

DECISION NOTICE



Correspondence Address:

Mr T Wolfe-Murray
Clague
62 Burgate
Canterbury
CT1 2BH

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

Application Number: 18/02442
Location: Land off The Hill and Jubilee Road, Littlebourne
Proposal: Details submitted pursuant to conditions 05 (construction method statement), 10 (surface water drainage scheme), 11 (infiltration of surface water drainage), 12 (foul sewerage disposal), 14 (reptile mitigation strategy and management plan), 15 (schedule of additional bat surveys), 17 (archaeological site evaluation), 18 (scheme of tree protection), 22 (levels of buildings, roads and footpaths) and 25 (proposed boundary treatments) of planning permission CA/15/01711/OUT.

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:
 - Jenner Construction Method Statement received on 04 December 2018;
 - Jenner Site Logistics Plan During Phases 1A & 1B received on 04 December 2018;
 - Jenner Supplementary Information for Construction Method Statement received on 04 December 2018;
 - Fairhurst Sustainable Drainage Maintenance Report Issue 2 received on 04 December 2018;
 - Micro Drainage Infiltration Basin 1 to 10 Year Simulation Results received on 04 December 2018;
 - Micro Drainage Infiltration Basin 1 to 30 Year Simulation Results received on 04 December 2018;
 - Micro Drainage Infiltration Basin 1 to 200 Year Simulation Results received on 04 December 2018;

- Micro Drainage 30 Year Storm Water Calculations - 15 mins, 30 minutes and 60 minutes received on 04 December 2018;
- Fairhurst Ground Investigation Report and Appendices received on 04 December 2018;
- Bramley Associates Reptile Survey received on 04 December 2018;
- Bramley Associates Bat Survey received on 04 December 2018;
- SWAT Archaeology Archaeological Evaluation received on 04 December 2018;
- Broad Oak Tree Consultants Limited Tree Protection Measures received on 04 December 2018;
- 23257A/18 Boundary Treatment Plan received on 04 December 2018;
- Jenner Site Logistics Plan Phase 5 received on 18 March 2019;
- 122996/2006 Infiltration Basin Construction Details received on 18 March 2019;
- 122996/2007 Rev C Drainage Adoption Plan received on 18 March 2019;
- Lloyd Bore Open Spaces Plant Species List received on 18 March 2019;
- 4910-LLB-XX-XX-DR-0002 Rev P02 Habitat Removal Plan received on 18 March 2019;
- 4910-LLB-XX-XX-DR-L-0003 Rev P01 Proposed Ecology and POS Areas received on 18 March 2019;
- JRL/639/1 of 5 Rev E Site Survey received on 18 March 2019;
- JRL/639/2 of 5 Rev E Site Survey received on 18 March 2019;
- JRL/639/3 of 5 Rev E Site Survey received on 18 March 2019;
- JRL/639/4 of 5 Rev E Site Survey received on 18 March 2019;
- JRL/639/5 of 5 Rev E Site Survey received on 18 March 2019;
- Jenner Site Logistics Plan Phases 2 - 4 received on 28 March 2019;
- Email from Clague regarding Condition 14 received on 11 April 2019;
- 23257A/201 Proposed Bat & Bird Boxes Strategy received on 16 April 2019;
- Email from Clague regarding Condition 16 received on 16 April 2019;
- 122996/1001 Rev D Roads Layout received on 29 April 2019;
- 122996/2000 Rev I Drainage Layout received on 29 April 2019;
- Infiltration Basin Trial Hole Locations received on 29 April 2019;
- Letter from Fairhurst to KCC Flood Authority regarding Conditions 10 and 11 received on 29 April 2019;
- 23257A/500 Additional Level Information received on 03 June 2019;
- Bramley Associates Management Plan for Reptile Receptor Area received on 28 June 2019;
- 122996/1501 Rev E Levels Layout Sheet 1 of 2 received on 15 July 2019;
- 122996/1502 Rev F Levels Layout Sheet 2 of 2 received on 15 July 2019.

2 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.



Chris Pragnell
 Authorised Signatory of the Council
 Date of issue: 23 July 2019

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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 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

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