

Officer Report

Application No.	Y19/0704/FH
Site Address	Highview School Moat Farm Road Folkestone Kent CT19 5DJ
Officer Name	Sue Head
Proposal	Erection of 30 residential units with access road, footpaths and associated landscaping.

Recommendation

Report Number	RD-429180
Recommended Decision	Recommended to be Approve with Conditions
Recommendation Date	02 August 2022

Report

See Committee report

Recommended Conditions (21)

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 plans and documents referred to in the Drawing Issue Register Summary dated 30 May 2022 - former Highview Shcool.

Reason: For the avoidance of doubt and in order to ensure the satisfactory implementation of the development in accordance with the aims of the Local Plan.

3

No construction work above ground floor slab level of any building on site shall take place until samples of the materials to be used in the construction of all of the external surfaces of the buildings hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure the satisfactory appearance of the completed development and in the interests of visual amenity.

4

Prior to the occupation of the first of the dwellings hereby approved, a verification report demonstrating completion of the works in accordance with the details referred to in the Ground and Environmental Services Limited report dated 20 January 2022 (Ref: GES – 12675), shall be submitted to and approved in writing by the Local Planning Authority.

In the event that, at any time while the development is being carried out, contamination not previously identified is found to be present at the site, then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted and obtained written approval from the Local Planning Authority, details of how this unsuspected contamination shall be dealt with. Following completion of measures identified in the approved remediation scheme a verification report shall be prepared and submitted to the Local Planning Authority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land, together with those to controlled waters, property and ecological systems, are minimised and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-

site receptors.

5

The area shown on the submitted plan as car parking space 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) (England) Order 2015 (as amended) (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 access thereto; such land and access thereto shall be provided prior to the occupation of the dwelling(s) hereby permitted.

Reason: To ensure the permanent retention of the space for parking purposes within the curtilage of the site in order to avoid obstruction of the highway and safeguard the amenities of adjacent properties.

6

The area shown on the submitted plans as cycle parking for the dwellings shall be kept available for such use at all times, and shall be made available prior to the first occupation of the dwellings. The approved cycle parking shall be kept available for such use at all times and shall be made available prior to the first occupation of the flats.

Reason: To ensure that facilities are available for the parking of bicycles so as to encourage access to the site by means other than private motor car.

7

Prior to development commencing, a plan showing service margins shall be submitted to and approved by the Local Planning Authority.

Reason: In the interests of highway safety and the amenity of the area.

8

All hard and soft landscape works shall be carried out in accordance with the approved details prior to the first occupation of any phase of the development or in accordance with the implementation programme agreed by the Local Planning Authority. The soft landscape works shall be maintained in accordance with the agreed maintenance schedule.

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

10

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 District 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.

11

Prior to development commencing, an Arboricultural Watching Brief shall be submitted to and approved by the local planning authority, and the development, shall be carried out in accordance with the approved details.

Reason: In the interests of the protection of the trees on the site.

12

The trees shown on the plans hereby approved as "existing trees to be retained" shall be retained and maintained. Any trees removed, dying, being severely damaged or becoming seriously diseased within five years of the date of this permission shall be replaced with trees or shrubs of such size and species as may be agreed with the Local Planning Authority.

Reason: In the interests of visual amenity.

13

All trees to be retained must be protected by suitable fencing of a height not less than 1.2m at a distance as specified in Table 1 or Figure 2 of BS 5837 (2012) 'Trees in Relation to Design, Demolition and Construction' before any equipment, machinery or materials are brought on to the site and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed, nor fires lit, within any Page 131 of the area fenced in accordance with this condition and the ground levels within those area shall not be altered, nor shall any excavation be made, without the written consent of the Local Planning Authority.

Reason: To safeguard the existing trees to be retained and to ensure a satisfactory setting and external appearance to the development.

14

The boundary treatments shall be completed in accordance with the approved plans before the use hereby permitted is commenced or before the buildings are occupied or in accordance with a timetable agreed in writing with the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: In the interests of visual amenity and the amenity of residents.

15

Construction shall not commence until written documentary evidence has been submitted to and approved in writing by the local planning authority proving the new dwellinghouses and apartments will achieve a maximum water use of 110 litres per person per day as defined in paragraph 36(2)(b) of the Building Regulations 2010 (as amended). Such evidence shall be in the form of a design stage water efficiency calculator. The new dwellinghouses and apartments hereby permitted shall not be occupied until written documentary evidence has been submitted to and approved by the local planning authority, proving that the development has achieved a maximum water use of 110 litres per person per day as defined in paragraph

36(2)(b) of the Building Regulations 2010 (as amended). Such evidence shall be in the form of a post-construction stage water efficiency calculator.

Reason: In accordance with the requirements of policies CSD5 and SS3 of the Shepway Core Strategy Local Plan 2013 which identify Shepway as a water scarcity area and require all new dwellings to incorporate water efficiency measures.

16

No work above slab level on the construction of the buildings hereby permitted shall take place until a copy of formal confirmation has been supplied to the Local Planning Authority confirming that High Speed Fibre Optic that meets the Department for Culture, Media and Sport requirement that 'fibre to the premise' broadband connections are available to all premises of gigabit capacity will be provided to all dwellings. Prior to the first occupation of any of the dwellings hereby approved, confirmation shall be submitted to the Local Planning Authority that the infrastructure to allow 'fibre to the premise' broadband connections are available to all premises of gigabit capacity has been laid out in the site.

Reason: In order to ensure the future provision of superfast fibre optic broadband for occupants.

17

Prior to the commencement of any works above slab level hereby permitted, details of electric charging points shall be submitted to and approved in writing by the Local Planning Authority. The approved electric charging points shall be implemented in full accordance with the approved details and maintained as such thereafter.

Reason: To support the transition to a low carbon future.

18

No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to, and approved in writing by the Local Planning Authority. The Plan shall provide for:

- a) Working hours and arrangements for the delivery and storage of materials for the off-site highway works.

- b) The parking and turning for on-site of vehicles of site operatives and visitors.

- c) The loading and unloading of plant and materials.

- d) The storage of plant and materials proposed to be used in the construction of the development.

- e) The design, erection and maintenance of site perimeter fencing and security hoardings.

- f) Details of working and delivery hours including details to avoid/minimise deliveries during peak hours and school opening/closing times.

- g) The display of contact details of the site manager.

- h) Routes to be taken by vehicles carrying plant/materials to and from the site.

- i) Measures to ensure that construction plant and vehicles and delivery vehicles do not impede access to nearby properties.

- j) Details of wheel washing facilities and other measures to prevent the deposit of mud and debris on the public highway.

- k) Details of any temporary traffic management/ signage to ensure delivery routes are adhered to.

- l) Details of piling methods and timings.

The approved Construction Management Plan shall be adhered to throughout the construction period for the development.

Reason: In the interests of the amenities of the area and highway safety and convenience.

19

Development shall not begin in any phase 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 be based upon the Flood Risk and Sustainable Drainage Assessment (Herrington Consulting Limited, January 2019/22) and 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 and disposed of without increase to flood risk on or off site. The use of infiltration drainage shall be promoted unless site specific ground investigations demonstrate infiltration would not be viable as the sole outfall for surface water generated by the development.

The drainage scheme shall also demonstrate (with reference to published guidance):

- That silt and pollutants resulting from the site use can be adequately managed to ensure there is no pollution risk to receiving waters.
- Appropriate operational, maintenance and access requirements for each drainage feature of SuDS component are adequately considered, including any proposed arrangements for future adoption by any public body or statutory undertaker.

The drainage scheme shall be implemented in accordance with the approved details.

Reason: 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. These details and accompanying calculations are required prior to the commencement of the development as they form an intrinsic part of the proposal, the approval of which cannot be disaggregated from the carrying out of the rest of the development.

20

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 and prepared by a suitably competent person, has been submitted to and approved by the Local Planning Authority. The Report shall demonstrate the suitable modelled operation of the drainage system where the system evidence (including photographs) of details and locations of inlets, outlets and control structures; landscape plans; full as built drawings; information pertinent to the installation of those items identified on the critical drainage assets drawing; and the submission of an operation and maintenance manual for the sustainable drainage scheme as constructed.

Reason: To ensure that flood risk from development to the future users of the land neighbouring land are minimised, together with those risks to controlled waters, property and ecological system, and to ensure that the development as constructed is compliant with the subsequently maintained pursuant to the requirements of paragraph 165 of the National Planning Policy Framework

21

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 Written Scheme of Investigation and timetable which has 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 Written Scheme of Investigation and timetable which has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure appropriate assessment of the archaeological implications of any development proposals and the subsequent mitigation of adverse impacts through preservation in situ or by record.

22

The bin stores and refuse collection points as shown on the approved plans shall be fully implemented on site prior to the first occupation of each dwelling hereby permitted and shall thereafter be retained and maintained .

Reason: To ensure adequate means of refuse collection in the interests of the amenities of residents.