

PLANNING AND LICENSING COMMITTEE

8th February 2022

SUPPLEMENTARY INFORMATION TO SCHEDULE OF APPLICATIONS

**1. Y19/0704/FH Highview School, Moat Farm Road, Folkestone, CT19 5DJ
(Pages 11-44)**

Erection of 30 residential units with access road, footpaths and associated landscaping.

Jeffrey Andrews, local resident to speak against the application.

**2. 21/1195/FH 4 & 6 The Parade, Greatstone, New Romney, TN28 8NP
(Pages 45-60)**

Erection of 6 x two bedroom apartments following the demolition of the existing shop and dwelling.

Councillor Mrs Ann Berry - As per Paragraph 1.16.2 of the Planning Code, Councillor Mrs Ann Berry has been nominated to act as a substitute for Cllr Tony Hills, ward member, for the purpose of public speaking at the meeting.

Additional Information

Y19/0704/FH – Highview School, Moat Farm Road, Folkestone, CT19 5DJ

As referred to in paragraph 7.29 of the report, KCC Highways have been consulted on the latest amended plans and raise no objection, subject to the following conditions:

- Submission of a Construction Management Plan before the commencement of any development on site to include the following:
 - (a) Routing of construction and delivery vehicles to / from site
 - (b) Parking and turning areas for construction and delivery vehicles and site personnel
 - (c) Timing of deliveries
 - (d) Provision of wheel washing facilities
 - (e) Temporary traffic management / signage

- Provision and permanent retention of the vehicle turning facilities shown on the submitted plans 35851/C/122 P3 prior to the use of the site commencing.
- Provision and permanent retention of the vehicle parking spaces shown on the submitted plans 18HS.005 Rev H and 2576_1020,1021,1022,1023 prior to the use of the site commencing.
- Provision and permanent retention of the Electric Vehicle Charging points for Plots 3 and 4 as shown on the submitted plans 21001-HAW-ZZ-ZZ-DR-E-1101 Rev T02 prior to the use of the site commencing.
- Provision and permanent retention of Electric Vehicle charging facilities for the remaining dwellings prior to the use of the site commencing in accordance with details to be submitted to and approved by the Local Planning Authority. All Electric Vehicle chargers provided for homeowners in residential developments must be provided to Mode 3 standard (providing up to 7kw) and SMART (enabling Wifi connection). Approved models are shown on the Office for Low Emission Vehicles Homecharge Scheme approved chargepoint model list:
<https://www.gov.uk/government/publications/electric-vehicle-homecharge-scheme-approved-chargepoint-model-list>
- Provision and permanent retention of secure, covered cycle parking facilities prior to the use of the site commencing in accordance with details to be submitted to and approved by the Local Planning Authority.
- A combined soft landscaping and street lighting plan shall be submitted prior to the commencement of development on site. The submitted plans shall be approved in writing by the Local Planning Authority in consultation with the Local Highway Authority, prior to the commencement of above foundation level works.
- A services plan shall be submitted prior to the commencement of development on site. The submitted plans shall be approved in writing by the Local Planning Authority in consultation with the Local Highway Authority, prior to the commencement of above foundation level works.
- A hard landscaping plan shall be submitted prior to the commencement of development on site. The submitted plans shall be approved in writing by the Local Planning Authority in consultation with the Local Highway Authority, prior to the commencement of above foundation level works.
- An Adoption Plan shall be submitted prior to the commencement of development on site. The submitted plans shall be approved in writing by the Local Planning Authority in consultation with the Local Highway Authority, prior to the commencement of above foundation level works.

As referred to in paragraph 7.26, KCC Ecological Advice Service has now provided the detailed wording of the conditions referred to, as follows:

- 1) Pre commencement survey

Prior to works commencing on site a pre commencement survey must be carried out by an ecological consultant to ensure that no suitable habitat has established on site for wildlife. The results of the surveys and details of any mitigation implemented must be submitted to the LPA within 1 month of the survey being carried out.

2) Ecological Enhancement Plan

Within 3 months of works commencing on site an ecological enhancement plan must be submitted to the LPA for written approval. It must provide details of ecological enhancement features to be incorporated into the buildings and open space. The plan must be implemented as approved.

3) Bat sensitive lighting scheme

The lighting condition wording must requires the lighting plan to follow the recommendations within the Bats and artificial lighting in the UK document produced by the Bat Conservation Trust and Institution of Lighting Professionals.

<https://cdn.bats.org.uk/pdf/Resources/ilp-guidance-note-8-bats-and-artificial-lightingcompressed.pdf?mtime=20181113114229>

4) Management Plan

The management plan condition wording must include a requirement for details of the management of the ecological habitat within the open space.

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