



CANTERBURY CITY COUNCIL

DECISION NOTICE

Correspondence Address:

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Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure) (England) Order 2015

NOTIFICATION OF GRANT OF FULL PLANNING PERMISSION

Application Number: CA/21/02787

Location: Rosary House, Aerodrome Road, Bekesbourne, Canterbury, Kent,
CT4 5EX

Proposal: Erection of 06 no. dwellings along with a home office over garage
together with associated access, parking, landscaping and ancillary
works along with alterations to the existing dwelling.

Take notice that **Canterbury City Council**, the district planning authority under the Town and Country Planning Act 1990, has **GRANTED** your application, as described above, subject to the following conditions/reasons:

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. 20-0933-01 (Received 17th November 2021)
- Proposed Site Plan- Drawing no. 20-0933-10 L (Received 22nd March 2022)
- Plot 2 Ground Floor and First Floor Plans- Drawing no. 20/0933 - 15 B (Received 22nd March 2022)
- Plot 2 Proposed Elevations- Drawing no. 20/0933 - 17 B (Received 22nd March 2022)
- Plot 02 Proposed Elevations Drawing no. 20/0933 - 18 B (Received 22nd March 2022)
- Plot 2 Roof Plan and 3D Elevations- Drawing no. 20/0933 - 16 B (Received 22nd March 2022)
- Plot 3 Ground Floor and First Floor Plans- Drawing no. 20/0933 - 20 B (Received 22nd March 2022)
- Plot 3 Proposed Elevations- Drawing no. 20/0933 - 23 B (Received 22nd March 2022)
- Plot 3 Proposed Elevations- Drawing no. 20/0933 - 22 (Received 22nd March 2022)
- Plot 3 Roof Plan and 3D Elevations- Drawing no. 20/0933 - 21 (Received 22nd March 2022)
- Plot 4 Ground Floor and First Floor Plans- Drawing no. 20/0933 - 25 (Received 22nd March 2022)
- Plot 4 Elevations- Drawing no. 20/0933 - 28 (Received 22nd March 2022)
- Plot 4 Proposed Elevations- Drawing no. 20/0933 - 27 (Received 22nd March 2022)
- Plot 4 Proposed Roof and 3D Elevations- Drawing no. 20/0933 - 26 (Received 22nd March 2022)
- Plot 5 Ground Floor and First Floor Plans- Drawing no. 20/0933 - 30 B (Received 22nd March 2022)
- Plot 5 Elevations- Drawing no. 20/0933 33 B (Received 22nd March 2022)
- Plot 5 Roof Plan and 3D Elevations- Drawing no. 20/0933 - 31 B (Received 22nd March 2022)
- Plot 5 Elevations- Drawing no. 20/0933 - 32 B (Received 22nd March 2022)
- Plot 6 Elevations- Drawing no. 20//0933 - 36 (Received 22nd March 2022)
- Plot 6 Ground Floor and Roof Plan- Drawing no. 20/0933 - 35 (Received 22nd March 2022)
- Plot 6 3D Elevations- Drawing no. 20/0933 - 37 (Received 22nd March 2022)

- Plot 7 Proposed Floor and Roof Plan- Drawing no. 20/0933 - 40 (Received 22nd March 2022)
- Plot 7 Elevations- Drawing no. 20/0933 - 41 (Received 22nd March 2022)
- Plot 7 3D Elevations- Drawing no. 20/0933 - 42 (Received 22nd March 2022)
- Proposed Site Perspectives- Drawing no. 20-0933 - 12 C and 20/0933 - 11 C (Received 22nd March 2022)
- Proposed Visibility Splays- Drawing no. H-02 P1 (Received 21st September 2022)

REASON: To secure the proper development of the area.

3. No development shall take place until a Construction Environmental Management Plan, which shall include the following details:
 - Routing of construction and delivery vehicles to/from site
 - Parking and turning areas for construction and delivery vehicles and site personnel
 - Timing of deliveries
 - Details of site access point(s) for construction
 - Dust control measures
 - Site operation times between 0730 – 1800 Monday to Friday, 0800 – 1300 Saturday and at no time on a Sunday or Bank Holiday unless in association with an emergency
 - Demolition and construction waste - storage and removal
 - Temporary traffic management/signage
 - Details of wheel washing facilities prior to commencement of spoil removal on site and for the duration of spoil removal
 - Pre-condition surveys of the Aerodrome road and Adisham road

has been submitted to and approved in writing by the local planning authority. The development shall thereafter be carried out in accordance with the approved details.

REASON: To ensure pollution prevention measures are in place for all potentially polluting activities during construction in accordance policy QL12 of the Canterbury District Local Plan 2017 and the National Planning Policy Framework and in the interests of highway safety.

4. The mitigation measures set out within the Noise Impact Assessment (Dated July 2021) shall be implemented and shall be retained as such thereafter.

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.

5. No development, shall take place until the applicant, or their agents or successors in title, have secured the implementation of:

- i. archaeological field evaluation works in accordance with a specification and written timetable, which has first been submitted to and approved in writing by the local planning authority; and
- ii. following on from the evaluation, any safeguarding measures to ensure preservation in situ of important archaeological remains and/or further archaeological investigation, post-excavation assessment, analysis, publication or conservation in accordance with a specification and timetable which has been submitted to and approved in writing by the local planning authority.

REASON: To ensure that features of archaeological interest are properly examined and recorded in accordance with policies HE11 and HE12 of the Canterbury District Local Plan 2017 and the National Planning Policy Framework.

6. The development hereby approved (including site clearance), shall be carried out in accordance with all the mitigation measures for reptiles detailed in section 5 of the 'Proposed Reptile Receptor Site Enhancement Strategy and Management Plan' (KB Ecology November 2021)

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 installation of any lighting on the development hereby approved, a lighting design plan for biodiversity will be submitted to, and approved by, the local planning authority. The plan will show the type and locations of external lighting, demonstrating that areas to be lit will not adversely impact biodiversity. All external lighting installed shall be in accordance with the specifications and locations set out in the approved details and shall be retained as such 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.

8. Prior to development above slab level, details of how the development will enhance biodiversity will be submitted to, and approved in writing by, the local planning authority. This will include a native species-only landscape scheme and the provision of bird/bat boxes. The approved details will be implemented prior to first occupation and shall thereafter be retained.

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 first occupation of the development, the area shown on the deposited plan for the parking of vehicles shall be provided and thereafter maintained.

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

10. Prior to the first occupation of the development, the area shown for vehicle loading/unloading and turning facilities shown on the deposited plan shall be provided and thereafter maintained.

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

11. Prior to the first occupation of the development approved, the access shown on the submitted plans shall be provided and thereafter retained.

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

12. Prior to the first occupation on the development hereby approved, the visibility splays shown on the submitted plans shall be provided with no obstructions over 0.6 metres above carriageway level within the splays. The visibility splays shall thereafter be retained.

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

13. Prior to the first occupation of the development, the works on Adisham Road, as shown indicatively on Drawing H-02 Rev P1, shall be completed.

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

This application relates only to that required under the Town and Country Planning Acts and does not include any consent or approval under any other enactment or under the Building Regulations. Any other consent or approval which is necessary must be obtained from the appropriate authority.

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

NOTES TO APPLICANT:

(1) Your development has been identified as liable for CIL charges and will be charged in line with Canterbury City Council's CIL Charging Schedule.

Next Steps:

- If an 'Assumption of Liability' (Form 2) has not already been submitted, you can find this form on Planning Portal. Please submit this to planning.obligations@canterbury.gov.uk.

- Once this has been completed and returned a 'Liability Notice' will be issued by the Council. This notice will set out details of the payment procedure and the charge due (which may be £0 in some cases, for example, where the development meets the conditions for CIL but a zero rate applies in the charging schedule).
- For chargeable developments, the liable party is then required to submit a 'Commencement Notice' (Form 6) before development is commenced. If work on site commences before the notice is submitted the opportunity to claim relief or exemptions may be lost and the liable party will be issued a surcharge of £2,500 or 20% of the chargeable amount, whichever is the lower amount.
- Once the 'Commencement Notice' has been received, the Council will issue a 'Demand Notice'. This notice will detail who is liable, for how much, any reliefs or surcharges, and will also specify the dates on which the payments are due.

The development may qualify for an exemption or relief. However, exemption or relief from CIL is not automatic. The appropriate CIL form(s) must be submitted and agreed by us in writing before starting any work on site, in order to benefit from these provisions.



Kelly Tonkin
Authorised Signatory of the Council
Date of issue: 7th October 2024

Appeals to the Secretary of State

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

Appeal Type	Timescale
Householder application	Within 12 weeks of the date of the notice
Minor commercial application	Within 12 weeks of the date of the notice
Express consent for the display of an advertisement	Within 8 weeks of the date of receipt of the notice
Tree Preservation Orders	Within 28 days of the date of the notice
Planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice	Within 28 days of the date of the notice
If an enforcement notice is served relating to the same or substantially the same land and development as in your application.	Within 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier
All others	Within 6 months of the date of the notice

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

IMPORTANT NOTES

Notification of permission under the Planning Acts does NOT convey consent under The Building Regulations

1. The development to which the attached planning permission relates may also require a separate approval under the Building Regulations.
2. If the planning permission refers to amended plans, any necessary Building Regulations approval should also cover those amendments.
3. If the development involves any demolition work, notice of this may be required under the Building Act 1984.

Advice on each of the above is available from STG Building Control Partnership on 01634 331133 or by email building@stgbc.org.uk