

REPORT SUMMARY

REFERENCE NO - 17/501755/FULL			
APPLICATION PROPOSAL Part retrospective application for the change of use of ground floor to accommodate an A1 (retail) or A2 (financial and professional) or A3 (restaurant area), and the retention of A5 (takeaway); conversion of ground, first and second floors to create 8no. apartments; part rear demolition, erection of extension to second floor to form staircase, the further conversion of the rear of building to form 3no. apartments with associated side extension, external alterations and creation of parking and cycle spaces.			
ADDRESS 60-63 Preston Street Faversham Kent ME13 8PG			
RECOMMENDATION GRANT subject to the receipt of amended plans to address the matters raised by KCC Highways and Transportation and to conditions as set out below			
SUMMARY OF REASONS FOR RECOMMENDATION The application has addressed the reasons for refusal from the previous scheme and fulfills the relevant policy criteria for additional housing and commercial uses in the Secondary Shopping Area.			
REASON FOR REFERRAL TO COMMITTEE Town Council objection			
WARD Abbey	PARISH/TOWN COUNCIL Faversham Town	APPLICANT Mr Roland Yeung AGENT Cook Associates Design Studio LLP	
DECISION DUE DATE 01/08/17	PUBLICITY EXPIRY DATE 07/06/17	OFFICER SITE VISIT DATE May 2017	
RELEVANT PLANNING HISTORY (including appeals and relevant history on adjoining sites):			
App No	Proposal	Decision	Date
15/509499/FULL	Appeal for 15/509499/FULL Part demolition of existing building, conversion of part of the existing premises to residential (6x1 bed and 8 X 2 bed) retaining the takeaway, first floor extension and external alterations	DISMISSED REFUSED	Dec 2016 Mar 2016
SW/97/0882	change of use to a restaurant together with accommodation at 1st and 2nd floor level – single storey rear extension and change of use of outhouse to residential accommodation at first floor	GRANT	
SW/96/0467 and SW/96/0468	demolition of the existing building and the construction of 14 one bed flats together with all associated parking	REFUSED	
SW/96/0076 and	ALLOWED ON APPEAL demolition of the existing building and the	REFUSED	

<p>SW/96/0077, SW/94/1154 and SW/94/1155</p>	<p>construction of 14 one bed flats together with all associated parking (amendment to scheme approved under SW/94/1154) demolition of the existing building and the construction of 11 one bed flats, 3 shops and associated parking</p>	<p>GRANT</p>	
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MAIN REPORT

1.0 DESCRIPTION OF SITE

- 1.01 The property is large early 20th century commercial property with significant frontage along Preston Street. It is surrounded predominately by retail and other town centres uses as well as community and music venues. Currently the restaurant is closed but the take-away element remains open.
- 1.02 60-63 Preston Street is within the secondary shopping area as identified in Bearing Fruits 2031: The Swale Borough Local Plan 2017 and is within Faversham conservation area and adjacent to the Grade II listed Assembly Hall.
- 1.03 There is a separate building at the rear of the site that has been used as staff accommodation and between the two buildings is a covered yard with a sheet canopy of steelwork.
- 1.04 The site area is 0.13 hectares.

2.0 PROPOSAL

- 2.01 The scheme includes the conversion of the building to the rear of the premises to provide three residential units (two two-bedroom flats and one one-bedroom flat) and the provision of one two-bedroom ground-floor flat and the conversion of the upper floors of the main building from one duplex residential unit to seven flats (five two-bedroom flats and two one-bedroom flats). This amounts to a total increase of ten dwellings on the site. The flats range in size from 51 to 80 square metres in gross internal area.
- 2.02 The ground floor of the main building would in part retain the take away (A5) use and the conversion of the remainder of the ground floor frontage would be to commercial use, to be able to be used for A1 (retail) A2 (financial and professional services) or A3 (restaurant) use with one larger unit of 130 square metres and one smaller unit of 43 square metres.
- 2.03 The rear building consists of 2 flats at ground floor level (requiring the reinstatement of 5 windows) and a further 2 bedroom flat at first floor level with additional staff room and shower room for the takeaway this will replace the existing store and staff accommodation.
- 2.04 The central courtyard will provide 11 car parking spaces with access from Union Street to the rear of the site and cycle parking (for 12 bikes) for the residential and commercial units.

3.0 PLANNING CONSTRAINTS

Potential Archaeological Importance
 Article 4 Faversham Conservation Area
 Article 4 Swale Article 4 directive
 Conservation Area Faversham

4.0 POLICY AND OTHER CONSIDERATIONS

4.01 The **National Planning Policy Framework (NPPF)**: paras 7 (three dimensions of sustainable development), 8, 11, 12, 14 (presumption in favour of sustainable development), 17 (core planning principles), 20, 21 (building a strong, competitive economy) 23, (ensuring the vitality of town centre) 34 (sustainable transport), 47, 49, 50 (delivering a wide choice of high quality homes), 56, 58 (good design), 69 (healthy communities), 131,(conserving and enhancing the historic environment) 159 (housing), 186 (decision taking), 187, 196,197 (determining applications); 204 (planning obligations) & 216 (weight to emerging policies).

4.02 **Bearing Fruits 2031: The Swale Borough Local Plan 2017**: ST1 (sustainable development), ST2 (targets for homes and jobs), ST3 (settlement strategy), ST4 (meeting local plan development targets), ST7 (Faversham area strategy),CP3 (high quality homes), CP4 (good design), DM7 (vehicle parking), DM14 (general development criteria), DM16 (Alterations and Extensions); DM17 (open space, sports and recreation provision) and DM33 (Conservation Areas).

Policy DM1 – Maintaining and enhancing the vitality and viability of town centres and other areas is the relevant policy here. It states:

“In town centres and other commercial areas, planning permission will be granted for development proposals, in accordance with the following:

...

2 Within the defined secondary shopping areas, as shown on the Proposals Map, or within a Local Centre as defined by Policy DM2 [Proposals for Main Town Centre Uses], the Borough Council will permit non-retail uses, including residential, provided that they would not:

- a. lead to a significant concentration of non-retail floorspace or housing or the loss of significant retail frontage;*
- b. result in the loss of existing residential accommodation or a use important to the community; and*
- c. lead to a loss of residential amenity...”*

5.0 LOCAL REPRESENTATIONS

5.01 One letter was received from a local resident who did not object to the application but was concerned about the lorries, builders and skips potentially in Union Street which he states has an on-going problem with large vehicles and others using the street and causing inconvenience to residents.

6.0 CONSULTATIONS

6.01 **Environment Agency**: We have no comments to make on this planning application as it is for a change of use in Flood Zone 1, with foul drainage going to a mains sewer. It therefore falls outside our remit as a statutory planning consultee.

- 6.02 **UK Power Networks:** Have no objections to the proposed works
- 6.03 **Scotia Gas Networks Ltd (SGN):** Commented that their mains record show that a low/medium/intermediate pressure gas main near the site. There should be no mechanical excavations taking place above or within 0.5m of a low/medium pressure system or above or within 3.0m of an intermediate pressure system and where required confirm the position using hand dug trial holes.
- 6.04 **Southern Water:** Stated that they require a formal application for a connection to the sewer to be made by the applicant and that foul and surface water sewerage disposal details should be submitted.
- 6.05 **Historic England:** Commented that on the basis of the information available to date, they did not wish to offer any comments.
- 6.06 **Natural England:** The above consultation relates to proposals for new dwellings within the zone of influence (6km) of the Thames Estuary and Marshes, Medway Estuary and Marshes, and The Swale Special Protection Areas (SPAs) and Wetlands of International Importance under the Ramsar Convention (Ramsar Sites). It is the Council's responsibility to ensure that the proposals fully adhere to the agreed approach within the Thames, Medway and Swale Estuaries Strategic Access Management and Monitoring Strategy (SAMM) to mitigate for additional recreational impacts on the designated sites and to ensure that adequate means are in place to secure the mitigation before first occupation. Subject to the above, Natural England is happy to advise that the proposals may be screened out as not having a likelihood of significant effects on the designated sites.
- 6.07 **Kent Police:** Commented that having reviewed the on line plans and documentation, the applicant/agent has not demonstrated that they have considered crime prevention or have attempted to apply the seven attributes of CPTED in their Design and Access Statement (D&AS). Further, to date, we have had no communication from the applicant/agent and there are other issues that may need to be discussed and addressed including a formal application for BREEAM and Secured By Design (SBD) if appropriate. They required a condition to ensure these details were named available.
- 6.08 **KCC Flood and Water Management:** The development is considered to be 'low risk, and the following advisory comment is made: *"Redevelopment on brownfield land has the potential to rectify or reduce flood risk. For developments which were previously developed, the peak runoff rate from the development must be as close to the green-field runoff rate from the development as reasonably practicable for the same rainfall event, but must not exceed the rate of discharge from the development prior to redevelopment for that event. The discharge rate must also take account of climate change."*
- 6.09 **KCC Highways and Transportation:** Commented that i) The existing access on Union Street appears to have served several properties and various traffic uses over time and it is felt that the proposed development would not represent a significant increase in vehicular movement in this town centre location. A swept path drawing for a fire tender turning in at the access would need to be produced. It is understood that the refuse collection area will lie within an acceptable distance from Union Street for refuse operatives.

ii) It is noted that the parking provision is purely for residents, allowing one space per flat, whilst the proposed A2, A3 and A5 uses have nil provision. Given the central location of the site I would consider this acceptable, as the site is in close proximity to two public car parks and there are no parking restrictions on Union Street in the evenings for restaurant customers. I would recommend that a suitable scheme is introduced to ensure that the parking provided is reserved for residents.

iii) Further to the above I would, however, like to see cycle provision on-site for the commercial uses, an additional 4 spaces for cycles should be adequate to cover the need likely to be generated by a small office and restaurant, as the proposals suggest. These would need to be separate from the residential cycle storage and easily accessible from the Union Street frontage.

Amended plans have been requested to address these points, and I will update Members at the meeting.

6.10 **County Principal Archaeological Officer:** No archaeological measures are required in connection with the proposal.

6.11 **Faversham Town Council:** Recommendation: Refuse

Comment:

- 1) Concern over loss of retail space and past history of the site
- 2) Suggest the application is referred to Swale Full Planning Committee.
- 3) A site visit should be undertaken involving Faversham Town Council

6.12 **Environmental Protection Team Leader:** There is potential for noise and odour from the existing and proposed commercial use to impact on the proposed residential properties and would have no objection to the application provided that conditions were included to protect residential amenity these are to include protection of the servicing times of the building, the prevention of noise transmission and the extraction/treatment of fumes/odours.

6.13 **Housing Services:** Commented that as per affordable housing policy DM8, on sites with 11 or more dwellings, in Faversham we would seek 35% affordable housing, rounded up to provide up to 3 affordable homes. The new affordable housing policy requires a 90:10 split in favour of affordable rented housing, to deliver 2 affordable rented homes with 1 shared ownership home. I can confirm that there is a requirement for affordable housing in the Faversham area for all types and sizes of affordable accommodation

However, as this site results in a net increase in housing numbers by 10 units as 1 already exists at the site and hence falls below the threshold (of 11 or more dwellings) for affordable housing.

7.0 BACKGROUND PAPERS AND PLANS

7.01 Application papers and correspondence relating to planning reference 17/501755/FULL and 15/509499/FULL.

8.0 APPRAISAL

8.01 The assessment needs to be made as to whether the proposal is acceptable in terms of the vitality and viability of Faversham town centre and additionally the impact on the character of the Conservation Area.

Implications for town centre vitality and viability

- 8.02 The previous application at this site proposed that the main building to be converted to provide 4 flats on the ground floor, 5 on the 1st floor and a further 2 on the 2nd floor additionally the separate rear building was to provide 3 further units (14 in total) and staff facilities for the takeaway which was shown to remain.
- 8.03 The application was refused and this decision was upheld on appeal. The reason for refusal was that *“the proposal will lead to a significant concentration of residential use in this part of Preston Street which is defined as a secondary shopping area, which would result in a detrimental impact on the vitality and viability of the area”*.
- 8.04 However, the proposal before Members now proposes two ground-floor commercial areas and the retention of the take-away rather than a full residential frontage. The change of use is to enable the use of these units for either A1 (retail) A2 (financial & professional services) or A3 (restaurant).
- 8.05 Bearing Fruits 2031: The Swale Borough Local Plan 2017 seeks the retention of vital and viable uses within the secondary shopping area to ensure vitality continues and that uses support the wider health and viability of the shopping environment.
- 8.06 Paragraph 7.1.5 - which supports Policy DM1 - states that: *“In the defined Secondary Shopping Areas, a wider mix of uses will be permitted as appropriate, including residential, although vital and viable uses, such as retail, should continue to be retained. Despite their secondary shopping status, it remains important to ensure that the vitality of these areas continues, and where possible, is improved to provide attractive shopping environments.”*
- 8.07 Policy DM1 continues that the Borough Council will only permit non-retail uses, including residential, provided they would not, amongst other things, *“lead to a significant concentration of non retail frontage or the loss of significant retail frontage”*
- 8.08 A change of use from the restaurant to either A1 retail or A2 business/services from the current A3 use would not require planning permission so as it is now shown with this submission it is a reasonable assumption to make that these changes can occur here and relatively easily at the site, particularly given this large space and the arrangement of the proposed units.
- 8.09 As I have discussed above, the policy situation remains the same since the last application and particularly given the adoption of the new local Plan, local policy seeks the retention of vital and viable uses within the secondary shopping area to ensure vitality continues and that uses support the wider shopping environment.
- 8.10 Additionally and given the Swale Settlement Strategy (Policy ST3), Faversham falls within tier 2 and therefore is a sustainable and acceptable location for new residential development given the transport links, services and facilities the town has to offer.
- 8.11 I do, however, remain concerned that as commercial unit 1 at 130sqm and commercial unit 2 at 43sqm could still be vulnerable to pressure to be converted to residential use. However, given the Article 2(3) status of the site (in a Conservation Area) which would not enable this conversion to be undertaken under the existing

permitted development rights and a planning application would therefore need to be made.

- 8.12 Given the mix of residential and its location above and to the rear of the commercial element of the site in this proposed development I consider the scheme adheres to the spirit and the letter of Policy DM1, which is concerned – as set out above - with maintaining the vitality and viability of Faversham's secondary shopping area.

Heritage Implications

- 8.13 In addition, a thorough assessment of the impact of the proposal on Faversham conservation area is required particularly given the numerous changes to the building that are proposed.
- 8.14 There is, firstly, a statutory duty on the Council to preserve heritage assets, especially those of significant value. This is a primary consideration given the subject building is in the Faversham conservation area and adjoining a listed building (the Former Drill Hall). Review of all the architectural detail is needed to be sure that there are no areas of the scheme that will seriously harm the area and indeed the actual building that is an important part of the street scene in the area.
- 8.15 The principal concern of the proposal is the impact the proposed changes would have on the front elevation, which faces onto Preston Street, the main street in the conservation area. The building is already very dominant on the front elevation and dominates its neighbours, including the grade II listed 64 Preston Street. However, the proposal does not increase the height or bulk of the building or change its relationship with its neighbours.
- 8.16 There is no objection to the proposed changes to the frontage, which includes two new windows at second floor level corresponding to two on the first floor, I have included a condition below to ensure the windows and their detailed design are safeguarded.
- 8.17 The application has been amended to retain shops on the ground floor in order to retain protected shopping frontage. The requirement for retail shopfront to be retained is important to the conservation character and appearance of the street frontage. As well as contributing to the commercial vitality of the town centre, it provides active pedestrian frontage to Preston Street. This appearance on the street must be retained by a good quality shopfront design that is appropriate to the building and its setting.
- 8.18 Some historic features of the shopfront survive including the terrazzo stallrisers and these might be considered for restoration in the designing of the new shopfront however I have included a condition to ensure the final detail of the shopfront is acceptable and appropriate.
- 8.19 The rear elevations will not result in harm to the conservation area and external appearance should be enhanced by the removal of the external stairs and the new garage doors, new doors and windows.

Residential Amenity

- 8.20 There will be a restricted outlook from some of the windows on the dwellings (Units 2 and 3) in the rear building, but this is not considered to be unacceptable. I also note that there would be three rear-facing first-floor windows on this block and that the

separation distance with the dwellings in Union Street behind would be approximately 12 metres. I note, however, that there are currently four windows to habitable rooms at first-floor level on this building, and consider that, as such, this element of the proposal is acceptable.

- 8.21 There will be some mutual overlooking between the two buildings of this development, however, given the arrangement of the buildings and the allocation of primary habitable space and the distances involved - approximately 20 metres - I do not consider it to be to an unacceptable degree.
- 8.22 I note whilst there is some amenity space attached to the rear block of 3 residential unit the main building does not provide much, however due to the town centre location and its amenities and the size of the one and two bedroom units I do not consider this to be unacceptable.

Developer Contributions and Affordable Housing

- 8.23 The Local Plan requires affordable housing provision at a rate of 35% on developments of 11 units or more within this area. Furthermore, the Developer Contributions Supplementary Planning Document requires developer contributions on schemes of 10 units or more. However, paragraph 31 of the NPPG states:

- 8.24 *“There are specific circumstances where contributions for affordable housing and tariff style planning obligations (section 106 planning obligations) should not be sought from small scale and self-build development. This follows the order of the Court of Appeal dated 13 May 2016, which give legal effect to the policy set out in the written ministerial statement of 28 November 2014 and should be taken into account.*

These circumstances are that;

•contributions should not be sought from developments of 10-units or less, and which have a maximum combined gross floorspace of no more than 1,000 square metres (gross internal area)”

- 8.25 The Written Ministerial Statement (WMS) of 28 November 2014 on Small Scale Developments by Brandon Lewis, Minister for Housing and Planning also states that:

“Due to the disproportionate burden of developer contributions on small-scale developers, for sites of 10-units or less, and which have a maximum combined gross floor space of 1,000 square metres, affordable housing and tariff style contributions should not be sought.

By lowering the construction cost of small-scale new build housing and home improvements, these reforms will help increase housing supply. In particular, they will encourage development on smaller brownfield sites and help to diversify the house building sector by providing a much-needed boost to small and medium-sized developers, which have been disproportionately affected by the Labour Government’s 2008 housing crash.”

- 8.26 With particular regard to the fact that the wording of the Local Plan policy DM8 has very recently been amended to “11 dwellings or more” in light of comments from the Maidstone Borough Council’s Local Plan Inspector, I consider that no affordable housing contributions should be sought. In relation to developer contributions, the normal range of requirements will not be sought for the same reason. However, a payment will be required to mitigate the impact upon the SPA and RAMSAR sites as

set out in the comments from Natural England which is the approach that has been agreed within the Thames, Medway and Swale Estuaries Strategic Access Management and Monitoring Strategy (SAMM). This payment is £223.58 per dwelling which for 10 additional dwellings will total £2,235.80. In addition to this, a payment is required for refuse bins which totals £1,775.

8.27 In relation to when this payment will be made the NPPG states the following:

“Positively worded conditions requiring payment of money or other consideration: No payment of money or other consideration can be positively required when granting planning permission. However, where the 6 tests will be met, it may be possible use a negatively worded condition to prohibit development authorised by the planning permission until a specified action has been taken (for example, the entering into of a planning obligation requiring the payment of a financial contribution towards the provision of supporting infrastructure).”

8.28 As a result of the above, I have included a negatively worded condition below which requires, prior to the commencement of development, the contributions as set out above to be paid via a suitably-worded Section 106 Agreement.

9.0 CONCLUSION

9.01 I consider that the previous reason for refusal has been addressed in this amended application by the inclusion of two commercial units on the ground floor of the main building fronting Preston Street and the retention of the takeaway. The proposal would provide a total of 11 residential units in a sustainable location, for which there is a strong policy presumption at both national and local level. The provision of the residential units above the commercial ground floor of the main building and the converted residential block to the rear of the site are acceptable in terms of sustainability and in design, conservation and amenity terms and therefore I recommend that planning approval be granted.

10.0 RECOMMENDATION – GRANT Subject to the receipt of amended plans to address the matters raised by KCC Highways and Transportation, and to the following conditions:

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) Notwithstanding the drawings hereby approved, drawings at a scale of 1:10 of the shop fronts with vertical and plan sections at 1:2 showing design details (including window joinery with glazing bars and framing details) to be used in the carrying out of this permission shall be submitted to and approved by the Local Planning Authority in writing before any work in connection with this permission is commenced; the development shall not be carried out otherwise than in accordance with any such approval given.

Reason: In the interest of preserving or enhancing the character and appearance of the surrounding area.

- (3) The proposed windows on the front elevation shall match those of the existing metal frames, samples of which shall be submitted to the council prior to the commencement of the development hereby permitted. The development shall then be carried out in complete accordance with the approved samples.

Reason: In the interest of preserving or enhancing the character and appearance of the surrounding area.

- (4) The development hereby permitted shall incorporate measures to minimise the risk of crime. No development shall take place until details of such measures, according to the principles and physical security requirements of Crime Prevention through Environmental Design (CPTED) have been submitted to and approved in writing by the Local Planning Authority. The approved measures shall be implemented before the development is occupied and thereafter retained.

Reason for the condition: In the interest of Security, Crime Prevention and Community Safety

- (5) No development beyond the construction of foundations shall take place until full 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, hard surfacing materials, and an implementation programme.

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

- (6) No development beyond the construction of foundations shall take place until full details of the method of disposal of foul and surface waters have been 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 to ensure adequate drainage provision is provided.

- (7) During construction provision shall be made on the site to accommodate operatives' and construction vehicles loading, off-loading or turning, and parking for site personnel / operatives / visitors. Such parking shall be provided prior to the commencement of the development.

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

- (8) No demolition/construction activities shall take place, other than between 0800 to 1800 hours Monday to Friday and 0800 to 1300 hours Saturday with no working activities on Sunday or Bank Holiday.

Reasons: In the interests of residential amenity

- (9) 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.

- (10) The scheme of tree planting and landscaping shown on the submitted plans shall be carried out within 12 months of the completion of the development. Any trees or shrubs 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.

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

- (11) The ceiling and floor that separated the residential and commercial units shall resist the transmission of airborne sound such that the weighted standardised difference (DnT,W+Ctr) shall not be less than 53 decibels. The weighted standardized difference (DnT, W) a spectrum adaption term, Ctr, is quoted according to BS EN ISO 10140; 2011 Acoustics- Measurement of sound insulation in buildings and of building elements- Part 4: Field measurements of airborne sound insulation between rooms. Should this not be achievable details shall be submitted to and approved in writing by the Borough Council and carried out in accordance with the approved details.

Reasons: In the interests of residential amenity

- (12) Prior to the first occupation of the residential units, a scheme and maintenance schedule for the extraction and treatment of fumes and odours generated from cooking or any other activity undertaken on the premises, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be designed in accordance with the DEFRA publication Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems January 2005. Any equipment, plant or process provided or undertaken in pursuance of this condition shall be installed prior to the first operation of the premises and these shall thereafter be operated and retained in compliance with the approved scheme.

Reason: In the interests of residential amenity

- (13) The vehicle parking spaces shown on the approved drawings shall be provided, surfaced and drained before the dwellings hereby permitted are first occupied, and shall thereafter be retained for the use of the occupiers of, and visitors to, the premises, and no permanent development, whether or not permitted by the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order), shall be carried out on that area of land so shown or in such a position as to preclude vehicular access to this reserved parking space.

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

14) Prior to occupation of the dwellings hereby approved the cycle parking facilities as shown on the approved drawings shall be provided and shall thereafter be retained in perpetuity.

Reason: To promote sustainable transport methods.

15) There shall be no servicing of the building, no goods shall be loaded or deposited and no commercial vehicles shall arrive, depart, be loaded or unloaded, within the application site before 07.00hrs; or after 19:00hrs; hours Mondays to Fridays: before 08:00hrs or after 19:00hrs hours on Saturdays or at any time on Sundays or Bank Holidays.

Reasons: In the interests of residential amenity

(16) All deliveries to customers from the A3 (Restaurant) or A5 (Takeaway use) commercial parts of the uses hereby permitted shall take place only through the front doors of the premises on to Preston Street, and no deliveries to customers shall be made using any vehicles that are at these times parked to the rear of the premises.

Reasons: In the interests of residential amenity

(17) No development shall take place until details of an obligation to provide or contribute to mitigation measures to offset the potential impact of the recreational needs arising from the approved development on the integrity of the Thames Estuary and Marshes, Medway Estuary and Marshes, and The Swale Special Protection Areas (SPAs) and Wetlands of International Importance under the Ramsar Convention (Ramsar Sites) and contribution for the refuse bins for the dwellings hereby approved has been submitted to and approved, in writing, by the Local Planning Authority.

Reason: In order to offset the impact of the development on SPAs and Ramsar sites and in order to provide sufficient refuse bins for the dwellings.

INFORMATIVES

- 1) A formal application for connection to the public sewerage system is required in order to service this development. To initiate a sewer capacity check to identify the appropriate connection point for the development, Please contact Southern Water, Sparrowgrove House, Sparrowgrove , Otterbourne, Hampshire S021 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk

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 acceptable as submitted and no further assistance was required.

The application was approved without delay.

The applicant/agent was provided formal pre-application advice.

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.