

Agenda

Planning Committee

Tuesday

9 January 2024

at 7.00 pm

The Guildhall
St Peter's Place
Canterbury
CT1 2DB

A. The Committee may only resolve its decisions when exercising its express delegated powers as set out under the name of the Committee in the scheme of delegation approved by the Council.

B. The public (which includes the press) will be excluded from the meeting during any item of business which falls within the exempt provisions of Schedule 12A of the Local Government Act 1972 or the Freedom of Information Act 2000, or both.

Quorum - 7 Councillors

Membership of the Planning Committee

Councillors

Pat Edwards (Chair)
Dan Smith (Vice Chair)
Keith Bothwell
Dane Buckman
Elizabeth Carr-Ellis
Roben Franklin
Robert Jones
Harry McKenzie
Tom Mellish
Peter Old
Paul Prentice
Ian Stockley
David Thomas

Ward

Barton;
Blean Forest;
Swalecliffe;
Wincheap;
St Stephen's;
Wincheap;
Herne and Broomfield;
Sturry;
Heron;
Chestfield;
Barton;
Beltinge;
Heron;

Members of the public may at meetings of the Committee speak for no more than three minutes upon any item which appears on the agenda for the meeting PROVIDED THAT notice has been given to Democratic Services (e-mail democracy@canterbury.gov.uk, telephone 01227 862 009) not later than 12.30pm on the working day before the meeting.

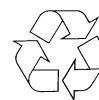
Everyone is welcome to record meetings of the Council and its Committees using whatever non-disruptive methods you think are suitable. If you are intending to do this please mention it to the Democratic Services Officer and do not use flash photograph unless you have previously asked whether you may do so. If you have any questions about this please contact Democratic Services (members of the press please contact the Press Office).

Please note that the Chair of the meeting has the discretion to withdraw permission and halt any recording if in the Chair's opinion continuing to do so would prejudice proceedings at the meeting. Reasons may include disruption caused by the filming or recording or the nature of the business being conducted.

Anyone filming a meeting is asked to only focus on those actively participating but please also be aware that you may be filmed or recorded whilst attending a council meeting and that attendance at the meeting signifies your agreement to this if it occurs. You are also reminded that the laws of defamation apply and all participants whether speaking, filming or recording are reminded that respect should be shown to all those included in the democratic process.

Persons making recordings are requested not to put undue restrictions on the material produced so that it can be reused and edited by all local people and organisations on a non-commercial basis.

If a meeting passes a motion to exclude the press and public then, in conjunction with this, all rights to record the meeting are removed.



1 Apologies for absence

2 Substitute councillors

3 Declaration of any interests by councillors or officers

(Councillors and officers are encouraged to give their declarations in advance to Democratic Services where possible.)

TO RECEIVE any declarations of the following in so far as they relate to the business for the meeting:

- a. Disclosable Pecuniary Interests
- b. Other Significant Interests (what were previously thought of as non-pecuniary Prejudicial Interests)
- c. Voluntary Announcements of Other Interests not required to be disclosed as DPs or OSIs, i.e. announcements made for transparency reasons alone, such as:
 - Membership of outside bodies that have made representations on agenda items, or
 - Where a Councillor knows a person involved, but does not have a close association with that person, or
 - Where an item would affect the wellbeing of a Councillor, relative, close associate, employer, etc but not their financial position.

[Note: an effect on the financial position of a Councillor, relative, close associate, employer, etc; OR an application made by a Councillor, relative, close associate, employer, etc, would both probably constitute either an OSI or in some cases a DPI].

4 Public participation

If any member of the public wishes to speak on any item / planning application for the meeting they must give notice to Democratic Services by **12.30pm on Monday 8th January 2024**. They can do this [online here](#) or by calling 01227 862009 or emailing democracy@canterbury.gov.uk.

It is the usual practice of the Committee to allow any public speakers to be heard immediately before the consideration of the relevant application / item.

Further information about public participation and the procedure at the meeting is included in this agenda or on the Council's [website here](#).

5 Minutes of the Planning Committee meeting of 12 December 2023

6 - 9

TO RECEIVE the minutes of the above meeting.

6 Application No.CA/23/01733/FUL The Brambles, Hawthorn Corner, Herne Bay 10 - 21

Two-storey detached dwelling following demolition of existing outbuildings

Recommendation: Section 101 grant, subject to legal agreement and safeguarding conditions

Planning Officer: Kelly Tonkin

7 Application No.CA/23/01658/LBC 18-21 Stour Street, Canterbury 22 - 27

Application for Listed Building Consent for external alterations including renewal of Kent Peg roofs and associated lead work and rainwater goods, brickwork repairs and repointing, stone repairs and repointing, Joinery repairs and repainting external joinery.

Recommendation: Grant, subject to safeguarding conditions

Planning Officer: Isobel Goodchild

8 Application No. CA/23/00044/VAR 13 High Street, Whitstable 28 - 36

Variation of condition 2 of planning permission CA/21/01038 for Single-storey rear extension, extractor flue to rear elevation, awning to front elevation and alterations to fenestration to front elevation, to allow alteration to the height and positioning of extraction system

Recommendation: Section 101 grant, subject to safeguarding conditions and implementation of noise mitigation measures set out in 'Noise Survey - Addendum by Peak Acoustics dated 25 October 2023'

Planning Officer: Christian De Grussa

9 Planning Appeals - Decisions

There are no planning appeals decisions to report.

10 Any other urgent business to be dealt with in public

11 Any other urgent business which falls under the exempt provisions of the Local Government Act 1972 or the Freedom of Information Act 2000 or both

It will be necessary to pass a resolution to exclude the press and public for any urgent confidential business under this item.

Criteria for public speakers

It is the usual practice of the Committee to allow any public speakers to be heard immediately before the consideration of the relevant application /item.

The number of speakers for each planning application is limited to

3 in favour, 3 against the proposal;

a representative of the Parish Council, Canterbury Heritage and Design Forum (previously known as the Canterbury Conservation Advisory Committee), Whitstable Society, or Herne Bay & District Residents Association in whose area the proposed development is situated, and that representative gives notice that he/ she would attend the Committee to support the representation;

a representative of an advisory / amenity group or resident association speaking for a proposal, and one against a proposal whose terms of reference have a direct interest in the proposal;

the Applicant or Agent but not both who shall also be afforded the opportunity to speak last.

No more than one person per household shall be entitled to speak, including persons wishing to speak on behalf of someone else, unless offering opposing views.

In circumstances where more than 3 persons wish to speak, those not selected, shall be provided with the names of ward councillors and the nominated speakers in order that they can seek to have their points raised.

All persons speaking shall be strictly limited to 3 minutes each.

There will be no speakers heard on any application where they are supporting the officer recommendation and no councillor wishes to speak against it.

All persons shall have a maximum of two opportunities to speak i.e. at two meetings of the Committee or at one Committee and one Member site visit.

If you wish you may circulate photographs to illustrate a point but written information or circulation of reports or letters will not be allowed.

All persons wishing to speak shall notify Democratic Services **no later than 12.30pm on the working day before the day of the meeting** (by email to democracy@canterbury.gov.uk or by telephone 01227 862 009).

Procedure at committee

All speakers shall be directed to a cordoned off area in the public gallery prior to the start of the meeting, and shall then be directed to the 'public speaking chair' at the appropriate time.

The chairman shall explain procedures and order of applications at the start of the meeting. All site visits shall be determined at the start of the meeting - with the exception of those which might be subsequently agreed during the meeting. Items recommended and agreed for deferral shall also be considered at this stage.

CANTERBURY CITY COUNCIL

PLANNING COMMITTEE

**Minutes of a meeting held on Tuesday, 12th December, 2023
at 7.00 pm in The Guildhall, St Peter's Place, Canterbury**

Present: Councillor Pat Edwards (Chairman)
Councillor Keith Bothwell
Councillor Dane Buckman
Councillor Elizabeth Carr-Ellis
Councillor Roben Franklin
Councillor Robert Jones
Councillor Harry McKenzie
Councillor Tom Mellish
Councillor Peter Old
Councillor Paul Prentice
Councillor Ian Stockley
Councillor David Thomas
Councillor Lee Castle (substitute for Councillor Dan Smith)

In attendance

Officers: Simon Thomas - Head of Planning and Health
Cath Wallen - Principal Solicitor
Andrew Gambrill - Deputy Planning Manager
Kelly Tonkin - Principal Planning Officer
Lauren Wheeler - Democratic Services Officer

(*present for part of the meeting)

407 **APOLOGIES FOR ABSENCE**

Apologies were received from Councillor Dan Smith.

408 **SUBSTITUTE COUNCILLORS**

Councillor Lee Castle was present as a substitute for Councillor Dan Smith

409 **DECLARATION OF ANY INTERESTS BY COUNCILLORS OR OFFICERS**

A generic announcement was made on behalf of all committee members, as follows:

All or some councillors may have received correspondence from or spoken with applicants, agents, supporters or objectors, and some of the public speakers may also be known to members of the committee due to their work as councillors. Neither circumstance prevents councillors from participating in the meeting. However, any councillor who considers that they do not have an open mind, in respect of any item on the agenda, should not participate in the meeting when the relevant item is to be discussed.

The following interests were also declared at the meeting:

In respect of Item 7, Application No. CA/22/02540/FUL, Councillor Bothwell made an announcement that he knew public speaker Mr Thompson.

In respect of Item 6, Application No. CA/23/00379/OUT, Councillor Carr-Ellis made an announcement that the Labour members present this evening knew a number of the public speakers.

410 PUBLIC PARTICIPATION

The public speakers for the meeting were heard immediately before the consideration of the relevant application below.

411 MINUTES OF THE PLANNING COMMITTEE MEETING OF 17TH OCTOBER 2023

The minutes of the above meeting were agreed as a true record and signed by the Chair.

412 LIST OF APPLICATIONS AND PROPOSALS

The Committee considered the planning applications, received the observations thereon of interested parties, the reports and recommendations of the Head of Planning, and the comments at the meeting from the public speakers on the applications referred to below. At the commencement of the consideration of the applications, the Committee received a presentation about each application, which included a display of plans, drawings and photographs.

Planning Application No. / Site / Page Nos.	Speakers
Item 6: CA00379 Land south of Thanet Way (pages 12 - 54)	<ol style="list-style-type: none"> 1. Peter Slaughter (objector) 2. Valerie Kenny (objector) 3. Alan Nutten (objector) 4. Richard Barrett - The Whitstable Society 5. Neil Boddy (Thanet Way Residents Assoc) 6. Cllr Chris Cornell 7. Cllr Clare Turnbull 8. Cllr Steven Wheeler 9. Victoria Groves - Catesby Estates (applicant)
Item 7: CA02540 May Tree Paddocks (pages 55 - 67)	<ol style="list-style-type: none"> 1. Terry Thompson (supporter) 2. James Woodward (agent)

412.1 Application No. CA/23/00379/OUT Land south of Old Thanet Way

[Councillor Carr-Ellis made an announcement that the Labour members present this evening knew a number of the public speakers.]

[Councillor Peter Old left the Chamber for this item and took no part in the debate or vote as he was predetermined.]

Outline planning application (all matters reserved), for the erection of up to 220 dwellings, a 300 space park and bus facility, 400sqm local shopping/ community facility and associated infrastructure including (but not limited to) spine road, internal roads and car/cycle parking, allotments, open space and play facilities, utilities infrastructure, drainage infrastructure and earthworks with access from the Thanet Way (A2990)

A proposal was put that planning permission be GRANTED for the development described in the above application subject to a legal agreement and the conditions set out in the Officer Report, with the following amendments to conditions 32 & 35

Condition 32 requiring an Ecological Enhancement Plan to be amended so that the details, submitted to the Council for approval, demonstrate that 20% Biodiversity Net Gain will be achieved on site.

Condition 35, relating to the submission of an Energy Strategy, to be amended so that it reflects the commitment by the developer to achieve net zero homes.

The Planning Committee also resolved to request:

1. The Head of Planning and Health would write to Kent County Council to ask that Officers proactively engage with Stagecoach to secure the delivery of a bus service to the site at the earliest opportunity and to involve Officers from Canterbury City Council in those discussions with Stagecoach. The Planning Committee expressed the view that it would wish to see the bus service be made available to new residents at the time of the occupation of the first residential dwelling
2. The Chair of the Planning Committee would write to Kent County Council proposing a reduction in the speed limit to 30 miles per hour on the Old Thanet Way.

When put to a vote, the proposal was AGREED.

A record of the vote was taken as follows:

For the proposal: Councillors Bothwell, Buckman, Carr-Ellis, Edwards, McKenzie, Prentice, I Stockley, Thomas (8)

Against the proposal: Councillor Jones (1)

Abstained from voting: Councillors Castle, Franklin, Mellish(3)

The Chair requested it be minuted that whilst the views expressed by the speakers and members had been fully considered and empathised with, it was regretful that the council was currently in presumption within the current Local Plan as per the details in the report of the Deputy Planning Manager.

412.2 Application No. CA/22/02540/FUL May Tree Paddock, Hawthorn Corner

[Councillor Peter Old returned to the Chamber for this item.]

[Councillor Bothwell made an announcement that he knew public speaker Mr Thompson.]

Detached two-storey dwelling with detached single-storey car port

A proposal was put that planning permission be GRANTED for the development described in the above application.

When put to a vote, the proposal was AGREED by the committee.

A record of the vote was taken as follows:

For the proposal: Councillors Buckman, Carr-Ellis, Castle, Edwards, Franklin, Harvey, Jones, McKenzie, Old, Watkins, Mellish, Thomas, Prentice (13)

Against the proposal: None (0)

Abstained from voting: None (0)

413 **PLANNING APPEALS - DECISIONS**

The report was NOTED.

414 **ANY OTHER URGENT BUSINESS TO BE DEALT WITH IN PUBLIC**

There was no other urgent business to be dealt with in public.

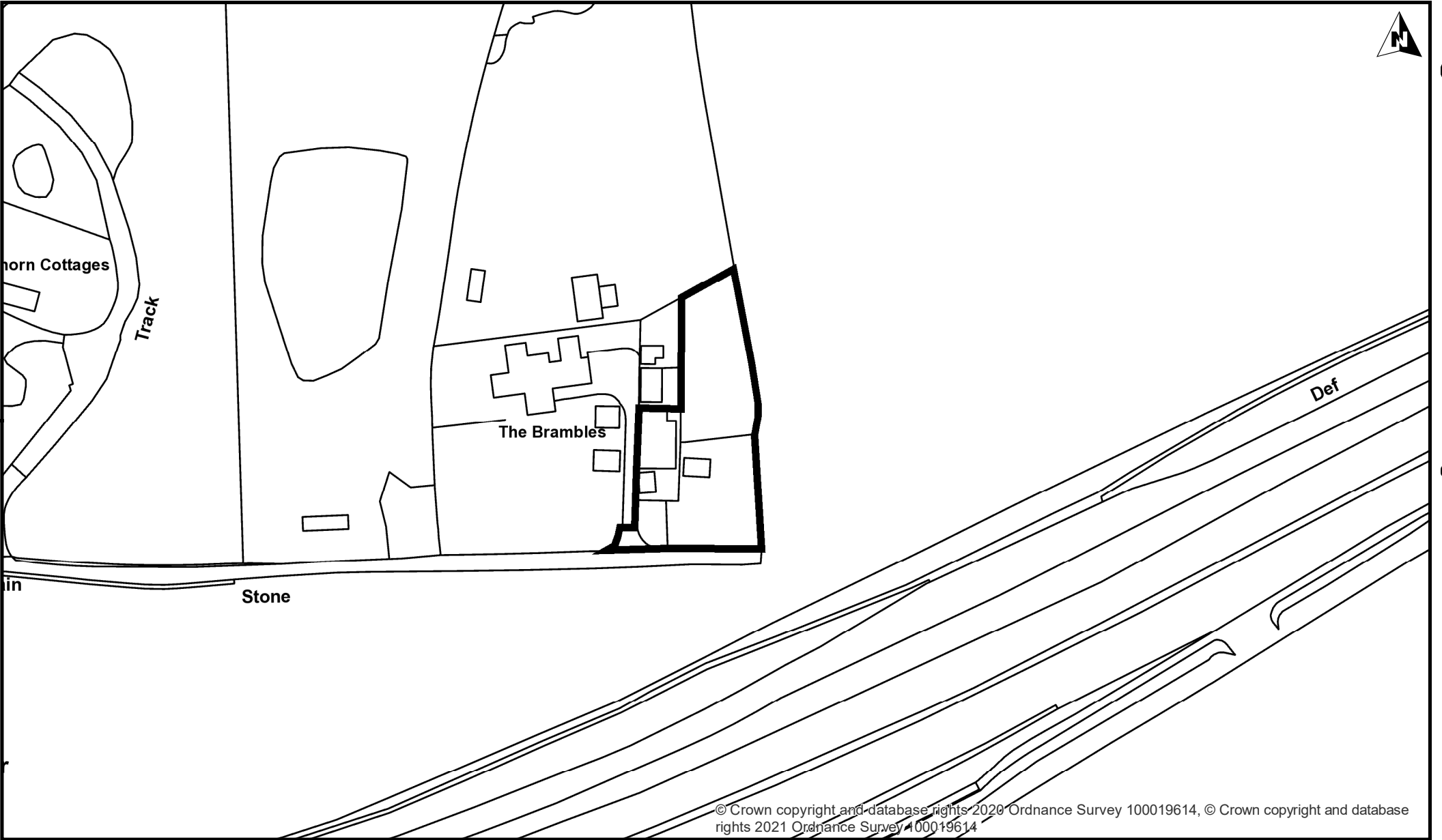
415 **ANY OTHER URGENT BUSINESS WHICH FALLS UNDER THE EXEMPT PROVISIONS OF THE LOCAL GOVERNMENT ACT 1972 OR THE FREEDOM OF INFORMATION ACT 2000 OR BOTH**

There was no other urgent business which fell under the exempt provisions.

416 **DATE OF NEXT MEETING**

The date of the next meeting was Tuesday 9th January 2024.

There being no other business the meeting closed at 9.00 pm



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Case Ref: CA/23/01733
Author: Planning Services
Scale 1:1,250
Map Dated: 19/12/2023

 canterbury
city council
Military Road
Canterbury
Kent
CT1 1YW

PLANNING COMMITTEE

APPLICATION NUMBER: CA/23/01733

SITE LOCATION: The Brambles, Hawthorn Corner, Herne Bay, Kent, CT6 6TL

PROPOSAL: Two-storey detached dwelling following demolition of existing outbuildings

APPLICATION TYPE: Full

DATE REGISTERED: 14th September 2023

TARGET DATE: 24th November 2023

LISTED BUILDING: No

CONSERVATION AREA: No

WARD: Reculver

APPLICANT: Mr and Mrs Heyburn

AGENT: Mrs Nicola Coles

CASE OFFICER: Kelly Tonkin

WEBLINK: <https://pa.canterbury.gov.uk/online-applications/applicationDetails.do?keyVal=S0ZJYREAKMM00&activeTab=summary>

RECOMMENDATION: Section 101 grant, subject to legal agreement and safeguarding conditions

SITE LOCATION AND DESCRIPTION

1. The application site forms the eastern part of the residential curtilage serving the existing dwelling The Brambles. It is located within a cluster of properties at Hawthorn Corner, approximately 520m to the east of Sweechbridge Road and the urban area of Herne Bay, where houses at the nearby Hillborough development are currently under construction.
2. To the west are residential properties and to the east are open fields. To the north of the application site is the May Street Wastewater Treatment Works. Hawthorn

Cottages, a Grade II listed building, lies approximately 176m to the west of the application site.

RELEVANT PLANNING HISTORY

Land to west of application site

3. **CA/20/01652** - full planning application refused for 'detached two-storey dwelling with detached single-storey car port' on the grounds of a new dwelling being located within open countryside, outside the confines of any defined settlement and failure to provide mitigation for SAMMS. The appeal was then dismissed but only on failure to secure SAMMS. The Inspector determined that the dwelling is not within an isolated location and would have exceptional and innovative design in accordance with policy HD4 of the Local Plan.
4. **CA/21/02561** - full planning permission granted for 'detached two-storey dwelling with detached single-storey car port'. This application was approved given the previous appeal in which the Inspector found the dwelling to not be located in an isolated location and that the design was of an innovative nature in accordance with policy HD4 of the Local Plan. The applicant also provided mitigation for SAMMS, overcoming the reason the previous appeal was dismissed.
5. **CA/22/02540** - resolution made by Planning Committee in December 2023 for full planning to be granted for 'Detached two-storey dwelling with detached single-storey car port', subject to completion of a legal agreement to secure SAMMS mitigation.

PROPOSED DEVELOPMENT

6. Full planning permission is sought for the erection of a two-storey detached dwelling following the demolition of existing outbuildings.

CONSULTATIONS

CCC Environmental Health - no objection, subject to a condition re: Construction and Environmental Management Plan

Environment agency - No objection

KCC Ecology - no objection, subject to condition re: ecological enhancements, lighting design, mitigation measures implemented and details of conservation payment.

KCC Highways and Transportation - no comment

Kent Fire and Rescue - no objection

KCC PROW - no comment

Natural England - no objection, subject to securing appropriate SAMMS mitigation

Southern Water - comment that the risk of odour in this location is high due to the proximity of the wastewater treatment works

REPRESENTATIONS

7. A site notice was placed in the vicinity of the application site and letters sent to neighbouring occupiers. No representations were received.

DEVELOPMENT PLAN POLICIES

Canterbury District Local Plan 2017

SP1 - Presumption in favour of sustainable development unless material considerations indicate otherwise.

SP4 - Strategic approach to location of development.

SP6 - SAMMS: Thanet Coast and Sandwich Bay/Thames and Swale SPAs

DBE3 - Development proposals to be of high quality, to be assessed against specific amenity, visual, landscape, accessibility and highways criteria.

DBE4 - New housing to have acceptable standard of accommodation, having regard to national minimum space standards and to provide refuse and cycle storage and outdoor space.

HD4 - New dwellings in the countryside.

T9 - Parking and cycle provision to have regard to identified standards.

LB5 - SAMMS mitigation for SPAs and Ramsar sites

LB9 - Biodiversity

LB10 - Development to be designed to retain important trees, hedgerows and woodland.

HE4 – Development of listed buildings and/or affecting the setting of listed and locally-listed buildings

HE5 – External/internal alterations to listed buildings and external alterations to locally-listed buildings

Draft Canterbury District Local Plan 2045

SS1 - Environmental Strategy for the district

SS2 - Sustainable Design Strategy

SS3 - Development strategy for the district

DS6 - Sustainable Design

DS13 - Movement Hierarchy

DS14 - Active and sustainable travel

DS15 - Highways and Parking

DS17 - Habitats of international importance

DS21 - Supporting Biodiversity Recovery

DS26 - Historic Environment and Archaeology

DM25 - Parking Design

ASSESSMENT

8. This application has been brought to the Planning Committee for determination due to being a departure from the Local Plan.
9. The main considerations in the assessment of this application are:
 - Principle
 - Character and appearance
 - Heritage
 - Living conditions
 - Parking and highway safety
 - Ecology and biodiversity

Principle

10. Section 38(6) of the Planning and Compulsory Purchase Act 2004 and paragraphs 2 and 12 of the NPPF state that planning law requires that applications for planning permission must be determined in accordance with the Development Plan, unless material considerations indicate otherwise.
11. Paragraph 10 of the NPPF states that at the heart of the NPPF is a presumption in favour of sustainable development. The mechanism for applying the presumption in favour of sustainable development is set out in paragraph 11 and states that for decision-taking this means:
 - c) approving development proposals that accord with the Development Plan without delay; and,***
 - d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:***
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or,***
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.***
12. Assessing the development against Development Plan policy and specifically policy SP4 of the Canterbury District Local Plan 2017, the site falls outside the urban area of Herne Bay. Furthermore as mentioned previously, the development would not fall within one of the 'exception' criteria listed in policy HD4 for new dwellings in the countryside.
13. However, the Council has failed the government's housing delivery test and 5 year supply, in that it is delivering less than 75% of its housing target and in accordance with footnote 8 to paragraph 11 of the NPPF, its relevant policies for the supply of housing cannot be considered up-to-date. This does not, however, lead to an

automatic assumption that planning permission should be granted for residential development in locations that would otherwise have conflicted with Development Plan policies. Rather in situations where the Development Plan policies have failed to secure a sufficient supply of deliverable housing sites, the NPPF seeks to ensure that the 'presumption in favour of sustainable development' is duly applied. If the adverse impacts of the proposal significantly and demonstrably outweigh the benefits, then planning permission should still be refused.

14. Paragraph 80 of the NPPF states that planning policies and decisions should avoid the development of isolated homes in the countryside unless there are special circumstances, to promote sustainable development in rural areas.
15. The Inspector on the appeal on planning application CA/20/01652 for a new dwelling to the west of the application site concluded that the proposal would not be an isolated home in the countryside as it forms part of a cluster of residential development along Hawthorn Corner. Planning permission was subsequently granted for this new dwelling under application CA/21/02561 and the Planning Committee resolved to approve another dwelling on the same plot under application CA/22/02540 at its previous meeting. Given the above and its proximity to the boundary with the urban area of Herne Bay, the application site is considered to represent a suitable location for a new dwelling.

Character and appearance

16. The Local Plan requires that new development has sufficient regard for the character and context of the application site.
17. The proposed dwelling would be sited on land forming part of the residential curtilage serving the existing dwelling The Brambles. It would be set back from the road by a similar distance to the existing dwelling and would sit comfortably within the plot. In terms of design and scale, the proposed dwelling would be two-storey in scale and constructed to a passivhaus standard, with a natural slate roof and Cedar shingles and lime render to its elevations. There is a public right of way running to the west and north of the site, however it is considered that views of the proposed dwelling would be long range in the context of surrounding dwellings of a similar scale and so the proposed dwelling would not appear unduly prominent within the locality.
18. In light of the above, it is considered that the proposal would not result in harm to the character of the area, in accordance with policy DBE3 of the Canterbury District Local Plan 2017 and the NPPF.

Heritage

19. The Local Plan seeks to preserve the character, appearance and settings of listed buildings.
20. The proposed dwelling is located approximately 176m to the east of Hawthorn Cottages, a Grade II listed building. Given the separation distance and the

intervening dwellings, it is considered that the proposal would preserve upon the setting of the nearby listed building, in accordance with policies HE4 and HE5 of the Canterbury District Local Plan 2017 and the NPPF.

Living conditions

21. The Local Plan requires that new development has sufficient regard for the living conditions of neighbouring and future occupiers and all new housing proposals should have an acceptable standard of accommodation in terms of its internal layout, room sizes and amenity space.

Existing residents

22. Given the distance from neighbouring properties and the limited vehicle movements generated by a single dwelling, it is considered that the proposed dwelling would not be harmful to the living conditions of their occupiers, in accordance with policies DBE3 of the Canterbury District Local Plan 2017 and the NPPF.

Future occupiers of proposed dwelling

23. The level of accommodation within the proposed dwelling would meet the minimum space standards set out in the Department for Communities and Local Government's Technical housing standards - the nationally described space standard. The proposals also include sufficient external amenity space, with space within and outside of the proposed dwellings for refuse storage and cycle storage.
24. The proposed dwelling would be close to existing wastewater treatment works. CCC Environmental Health have raised no objection to the application and confirm that no recent complaints have been made regarding odour from the wastewater treatment works. There are already a number of existing homes within close proximity to the wastewater treatment works and should the occupiers of the proposed dwelling experience nuisance, this would be a matter for consideration under separate legislation. Therefore, this matter is not a material consideration for this planning application.
25. In light of the above, it is considered that the proposed complies with policies DBE3 and DBE4 of the Canterbury District Local Plan 2017 and the NPPF.

Parking and highway safety

26. The Local Plan seeks to ensure that applications have sufficient regard for the safe movement of pedestrians, cyclists and cars within and around proposed development.
27. The proposed dwelling would share the access with the existing dwelling The Brambles. An additional dwelling on the site would generate a limited uplift in the number of vehicle movements compared with the existing and the scheme would make provision for two car parking spaces as per the Council's vehicle parking

standards. KCC Highways and Transportation and Kent Fire and Rescue raise no objection.

28. In light of the above, it is considered that the proposal would not result in harm to highway safety, in accordance with policies T9 and DBE3 of the Canterbury District Local Plan 2017 and NPPF.

Ecology and biodiversity

29. The Local Plan seeks to avoid a net loss of biodiversity/nature conservation value and actively pursue opportunities to achieve a net gain.
30. An ecological assessment was provided with the application. This acknowledged that the application site has a small population of slow worm and common lizard, is suitable habitat for roosting, foraging and commuting bats and has potential for Great Crested Newts (GCN). There is also the potential for dormouse, breeding birds and hedgehog to be present on site.
31. To mitigate the impact on reptiles, a receptor site has been proposed to the north of the site. Further details of the receptor site are to be required through condition. KCC Ecology have confirmed that this area would be sufficient to support the reptile population and mitigate the impacts of the development.
32. With regards to great crested newts, the developer has confirmed that a financial contribution will be made towards off-site mitigation using Natural England's scheme to fund compensatory habitat. On that basis, it is considered that the favourable conservation status of the species would be maintained.
33. Turning to bats, the ecological impact assessment confirmed the absence of roosting bats within the existing outbuildings to be demolished. A condition requiring the mitigation measures outlined in the Ecological Impact Assessment to be in place during construction in respect of dormice, hedgehogs, badgers and breeding birds is recommended. A condition has also been placed in the application relating to lighting design to avoid any impact upon protected species.
34. In light of the above, it is considered that the proposal would have an acceptable impact on ecology, in accordance with policy LB9 of the Canterbury District Local Plan 2017 and the NPPF.

European Protected Sites

35. Under the provisions of the Habitats Regulations, the Council is required to consider the potential impacts of new development on European-designated sites including Special Protection Areas (SPA), Special Areas of Conservation (SAC) or Ramsar sites and where appropriate mitigate the effect of proposed development upon such protected sites.

36. It is considered that the proposal will place increased pressure on the special character and ecological importance of the Thanet Coast and Sandwich Bay SPA, which without mitigation, would be detrimental to the ecological importance of the area. The applicant has agreed to complete a legal agreement within to secure a contribution towards the implementation of a management plan to mitigate this impact. An Appropriate Assessment has been carried out, concluding that with the mitigation, the proposal would not have an adverse impact on the protected SPAs.
37. The proposal therefore accords with policies LB5, LB9 and SP6 of the Canterbury District Local Plan 2017 and the NPPF.

Conclusion

38. Whilst the proposed development would represent a departure from the Local Plan with its location located outside of a defined settlement that is generally supported for residential development, the proposal is not isolated from dwellings as identified by the Planning Inspector on the appeal for the new dwelling to the west of the application site. For the reasons given above, it is recommended that the planning application be approved.
39. The draft Local Plan to 2045, which is out to public consultation, is a material consideration in the assessment of this application. Having regard to the relevant policies in the draft Local Plan and the weight of the draft Local Plan, it does not indicate that a decision should be made other than to refuse the application on the basis of the assessment above.

DRAFT CONDITIONS FOR DECISION NOTICE

Application No: **CA/23/01733**

Proposal: **Two-storey detached dwelling following demolition of existing outbuildings.**

Location: **The Brambles Hawthorn Corner Herne Bay Kent CT6 6TL**

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: In pursuance of Section 91(1) of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby approved shall be carried out in accordance with the submitted drawings:
 - Site Location Plan - Drawing no. 06 A (Received 14th September 2023)
 - Proposed Site Plan - Drawing no. 12 B (Received 14th September 2023)
 - Proposed Ground Floor Plan - Drawing no. 08 A (Received 14th September 2023)
 - Proposed First Floor and Roof Plan - Drawing no. 09 B (Received 14th September 2023)
 - Proposed Elevations - Drawing no. 10 B and 11 B (Received 14th September 2023)
 - Reptile Receptor Zone and Ecological Measures - Drawing no. 15 B (Received 14th September 2023)

REASON: To secure the proper development of the area.

3. Prior to the first occupation or use of the dwelling hereby approved, the area shown on the approved plans for the parking and manoeuvring of vehicles shall be operational. The area agreed shall thereafter be maintained for that purpose.

REASON: In the interests of highway safety and in accordance with policy T9 of the Canterbury District Local Plan 2017.

4. Prior to their first use in the development hereby approved, samples of the materials to be used in the construction of the external surfaces of the development shall be submitted to and approved in writing by the local planning authority. The development shall thereafter be carried out in accordance with the approved samples.

REASON: In the interests of the visual amenities of the area in accordance with policy DBE3 of the Canterbury District Local Plan 2017.

5. Prior to commencement of the development hereby approved, a Receptor Site and Ecological Enhancement Plan must be submitted to the Local Planning Authority for written approval. It must include the following:
 - Location of the receptor site
 - Details of how it will be retained
 - Details of how it will be managed
 - Details of ecological enhancement features to be incorporated in to the site and integrated in to the building

The plan must be implemented as approved.

REASON: In the interests of nature conservation in accordance with policy LB9 of the Canterbury District Local Plan 2017 and the National Planning Policy Framework.

6. At the time of development, the mitigation measures detailed within section 10 of the Ecological Impact Assessment report, Native Ecology dated September 2023 shall be incorporated into the proposed development.

REASON: In the interests of nature conservation in accordance with policy LB9 of the Canterbury District Local Plan 2017 and the National Planning Policy Framework.

7. Prior to the commencement of works (including site clearance), evidence that the full Great Crested Newts District Level Licence conservation payment has been made to Natural England and the licence issued, will be submitted to, and approved in writing by the Local Planning Authority.

REASON: In the interests of nature conservation in accordance with policy LB9 of the Canterbury District Local Plan 2017 and the National Planning Policy Framework.

8. Prior to occupation, a lighting design plan for biodiversity will be submitted to, and approved in writing by, the local planning authority. The plan will include recommendations provided in Section 10.1 of the Ecological Impact Assessment (Native Ecology, September 2023) and will show the type and locations of proposed external lighting, as well as the expected horizontal and vertical light spill in lux levels, to demonstrate that areas to be lit will not adversely impact biodiversity. All external lighting will be installed in accordance with the specifications and locations set out in the plan and will be maintained thereafter.

REASON: In the interests of nature conservation in accordance with policy LB9 of the Canterbury District Local Plan 2017 and the National Planning Policy Framework.

9. Prior to the landscaping of the site, full details of both hard and soft landscape works, including:

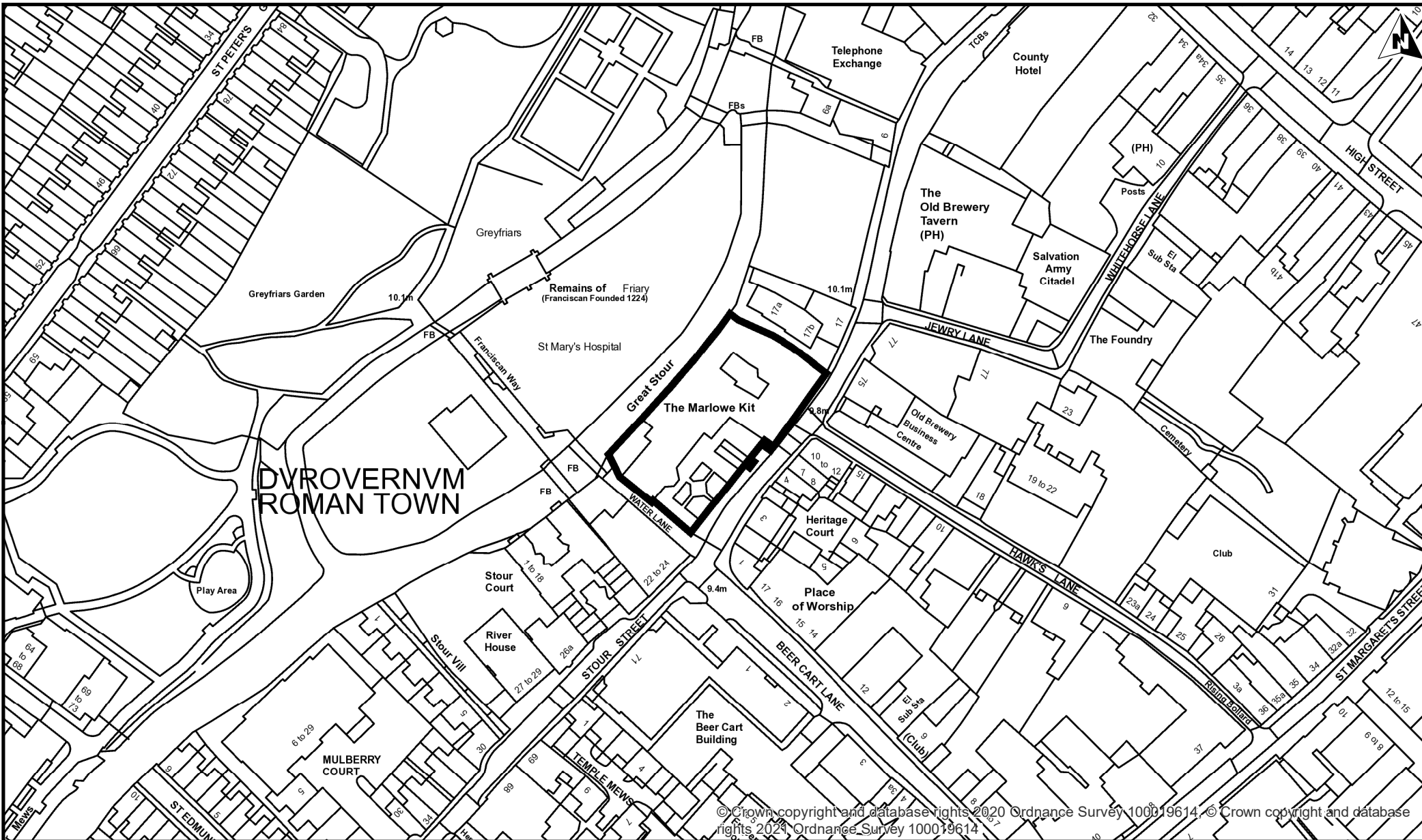
- species, size and location of new trees, shrubs, hedges and grassed areas to be planted;
- the treatment proposed for all hard surfaced areas beyond the limits of the highway; and,
- walls, fences, other means of enclosure proposed

shall be submitted to and approved in writing by the local planning authority.

REASON: In the interests of the visual amenities of the area and to adequately integrate the development into the environment in accordance with policies DBE3 and LB10 of the Canterbury District Local Plan 2017.

10. 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 a programme of works to be agreed in writing with the local planning authority. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of a similar size and species, unless the local planning authority gives any written consent to any variation.

REASON: In the interests of the visual amenities of the area in accordance with policies DBE3 and LB10 of the Canterbury District Local Plan 2017.



Case Ref: CA/23/01658
 Author: Planning Services
 Scale 1:1,250
 Map Dated: 19/12/2023

PLANNING COMMITTEE

APPLICATION NUMBER: CA/23/01658

SITE LOCATION: 18-21A Stour Street, Canterbury, Kent, CT1 2NR

PROPOSAL: Application for Listed Building Consent for external alterations including renewal of Kent Peg roofs and associated lead work and rainwater goods, brickwork repairs and repointing, stone repairs and repointing, Joinery repairs and repainting external joinery.

APPLICATION TYPE: Listed Building Consent

DATE REGISTERED: Mon 04 Sep 2023

TARGET DATE: Mon 30 Oct 2023

LISTED BUILDING: Grade I

CONSERVATION AREA: Canterbury Conservation Area

WARD: Westgate

APPLICANT: Canterbury City Council

AGENT: Mr T Odlin

CASE OFFICER: Isobel Goodchild

WEB LINK: <https://pa.canterbury.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=S0GTAYEAJWY00>

RECOMMENDATION: Grant, subject to safeguarding conditions

SITE LOCATION AND DESCRIPTION

1. The application site 18-21 Stour Street Canterbury, known as Poor Priests Hospital, includes a Grade I and a Grade II listed building as well as one unlisted building on Stour Street in Canterbury. The Site is also within the Canterbury City Conservation Area.
2. The primary buildings 20a and 21a are Grade I listed and are part of the former Poor Priests' Hospital, which is of exceptional significance as a rare example of a medieval hospital building. The building is predominantly flint and stone and incorporates many features of architectural and historic interest including a fine crown post roof in the hall, C14 window in the south gable, four centred medieval arched doorway and piscine. 19 Stour Street is a Grade II Listed Building and there are a number of other Grade II Listed Buildings surrounding the application site and the Greyfriars

scheduled Monument located to the northwest on the opposite side of the river. Number 18 Stour Street is not listed.

RELEVANT PLANNING HISTORY

3. **CA//00/00406:** Extensions and alterations including demolition of two chimney stacks - GRANTED (13/09/2000)
4. **CA//18/01479:** Application for listed building consent for proposed snowguards to roof - GRANTED (17/10/2018)

PROPOSED DEVELOPMENT

5. This application seeks Listed Building Consent for external alterations at the site, including the renewal of the Kent Peg roof, associated lead work and rainwater goods, brickwork repairs/repointing, stone repairs/repointing and joinery repairs together with the repainting of external joinery.

CONSULTATIONS

6. **CCC Heritage** - No objection, subject to safeguarding conditions.
7. **Historic England** - No objection - supportive in principle of the proposed works as they would make a valuable contribution to the conservation of the building and are an important first step towards securing its long-term sustainable future.

REPRESENTATIONS

8. A site notice was placed in the vicinity and notice published in the press to which one comment was received from the **Canterbury Heritage and Design Forum** neither supporting nor objecting to the proposal but raising the following:
 - The proposal is for whole roof and it is estimated that only 20-30% of the existing clay tiles can be reused, so it will be very important to blend in
 - the new tiles to achieve a balanced effect with the colours,
 - Application doesn't state the supplier/colour/blend proposed to be used - suggest old reusable tiles used at the front,
 - Acknowledges repairs are needed and welcomes them.

DEVELOPMENT PLAN POLICIES

9. **Canterbury District Local Plan 2017**

- HE1: Historic Environment and Heritage Assets
- HE4: Listed Buildings
- HE5: Development Affecting and Changes to Listed Buildings
- HE6: Conservation Areas

HE8: Heritage Assets in Conservation Areas

10. Draft Canterbury District Local Plan to 2045

DS26: Historic Environment and Archaeology

Supplementary Planning Documents/Guidance:

11. Heritage, Archaeology & Conservation 2007

ASSESSMENT

12. This application is brought to the Planning Committee for a determination as the applicant is Canterbury City Council. The main consideration in the assessment of this application is the impact upon the historic and architectural significance of the listed building.
13. The works are part of the Connected Canterbury Levelling Up Fund Project and consist of roof repairs to the Grade I listed building. The proposal will include the replacement of the existing roof tiles with handmade Kent peg tiles, repairs to the roof structure, removal of existing impermeable membrane and replacement with a vapour permeable membrane with additional insulation. Repairs to windows and stone work will also be carried out. The application has been informed by a number of condition surveys on the roof. These have confirmed that the roof is currently in a poor state of repair.
14. The works are required to ensure that the building stays watertight in order to protect its historic fabric. The roof has been extensively stripped previously and the current tiles are not themselves of great historic importance, as such little significance will be lost by their replacement. Stripping the roof in its entirety will also allow for other repairs to be easily carried out helping to secure the future of the building.
15. The Heritage Statement includes a reference to the introduction of insulation. The principle of this is acceptable and will help improve the energy efficiency of the building. It is recommended that a condition requiring a recording of the building prior to works being carried out be applied, which will bring an additional 'heritage benefit' to the scheme to promote increased understanding and appreciation of this highly significant building.
16. Overall the application represents a unique and rare opportunity to carry out works which will contribute towards sustaining the significance of the heritage asset by carrying out essential repairs and the works would contribute to the conservation of the designated heritage asset. The works proposed are acceptable and preserve the historic and architectural significance of the property. The application does accord with policies HE1, HE4, HE5 and HE8 of the Canterbury District Local Plan 2017.

RECOMMENDATION

17. For the reasons set out above, the application is recommended for approval subject to safeguarding conditions.

DRAFT CONDITIONS FOR DECISION NOTICE

Application No: CA/23/01658

Proposal: Application for Listed Building Consent for external alterations including renewal of Kent Peg roofs and associated lead work and rainwater goods, brickwork repairs and repointing, stone repairs and repointing, Joinery repairs and repainting external joinery.

Location: 18-21A Stour Street, Canterbury, Kent, CT1 2NR

1. The works to which this consent relates shall be begun not later than the expiration date of three years beginning with the date on which this permission is granted.

REASON: In pursuance of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004)

2. The development hereby approved shall be carried out in accordance with the **submitted drawings/documents:**

- Photo titled 'Location of plaque' (Received 20th July 2023)
- Site location plan (Received 20th July 2023)

REASON: To secure the proper development of the area.

3. Prior to the commencement of the development hereby approved, the applicant, or their agents or successors in title, shall secure the implementation of a programme of historic building recording of the structures in accordance with a written scheme of investigation including a timetable which has previously been submitted to and approved in writing by the Local Planning Authority.

REASON: To secure the provision of historic investigation and subsequent recording of the building in accordance with policies HE4 and HE5 of the Canterbury District Local Plan 2017.

4. A written specification for building recording should be agreed in writing by the Local Planning Authority prior to the commencement of work on site and should be implemented according to the agreed specification, unless otherwise agreed with the Local Authority.

REASON: To secure a satisfactory treatment of the building thereby safeguarding the special character and appearance of the property as a Listed Building in accordance with policies HE4 and HE5 of the Canterbury District Local Plan 2017 and the National Planning Policy Framework.

5. An outline schedule of roof repairs should be submitted once the roof tiles have been removed and the historic roof structure is visible. This should be agreed in writing by

the Local Authority Planning Department prior to the commencement of the roof repairs.

REASON: To secure a satisfactory treatment of the building thereby safeguarding the special character and appearance of the property as a Listed Building in accordance with policies HE4 and HE5 of the Canterbury District Local Plan 2017 and the National Planning Policy Framework.

6. Prior to the installation of any roof tiles as part of the development hereby approved, a sample panel showing the mix of existing and replacement tiles should be prepared on site and shall be submitted to, and approved in writing by, the Local Planning Authority. Development shall be carried out in accordance with the approved samples.

REASON: To secure a satisfactory treatment of the building thereby safeguarding the special character and appearance of the property as a Listed Building in accordance with policies HE4 and HE5 of the Canterbury District Local Plan 2017 and the National Planning Policy Framework.

7. Prior to their first use in the development hereby approved, detailed drawings and a full written schedule of the works and specifications for the repairs of the stonework, including a method statement setting out the sequence of the works, have been submitted to and agreed in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details.

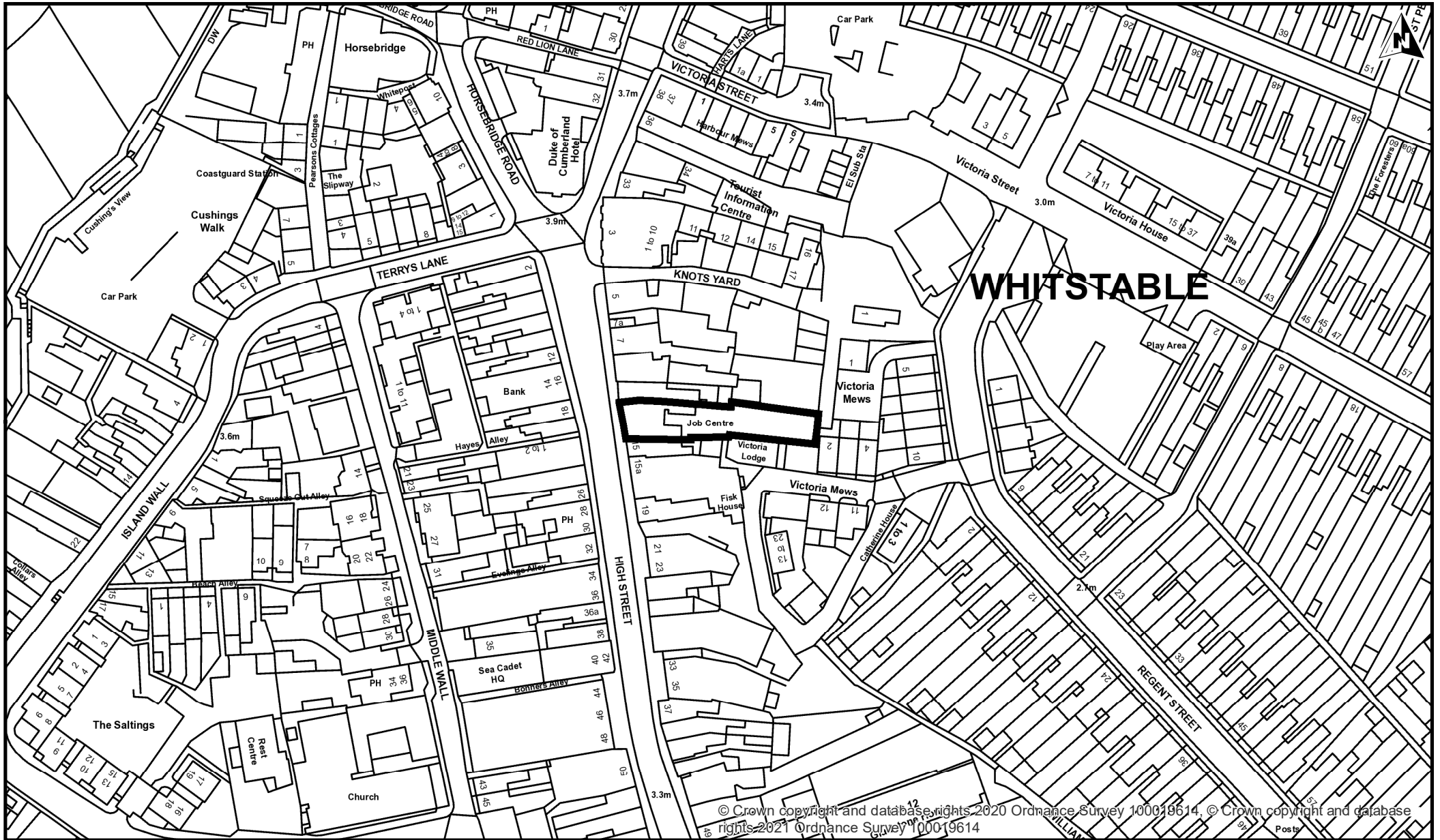
REASON: To ensure that special regard is paid to the interests of protecting the special architectural and historic interest of the building in accordance with policies HE4 and HE5 of the Canterbury District Local Plan 2017.

8. Prior to the installation of any insulation a section at 1:5 of the proposed roof detail, including any insulation or vapour permeable barrier proposed, should be submitted and agreed in writing by the Local Authority. The development shall be carried out in accordance with the approved details.

REASON: To retain permeability within the traditionally constructed structure and to safeguard the integrity of the property as a Listed Building in accordance with policies HE4 and HE5 of the Canterbury District Local Plan 2017.

9. If any previously unknown historic features are uncovered during building works, works on site should cease until a proposal to conserve the feature has been agreed in writing with the Local Planning Authority.

REASON: To secure a satisfactory treatment of the building thereby safeguarding the special character and appearance of the property as a Listed Building in accordance with policies HE4 and HE5 of the Canterbury District Local Plan 2017 and the National Planning Policy Framework.



Case Ref: CA/23/00044
Author: Planning Services
Scale 1:1,250
Map Dated: 19/12/2023

PLANNING COMMITTEE

APPLICATION NUMBER: CA/23/00044

SITE LOCATION: 13 High Street, Whitstable, Kent, CT5 1AP

PROPOSAL: Variation of condition 2 of planning permission CA/21/01038 for Single-storey rear extension, extractor flue to rear elevation, awning to front elevation and alterations to fenestration to front elevation, to allow alteration to the height and positioning of extraction system

APPLICATION TYPE: Variation of condition

DATE REGISTERED: 10th January 2023

TARGET DATE: 7th March 2023

LISTED BUILDING: No

CONSERVATION AREA: Whitstable Town

WARD: Gorrell

APPLICANT: Mr Dari

AGENT: Miss Andrea Risvold

CASE OFFICER: Christian De Grussa

WEBLINK: <https://pa.canterbury.gov.uk/online-applications/applicationDetails.do?keyVal=RO9WR0EAJ0100&activeTab=summary>

RECOMMENDATION: Section 101 grant, subject to safeguarding conditions and implementation of noise mitigation measures set out in 'Noise Survey - Addendum by Peak Acoustics dated 25 October 2023'

SITE LOCATION AND DESCRIPTION

1. The application site comprises a two-storey property currently in use as a restaurant (A La Turka), within the Whitstable Town Conservation Area. The site is adjoined by Ossie's Fish Bar to the north and George's Mini Market to the south. The property

extends at ground floor level to the rear, with a garden area between the site and Victoria Mews.

RELEVANT PLANNING HISTORY

2. **CA/21/01038** - full planning permission granted for 'single-storey rear extension, extractor flue to rear elevation, awning to front elevation and alterations to fenestration to front elevation'.

PROPOSED DEVELOPMENT

3. The application seeks to vary condition 2 (approved drawings) of planning permission CA/21/01038, to allow alterations to the positioning and height of the flue.
4. During the course of the application, amended plans were submitted to increase the height of the flue. In addition, a Noise Survey addendum was submitted and this recommended a number of noise attenuation measures.

CONSULTATIONS

CCC Environmental Health - raise no objection to the specification of the extraction system, subject to a condition requiring that the system be maintained in accordance with the manufacturers maintenance schedule. Environmental Health also raised no objection to the extraction system in regards to noise, subject to the recommendations made in the Noise Survey addendum being implemented. The mitigation measure will need to be installed and maintained in accordance with a maintenance schedule (that shall first be approved by the Council) and that the hours of use of the extraction system do not exceed those placed upon the previous planning permission for a flue at the building.

REPRESENTATIONS

5. When the planning application was first received letters were sent to neighbouring occupiers, a notice was published in the press and a site notice placed in the vicinity of the site. 12 representations were received, making the following comments:
 - Noise, disturbance and odours for neighbouring occupiers
 - Bin storage and waste being dealt with inappropriately
 - Loss of open space stemming from seating area
 - Flue unsympathetic to character of conservation area
6. Following the submission of drawings in May 2023, showing the increased height of the flue, those people who had previously been notified were notified again and as a result a further 8 representations were received, making the following additional comments:
 - The flue is unsightly
 - The increase in height has made a difference but smell of cooking still exists

7. Following the submission of the Acoustic Assessment in November 2023 a further 7 representations were received, making the following comments:
 - The flue emits smoke, soot and odours which impact on residents
 - If the applicant is committed to installing mitigation measures, then please ensure that he does this
 - The mitigation as shown in the latest report is good in theory but will depend on whether the Council will make sure they are adhered to

DEVELOPMENT PLAN POLICIES

Canterbury District Local Plan 2017

DBE3 - Principles of design

DBE6 - Alterations and extensions

HE1 - Historic Environment and Heritage Assets

HE6 - Conservation areas

QL12 - Potentially Polluting Development

Draft Canterbury District Local Plan to 2045

DM6 - Alterations and extensions to existing buildings

DM11 - Residential design

DM17 - Noise Pollution and Tranquility

DS26 - Historic Environment and Archaeology

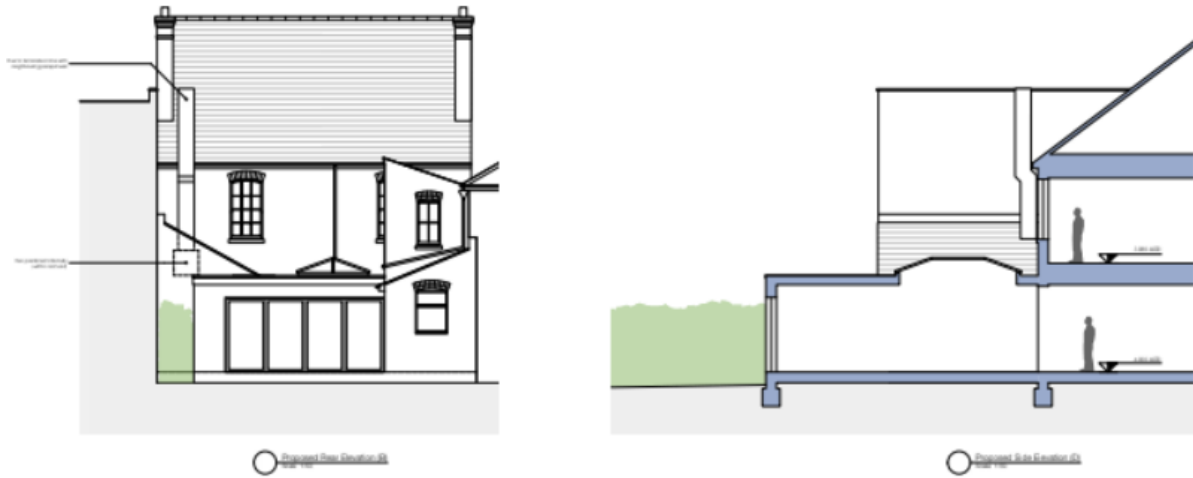
ASSESSMENT

8. The application is brought to the Planning Committee at the request of the former ward councillor Valerie Kenny for Members to consider the potential noise and disturbance on neighbouring property occupiers.
9. The main consideration are the impact of the flue in terms of noise and odours for residential occupiers and the impact on the character and appearance of the conservation area.

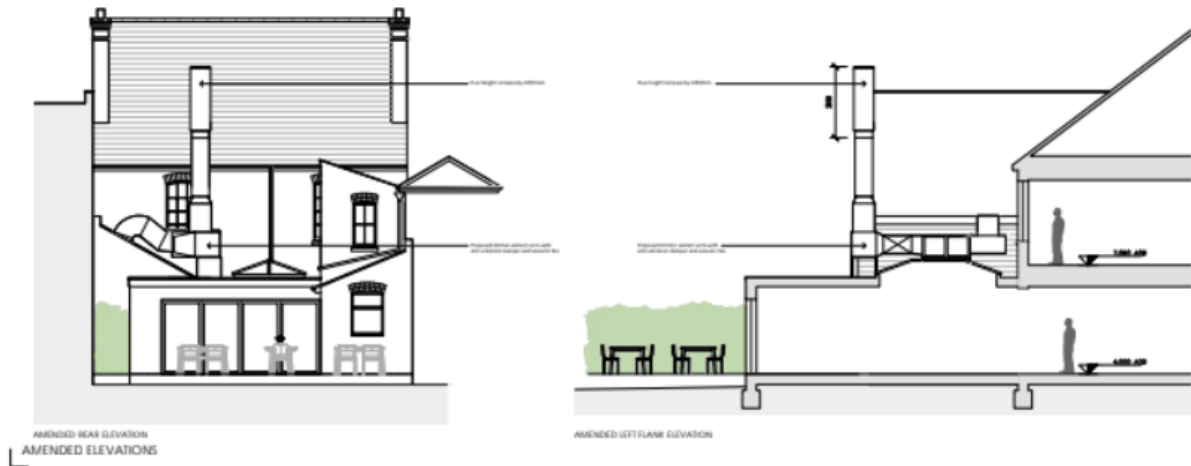
Background

10. The building is already in use as a restaurant, which did not require planning permission.
11. Various alterations and extensions to the building were approved under application CA/21/01038, including the installation of a flue to the rear of the building.
12. The flue that was previously approved was not built. Instead the applicant built a flue of a different design and location to the rear of the restaurant. This planning application is for permission to retain the flue as installed.

Approved rear elevation



Proposed rear elevation



Character and appearance

13. When considering development in conservation areas, there is a legal requirement on Local Planning Authorities to have particular regard to the objective that the character and appearance of conservation areas should be preserved or enhanced by new development. This is endorsed by the Local Plan.

14. The flue is relatively large and box-like in appearance and is visible from within the conservation area. However, this part of the conservation area is characterised by a mix of residential and commercial properties on the High Street that have similar extraction systems to the rear of their buildings, including Ossie's Fish Bar immediately to the north of the site. The flue is therefore not untypical in its context. The flue cannot be seen from the High Street and there is limited visibility of the flue from public viewpoints to the rear and therefore on balance, it is considered to preserve the character and appearance of the conservation area, in accordance with

policies DBE3, DBE6, HE1, and HE6 of the Canterbury District Local Plan 2017 and the NPPF.

Living conditions

15. The Local Plan states that planning decisions should aim to secure a good standard of amenity for all existing and future occupants of land and buildings.
16. The flue is located within an area where there is a mix of commercial and residential uses and as such, an important consideration in deciding this application is whether the flue is effective in dispersing cooking odours emitted from the restaurant. The Council's Environmental Health team has assessed the design specification provided by the manufacturer of the flue and commented that the height of the flue, which now terminates above eaves level of the restaurant and windows serving neighbouring residential properties would significantly reduce unacceptable odours impacting on the living conditions of occupiers of neighbouring residential properties.
17. Another important consideration is the noise that emits from the extraction system when in operation. The submitted Noise Survey addendum compared the background noise levels at the site with the noise impacts of the flue that has been installed. The assessment indicated there to be potential for a significant adverse impact on neighbouring properties from noise associated with both the kitchen extract system and the condenser units. The report recommends that noise mitigation in the form of silencers and enclosures are necessary to make the extraction system acceptable. The Council's Environmental Health team have reviewed the assessment and concur with its findings and the recommendations proposed.
18. In light of the above, it's considered that subject to the necessary mitigation measure being put in place, the flue would not have a harmful impact on the living conditions of neighbouring property occupiers, in accordance with policies DBE3, DBE6 and QL12 of the Canterbury District Local Plan 2017 and NPPF. It is therefore recommended that planning permission should not be granted until such time that the mitigation measures set out in the "Noise Survey - Addendum by Peak acoustics" dated 25 November 2023 have been installed, including:
 - a 20dB silencer within the extract system mounted between the fan unit and external termination point
 - a silencer mounted around the fan motor unit that provides a 10dB reduction
 - a 30dB enclosure around the external condenser units
 - a 30dB acoustic enclosure around the condenser units to reduce noise rating levels to at or below the background level in accordance with BS4142 criteria

Other matters

19. In relation to the comments made about bin storage and how waste is dealt with at the site, the use of the site as a restaurant does not require planning permission and so the issue of bin storage is an operational issue for the applicant to address.

Conclusion

20. For the reasons set out above, it is recommended that planning permission be granted once the noise mitigation measures have been installed, subject to safeguarding conditions set out in this report.

DRAFT CONDITIONS FOR DECISION NOTICE

Application No: **CA/23/00044**

Proposal: **Variation of condition 2 of planning permission CA/21/01038 for Single-storey rear extension, extractor flue to rear elevation, awning to front elevation and alterations to fenestration to front elevation, to allow alteration to the height and positioning of extraction system**

Location: **13 High Street Whitstable Kent CT5 1AP**

1. The development hereby approved shall be carried out in accordance with the submitted drawings:

- Drawing No. 19/2461/PL/05 D - Proposed Site Layout received 31 Aug 2021
- Drawing No. 1847-001 - Proposed Plans received 09 May 2023
- Drawing No. 1847-002-A - Amended Elevations received 09 May 2023
- Drawing No 19/2461/PL/SLP D - Site Location Plan

REASON: To secure the proper development of the area.

2. The flue hereby approved shall be maintained in accordance with the specification and maintenance schedule outlined in Contract Scope of Works and Specifications by Kobane Metal Ltd. dated 24 November 2022.

REASON: To safeguard the residential amenities currently enjoyed by the occupiers of nearby residential properties in accordance with policies DBE3 and QL12 of the Canterbury District Local Plan 2017, and the National Planning Policy Framework.

3. The flue hereby approved shall be maintained in accordance with the measures outlined in Noise Survey - Addendum by Peak acoustics dated 25 November 2023, including:

- a 20dB silencer within the extract system mounted between the fan unit and external termination point
- a silencer mounted around the fan motor unit that provides a 10dB reduction
- a 30dB enclosure around the external condenser units
- a 30dB acoustic enclosure around the condenser units to reduce noise rating levels to at or below the background level in accordance with BS4142 criteria

REASON: To safeguard the residential amenities currently enjoyed by the occupiers of nearby residential properties in accordance with policies DBE3 and QL12 of the Canterbury District Local Plan 2017 and the National Planning Policy Framework.

4. The extraction system used at the site shall not be in operation at any point between the hours of 23:00pm and 09:00am the following day.

REASON: In the interests of residential amenity and in pursuance of policies DBE3 and QL12 of the Canterbury District Local Plan 2017 and the National Planning Policy Framework.

5. At no time shall amplified live or recorded music or any other amplified sound (from loudspeakers/PA systems) be used externally at the premises.

REASON: To safeguard the residential amenities currently enjoyed by the occupiers of nearby residential properties in accordance with policies DBE3 and QL12 of the Canterbury District Local Plan 2017 and the National Planning Policy Framework.

6. At the time of development, the flood resilience measures detailed within the submitted Flood Risk Assessment shall be incorporated into the proposed development and retained in perpetuity thereafter.

REASON: To reduce the impact of flooding on the proposed development and future occupants in accordance with policy CC4 of the Canterbury District Local Plan 2017 and the National Planning Policy Framework.