, again limiting the impact of overlooking even further.

- 9.12 I have also asked the applicant to provide further planting along the southern boundary of the site with no. 98 New Road as the car parking is to be extended in this area and extra the landscaping here will limit the noise from cars and limit the impact from headlights.
- 9.13 In terms of the overall intensity of the use of this site, I do not consider that this would be significantly increased, or increased to the extent that there would be demonstrable harm to local residents. The nature of the use is relatively low-key with residents remaining within the buildings or the small courtyards for the majority of the time. The main increase in activity would be from an increase in visitors and staff arriving at the site. The majority of this activity would be concentrated within the car park area/New Road entrance to the site. Such activity would be unlikely to be so intense that it would cause undue disturbance to local residents in my view and would be likely to be concentrated during the day as opposed to the evenings or during the night when background noise levels would be lower. I therefore consider that there would be no undue harm to the residential amenities of the residents living close to the site as a consequence of this proposal.

Highways

- 9.14 The proposal will see the creation of an enlarged parking area within the site with 30 parking spaces (28 from the New Road access and 2 from Minster Road) formally laid-out with an additional disabled parking space. At present there are no formal parking spaces set out within the site, although there is space for roughly ten cars to park on a concrete hardstanding. As such, there would be a good increase in the number of parking spaces to cater for the additional visitors and members of staff. Kent Highways and Transportation are supportive of the application providing that these 30 spaces are provided and retained (Members will note condition 11 below). They consider that this number of spaces is sufficient to cater for the increased use. They also recommend the provision of cycle parking which the applicant has shown on the plans.
- 9.15 The Parish Council have asked for double yellow lines to be provided outside the property along Minster Road. This is in response to their concern about existing staff associated with the care home parking along this part of Minster Road and "adding to the serious congestion problem in that area." They also ask for signage to prevent staff from parking along this part of Minster Road. I have given this suggestion due consideration but do not consider that such a requirements would be necessary or reasonable. The need for an extension of the double yellow lines at this point has not been identified by Kent Highways and Transportation. On my site visit I noted that the majority of cars parked along this part of Minster Road were associated with the school and not the care home. That is not to say that care home staff have not parked here in the past. However, given the fact that the proposal includes the extension of the parking area with access from New Road and that this additional parking is considered to cater sufficiently for the increased number of staff, I do not consider that the request by the Parish Council is necessary. Moreover, such a requirement for double yellow lines would be the subject of a Traffic Regulation Order which is a process outside of the planning system with works required to land outside of the applicant's ownership and could not simply be added as a condition to the planning permission.

- 9.16 Kent Highways and Transportation have not raised concerns in respect of an increase in traffic using the local roads as a consequence of this expansion and I do not anticipate that there would be any significant highways safety or amenity issues in this case.

Other Matters

- 9.17 Members will have noted the comments from Southern Water in respect of the impact on sewage pipes, sewage capacity and surface water drainage. I have incorporated their requests for further information into condition (18) below.
- 9.18 The Parish Council mention the proximity of the site to the historic centre of Minster. The application site is some 257m from Minster Abby, a Grade I listed building. I therefore consider that the proposal would have no impact on the setting of this designated heritage asset.

10.0 CONCLUSION

- 10.01 The proposal would provide much needed dementia accommodation for the elderly with 36 additional bedrooms provided. The development has been designed to improve the living and working environment for the care home staff and residents at the same time as increasing the capacity to accommodate new residents. The site has two frontages with accesses from Minster Road and New Road. The proposed building fronting onto Minster Road is of a modern design and has been amended to better reflect the character and form of the buildings along this stretch of the road. I consider that the amended design will successfully complement the street scene while the modern design of the proposed single storey extensions would improve the appearance of the care home overall with little impact on the street scene along New Road.
- 10.02 The proposal would have no undue impact on the residential amenities of adjacent properties in my view and the parking would be increased to adequately cater for the increase in visitors and members of staff as a consequence of this proposal.
- 10.03 Drainage and surface water can be adequately dealt with by the submission of additional details which have been required by condition. I therefore consider that subject to the conditions below, planning permission should be granted.

11.0 RECOMMENDATION – GRANT 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 approved shall be carried out in accordance with the following approved drawings: 232B-PA.02-A; 232B-PA.03-D; 232B-PA.07-A; 232B-PA.08; 232B-PA.09; 232B-PA.10-A; 232B-PA.11; 232B-PA.12-A; 232B-PA.13; 232B-PA.14-A; 232B-PA.15-A; 232B-PA.16-A; 232B-PA.17-A.

Reason: For the avoidance of doubt and in the interests of proper planning.

3. Details in the form of cross-sectional drawings through the site, of the existing and proposed site levels shall be submitted to and approved in writing by the Local

Planning Authority before work commences and the development shall be completed strictly in accordance with the approved levels.

Reason: In order to secure a satisfactory form of development having regard to the sloping nature of the site.

4. Prior to the commencement of development hereby approved, the applicant, or their agents or successors in title, shall secure the implementation of a watching brief to be undertaken by an archaeologist approved by the Local Planning Authority so that the excavation is observed and items of interest and finds are recorded. The watching brief shall be in accordance with a written specification and timetable which has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that features of archaeological interest are properly examined.

5. The premises shall be used for the purpose of a residential care home or nursing home and for no other purpose, including any other purposes in Class C2 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

6. Prior to the commencement of development hereby approved, a programme for the suppression of dust during the demolition of existing buildings and construction of the development shall be submitted to and approved by the Local Planning Authority. The measures shall be employed throughout the period of demolition and construction unless any variation has been approved by the Local Planning Authority.

Reason: In the interests of residential amenity.

7. No construction work in connection with the development shall take place on any Sunday or Bank Holiday, nor on any other day except between the following times:- Monday to Friday 0730 – 1900 hours, Saturdays 0730 – 1300 hours unless in association with an emergency or with the prior written approval of the Local Planning Authority.

Reason: In the interests of residential amenity.

8. No impact pile driving in connection with the construction of the development shall take place on the site on any Saturday, Sunday or Bank Holiday, nor any other day except between the following times:- Monday to Friday 0900-1700hours unless in association with an emergency or with the written approval of the Local Planning Authority.

Reason: In the interests of residential amenity.

9. During construction of the development adequate space shall be provided on site, in a position previously agreed by the Local Planning Authority to enable all employees and contractors vehicles to park, load and off load and turn within the site.

Reason: In the interests of highway safety and convenience in accordance with policy T1 of the Swale Borough Local Plan 2008.

10. Adequate precautions to be previously agreed in writing by the Local Planning Authority, shall be taken during the period of demolition and construction to prevent the deposit of mud and/or other debris on the public highway.

Reason: In the interests of highway safety and convenience.

11. The area shown on the submitted plan as car parking, turning space and cycle parking 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) Order 1995 (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/cycle access thereto; such land and access thereto, and the cycle shelter as shown on drawing no. 232B-PA.03-D shall be provided prior to the first use of the extensions/annexe hereby permitted.

Reason: Development without adequate provision for the parking of cars is likely to lead to car parking inconvenient to other road users and detrimental to amenity.

12. No development 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, where possible), plant sizes and numbers where appropriate, means of enclosure, hard surfacing materials, and an implementation programme.

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

13. 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 amenities of the area and encouraging wildlife and biodiversity.

14. 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 amenities of the area and encouraging wildlife and biodiversity.

15. Prior to the commencement of development hereby approved, details in the form of samples of external finishing materials to be used in the construction of the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority and shall be implemented in accordance with the approved details.

Reason: In the interest of visual amenity.

16. No dust or fume extraction or filtration equipment, or air conditioning, heating or ventilation equipment shall be installed until full details of its design, siting, discharge points and predicted acoustic performance have been submitted to and approved by the Local Planning Authority.

Reason: To safeguard the amenities of nearby residential properties.

17. The extensions/annexe hereby approved shall be constructed to BREEAM 'Very Good' Standard or an equivalent standard and prior to the use of the building the relevant certification shall be submitted to the Local Planning Authority confirming that the required standard has been achieved unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interest of promoting energy efficiency and sustainable development.

18. Prior to the commencement of development hereby approved, full details of the method of disposal of foul and surface waters, including details of: any requirement to divert/protect public foul sewers within the site; an implementation timetable for foul drainage; details of how the proposal take into account the possibility of surcharging within the public sewerage system; the provision of a wastewater grease tap to the kitchen waste pipe or drain; shall be submitted to and approved by the Local Planning Authority. The approved details shall be implemented before the first use of the development hereby permitted.

Reason: In order to prevent pollution of water supplies and localised flooding.

19. Prior to the commencement of development hereby approved, a report demonstrating how the proposal will incorporate measures to encourage and promote biodiversity and wildlife shall be submitted to and approved in writing. Development shall be carried out in accordance with those approved details and shall thereafter be retained.

Reason: In the interests of promoting wildlife and biodiversity and wildlife in urban areas.

INFORMATIVES

1. The applicant is advised to consider the information contained with the Southern Water letter dated 23rd August 2016, the letter from Kent Highways and Transportation dated 8th December 2016 and, the letter from Kent Police dated 2nd August 2016.

The Council's approach to this application:

In accordance with paragraphs 186 and 187 of the National Planning Policy Framework (NPPF), the Council takes a positive and proactive approach to development proposals focused on solutions. We work with applicants/agents in a positive and proactive manner by:

Offering pre-application advice.

Where possible, suggesting solutions to secure a successful outcome.

As appropriate, updating applicants/agents of any issues that may arise in the processing of their application.

In this instance:

The application was amended to address Officer's concerns regarding design.

NB For full details of all papers submitted with this application please refer to the relevant Public Access pages on the council's website.
The conditions set out in the report may be subject to such reasonable change as is necessary to ensure accuracy and enforceability.