

# CANTERBURY CITY COUNCIL

## DECISION NOTICE

**Correspondence Address:**

Chartway Group Ltd  
Orchard House  
Westerhill Road  
Coxheath  
Maidstone  
ME17 4DH

**Town and Country Planning Act 1990**  
**The Planning (Listed Buildings and Conservation Areas) Act 1990**

---

NOTIFICATION OF APPROVAL OF SUBMISSION OF DETAILS

---

**Application Number:** CA//18/01662  
**Location:** Land North Of Thanet Way, Whitstable  
**Proposal:** Details submitted pursuant to conditions 12 (surface water drainage scheme), 15 (foul sewerage disposal) and 23 (noise mitigation measures) for phase 1 of outline planning permission CA//15/01296/OUT.

Take notice that **Canterbury City Council**, the district planning authority under the Town and Country Planning Act 1990, has **APPROVED** your application.

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. This decision specifically relates to the following documents:
  - Hepworth Acoustics - Phase 1 Noise Assessment [received 08 August 2018];
  - CON597-3502 Rev C1 Impermeable Area Plan [received 21 May 2020];
  - Barter Hill Foul and Surface Water Drainage Strategy V.04 [received 22 May 2020];
  - CON597-3308 Rev P1 Highway Drainage Ditch Diversion - Long Sections [received 03 June 2020];
  - Micro Drainage Storm Sewer Design calculations;
  - CON597-3513 Rev P2 Open Air Attenuation Features [received 05 June 2020];
  - CON597-3500 Rev C3 S104 Agreement Plan Sheet 1 of 2;
  - CON597-3501 Rev C5 S104 Agreement Plan Sheet 2 of 2 [received 12 June 2020];
  - CON597-3300 Rev C2 Long Sections Sheet 1 of 6;
  - CON597-3301 Rev C2 Long Sections Sheet 2 of 6;
  - CON597-3302 Rev C2 Long Sections Sheet 3 of 6;
  - CON597-3303 Rev C2 Long Sections Sheet 4 of 6;
  - CON597-3304 Rev C1 Long Sections Sheet 5 of 6;
  - CON597-3306 Rev C1 Long Sections Sheet 6 of 6;
  - CON597-3307 Rev C3 Pond Cross Sections;
  -

- CON597-3511 Rev C1 Exceedance Flow Plan Sheet 1;
  - CON597-3512 Rev C1 Exceedance Flow Plan Sheet 2 [received 16 June 2020].
2. Please note that there are outstanding matters in relation to conditions 12, 15 and 23. In order to fully comply with the requirements of the conditions, details of the surface water drainage scheme, foul sewerage disposal, and noise mitigation measures for the remaining phases of the development, must be formally submitted to the LPA for approval.
  3. Southern Water advise that no new soakaways, swales, ponds, watercourses or any other surface water retaining or conveying features should be located within 5 metres of public (also adoptable) sewers.
  4. You should also refer to the decision notice for all conditions that do not require the submission of details but remain in force, as well as any that require further information to be submitted to the Local Planning Authority.

Please note this approval relates only to that required under the Town and Country Planning Acts and does not include any permission, consent or approval under any other enactment or under the Building Regulations. Any other permission, consent or approval necessary must be obtained from the appropriate authority.



**Ceri Williams**  
**Authorised Signatory of the Council**  
**Date of issue: 19 June 2020**

## 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 must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at <https://acp.planninginspectorate.gov.uk>

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](mailto: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 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](mailto:building@stgbc.org.uk)

Application Number: CA//18/01662

**canterbury.gov.uk**

01227 862 000

DX99713 CANTERBURY-3

Printed on recycled paper

Canterbury City Council  
Military Road  
Canterbury  
CT1 1YW

