

Thanet District Council

Notification of Grant of Permission to Develop Land
Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure)
Order 2015



To: Bethesda Medical Centre And NHS Thanet CCG
c/o: Mr Matthew Garvey
DHA Planning Ltd
Eclipse House
Eclipse Park, Sittingbourne Road
Maidstone
ME14 3EN

F/TH/18/0291

TAKE NOTICE that **THANET DISTRICT COUNCIL**, the District Planning Authority under the Town and Country Planning Acts, has **granted permission** for:

PROPOSAL: Erection of extensions to enlarge existing medical centre to provide medical and community facilities comprising a two storey extension to front of existing building with alterations to entrance, a two-storey extension to eastern end of building with plant room within roof, installation of solar panels to roof slopes and creation of new pedestrian and vehicular access, together with 46 parking spaces to front and rear and use of adjacent land for the provision of an additional 54 spaces, with associated structures, enclosures and landscaping.

LOCATION: Bethesda Medical Centre, Palm Bay Avenue, MARGATE, Kent, CT9 3NR,

In coming to this decision regard has been had to the following policies:
Thanet Local Plan Policies:

- CF1** **Community Facilities**
- D1** **Design Principles**
- D2** **Landscaping**
- TR10** **Coach Parking**
- TR12** **Cycling**
- TR16** **Car Parking Provision**

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 applicants in a positive and proactive manner to seek solutions to those problems.

The permission is SUBJECT TO the conditions specified hereunder:

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

GROUND;

In accordance with Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Purchase Act 2004).

- 2 The development hereby approved shall be carried out in accordance with the submitted drawings numbered 3636.PL.202 Rev B, 3636.PL.103 Rev C,, 3636.PL.105 Rev A, received 7 March 2018,, 3636.EX.00 Rev B, 3636.PL.001 Rev B, 3636.PL.100 Rev F,, 3636.PL.101 Rev D, 3636.PL.102 Rev D, 3636.PL.201 Rev B,, 3636.PL.301 Rev B, 3636.PL.401 Rev A and 3636.PL.402, received 25 April 2018., ****, ****

GROUND;

To secure the proper development of the area.

- 3 The external materials and external finishes to be used in the development hereby approved shall be of the same colour, finish and texture as those on the existing property.

GROUND;

In the interests of visual amenity in accordance with Policy D1 of the Thanet Local Plan

- 4 Prior to the commencement of any development on site details to include the following shall be submitted to and approved by the Local Planning Authority and should be carried out in accordance with the approved details.
- (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
 - (f) Measures to control noise affecting nearby residents
 - (g) Dust control measures

GROUND;

In the interests of highway safety and neighbouring amenity, in accordance with Policy D1 of the Thanet Local Plan and the National Planning Policy Framework.

- 5 The development hereby approved shall incorporate a bound surface material for the first 5 metres of the access from the edge of the highway.

GROUND;

In the interests of highway safety.

- 6 The development hereby permitted shall be provided in accordance with the phasing plans numbered 3636.PH.01, 3636.PH.02A, 3636.PH.03A, 3636.PH.04, 3636.PH.05, with the parking provision within phase 5 to be completed and made available for use in accordance with the approved plan numbered 3636.PL.100 Rev F, and thereafter maintained.

GROUND;

Development without adequate provision for the parking or turning of vehicles is likely to lead to parking inconvenient to other road users and detrimental to amenity and in pursuance of policy D1 of the Thanet Local Plan.

- 7 Prior to the first use of the extension hereby approved, full details of the zebra crossing to be provided in Palm Bay Avenue shall be submitted to and approved in writing by the Local Planning Authority. The zebra crossing as approved shall be completed and operational prior to the first use of the extension.

GROUND:

In the interests of pedestrian and highway safety..

- 8 Prior to the first use of the extension hereby approved, full details of the vehicular exit point onto Palm Bay Avenue, as shown on drawing numbered 3636.PL.100 Rev F received 25 April 2018, shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out and completed in accordance with the approved details prior to the first use of the extension.

GROUND:

In the interests of highway safety.

- 9 Prior to the first use of the extension hereby approved, visibility splays of 2metres by 2metres behind the footway on both sides of the new access with no obstructions over 0.6m above footway level shall be provided and thereafter maintained..

GROUND:

In the interests of highway safety..

- 10 Prior to the first use of the extension hereby approved, signage for the proposed vehicular one-way system within the site shall be installed.

GROUND:

In the interests of highway safety.

- 11 Prior to the first use of the extension hereby approved, full details of both hard and soft landscape works, as indicated on drawing numbered 3636.PL.100 Rev F, received 25 April 2018, to include

- o species, size and location of new trees, shrubs, hedges and grassed areas to be planted
- o the treatment proposed for all hard surfaced areas beyond the limits of the highway
- o walls, fences, other means of enclosure proposed

shall be submitted to, and approved in writing by, the Local Planning Authority.

GROUND;

In the interests of the visual amenities of the area and to adequately integrate the development into the environment in accordance with Policies D1 and D2 of the Thanet Local Plan.

- 12 All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the first use of the extended part of the building, or in accordance with a programme of works to be agreed in writing with the Local Planning Authority. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of a similar size and species.

GROUND;

In the interests of the visual amenities of the area in accordance with Policies D1 and D2 of the Thanet Local Plan

- 13 The refuse storage facilities and plant store enclosure as specified upon the approved drawings numbered 3636.PL.401 Rev A and 3636.PL.402 received 25 April 2018 shall be provided prior to the first use of the extension and kept available for that use at all times.

GROUND:

To secure a satisfactory standard of development and in the interests of the amenities of the area, in accordance with Policy D1 of the Thanet Local Plan.

- 14 Prior to the first use of the extension hereby permitted, full details of the cycle parking facilities to be provided in the location as shown on drawing numbered 3636.PL.100 Rev F received 25 April 2018, shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

GROUND:

In the interests of promoting increased cycling in accordance with policy TR12 of the Thanet Local Plan.

- 15 No development shall take place until the method of piling foundations has been submitted to and agreed in writing by the Local Planning Authority. Any such piling shall thereafter be undertaken in accordance with the agreed details.

GROUND;

To prevent harm to human health and pollution of the environment, in accordance with the advice contained within the National Planning Policy Framework.

- 16 In the event that contamination is found that was not previously identified at any time when carrying out the approved development, it shall be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment shall be undertaken at that time in accordance with a site characterisation report that shall be submitted to and approved in writing by the Local Planning Authority and where remediation is necessary a remediation scheme shall be submitted to and approved in writing by the Local Planning Authority, including remediation measures to render harmless the identified contamination given the end use of the site and the surrounding environment, including controlled waters. The remediation measures shall be implemented as approved and completed prior to the recommencement of works. Prior to the occupation of the approved development and following completion of measures identified in the approved remediation scheme a verification report shall be submitted to and approved in writing by the Local Planning Authority.

GROUND:

To ensure that the proposed development will not cause harm to human health or pollution of the environment, in accordance with the advice contained within the National Planning Policy Framework.

- 17 No infiltration of surface water drainage into the ground is permitted other than with the written consent of the Local Planning Authority. The development shall be carried out in accordance with the approved details.

GROUND:

To ensure that the development does not contribute to unacceptable levels of water pollution caused by mobilised contaminants in line with paragraph 109 of the National Planning Policy Framework.

- 18 No Development shall take place until a detailed sustainable surface water drainage scheme for the site has been submitted to (and approved in writing by) the local planning authority. The detailed drainage scheme shall demonstrate that the surface water

generated by this development (for all rainfall durations and intensities up to and including the climate change adjusted critical 100 year storm) can be accommodated and disposed of within the curtilage of the site without increase to flood risk on or off-site. The drainage scheme shall also demonstrate that silt and pollutants resulting from the site use and construction can be adequately managed to ensure there is no pollution risk to receiving waters.

GROUND;

To ensure the development is served by satisfactory arrangements for the disposal of surface water and to ensure that the development does not exacerbate the risk of on/off site flooding, in accordance with the NPPF

- 19 No building hereby permitted in any phase shall be occupied until an operation and maintenance manual for the proposed sustainable drainage scheme is submitted to (and approved in writing) by the local planning authority. The manual at a minimum shall include the following details:

- A description of the drainage system and its key components
- An as-built general arrangement plan with the location of drainage measures and critical features clearly marked
- An approximate timetable for the implementation of the drainage system
- Details of the future maintenance requirements of each drainage or SuDS component, and the frequency of such inspections and maintenance activities
- Details of who will undertake inspections and maintenance activities, including the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage system throughout its lifetime

The drainage scheme as approved shall subsequently be maintained in accordance with these details.

GROUND:

To ensure that any measures to mitigate flood risk and protect water quality on/off the site are fully implemented and maintained (both during and after construction), as per the requirements of paragraph 103 of the NPPF and its associated Non-Statutory Technical Standards.

- 20 Prior to the installation of any external lighting, a detailed lighting scheme shall be submitted to, and approved in writing by the Local Planning Authority. This scheme shall take note of and refer to the Institute of Lighting Engineers Guidance Notes for the Reduction of Obtrusive Lighting, GN01, dated 20011 (and any subsequent revisions) and shall include a layout plan with beam orientation and a schedule of light equipment proposed (luminaire type; mounting height; aiming angles and luminaire profiles) and an ISO lux plan showing light spill. The scheme of lighting shall be installed, maintained and operated in accordance with the approved details.

GROUND:

To ensure that light pollution is minimised in the interest of the visual and residential amenities of the area, in accordance with Policy D1 of the Thanet Local Plan.

INFORMATIVES

- 1 Please be aware that obtaining planning permission and complying with building regulations are separate matters - please contact building control on 01843 577522 for advice on building regulations

- 2 It is the responsibility of the applicant to ensure, prior to the commencement of the development hereby approved, that all necessary highway approvals and consents where required are obtained and that the limits of highway boundary are clearly established in order to avoid any enforcement action being by the Highway Authority. The applicant must also ensure that the details shown on the approved plans agree in every aspect with those approved under such legislation and common law. It is therefore important for the applicant to contact KCC Highway and Transportation to progress this aspect of the works prior to commencement on site
- 3 Across the county there are pieces of land next to private homes and gardens that do not look like roads or pavements but are actually part of the road. This is called 'highway land'. Some of this land is owned by The Kent County Council (KCC) whilst some are owned by third party owners. Irrespective of the ownership, this land may have 'highway rights' over the topsoil. Information about how to clarify the highway boundary can be found at <https://www.kent.gov.uk/roads-and-travel/what-we-look-after/highway-land/highway-boundary-enquiries>.
- 4 It is the responsibility of the applicant to ensure, prior to the commencement of the development hereby approved, that all necessary highway approvals and consents where required are obtained and that the limits of highway boundary are clearly established in order to avoid any enforcement action being by the Highway Authority. The applicant must also ensure that the details shown on the approved plans agree in every aspect with those approved under such legislation and common law. It is therefore important for the applicant to contact KCC Highway and Transportation to progress this aspect of the works prior to commencement on site
- 5 A formal application for connection to the public sewerage system is required in order to service this development. Please contact Southern Water, Southern House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk.
- 6 Please be advised that Advertisement consent may be required for signage within the site.
- 7 It is important that infiltration should occur into clean, uncontaminated, natural ground and an unsaturated zone be provided between the invert levels of each soakaway and any groundwater. Therefore, a ground investigation should be included within the detailed design phase to confirm that new soakaways are in appropriate discharge zones along with any other necessary testing to support the design.

Dated: 7 June 2018
Thanet District Council
P.O Box 9
Cecil Street
Margate
Kent CT9 1XZ

Signed

Rosemary Bullivant
Planning Officer