

DECISION NOTICE

Correspondence Address:

Mrs Roddy
Scott Hobbs Planning
23a Stafford Street
Edinburgh
EH3 7BD

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

Application Number: 19/00977

Location: Franciscan International Study Centre, Giles Lane, Blean

Proposal: Details submitted pursuant to conditions 03 (construction environmental management plan), 04 (surface water drainage scheme - partial approval), 05 (levels) and 19i (archaeology) of planning permission CA/18/02364/VAR.

Take notice that CANTERBURY CITY COUNCIL, the district planning authority under the Town & Country Planning Act 1990, has **APPROVED** your application.

The application was processed having regards 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:
 - ESP - Construction Management Plan, and Appendix 1 and Appendices 3, 4, 5, 6 and 7 received on 21 May 2019;
 - ex(--)-01 Existing Site Survey received on 21 May 2019;
 - pl(00)11 Rev C received on 21 May 2019;
 - SWAT Archaeology - Specification for an Archaeological Evaluation received on 21 May 2019;
 - BSF Consulting Engineers - Surface Water Drainage report received on 21 May 2019;
 - ESP - Construction Management Plan, Appendix 2 (revised) - Demolition Works, New Build Works and Refurbishment Works Site Logistics Plans received on 15 July 2019;
 - Soiltec Laboratories Limited - A Report on a Ground Investigation received on 05 August 2019;
 - Soiltec Laboratories Limited - Laboratory Report received on 05 August 2019;
 - BSF Consulting Engineers - Soakaway Network Design received on 05 August 2019;
 - Summary Report to address Condition 04 - Surface Water Drainage Scheme received on 05 August 2019;

- 17093/A1/DRN/006 Rev P3 received on 05 August 2019;
- 17093/A1/DRN/009 Rev P2 received on 05 August 2019;
- 17093/A1/DRN/012 Rev P3 received on 05 August 2019;
- 17093/A1/DRN/015 Rev P1 received on 05 August 2019.

2. Please note that there are outstanding matters in relation to condition 04. In order to fully comply with the requirements of the condition, drainage details for Block D must be formally submitted to the LPA for approval.
3. Please note that there are outstanding matters in relation to condition 19 regarding archaeological works. In order to fully comply with the requirements of the condition, the fieldwork must be undertaken in accordance with the approved specification, and on completion, a report outlining the results together with details of any further mitigation measures, if necessary, must be formally submitted to the LPA for approval.
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.

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Siani Davies
Authorised Signatory of the Council
Date of issue: 20 December 2019

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](https://www.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