

D06

OL/TH/17/1657

PROPOSAL: Outline application for the erection of 14no. dwellings, and the change of use, conversion and extension of existing buildings
LOCATION: to 3no. dwellings, with consideration of access, layout and scale

Beerlings Farm Haine Road RAMSGATE Kent CT12 5AG

WARD: Northwood

AGENT: Mr Sam Bowman

APPLICANT: Ms Amanda Parfitt

RECOMMENDATION: Defer & Delegate

Subject to the following conditions:

1 Approval of the details of the layout, scale and appearance of any buildings to be erected, the means of access to the site and the landscaping of the site, (hereinafter called 'the reserved matters') shall be obtained from the Local Planning Authority in writing before any development is commenced.

GROUND:

As no such details have been submitted.

2 Plans and particulars of the reserved matters referred to in Condition 1 above, shall be submitted in writing to the Local Planning Authority and shall be carried out as approved.

GROUND:

In accordance with Section 92(2) of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

3 Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of 3 years from the date of this permission.

GROUND:

In accordance with Section 92(2) of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

4 The development hereby permitted shall be begun before the expiration of 2 years from the date of approval of the last of the reserved matters to be approved.

GROUND:

In accordance with Section 92(2) of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004)

5 The proposed development shall be carried out in accordance with the submitted application as amended by the revised drawings numbered 115 Rev A and 100 Rev E, received 06 February 2019.

GROUND:

To secure the proper development of the area.

6 No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of

(i) archaeological field evaluation works in accordance with a specification and written timetable which has first been submitted to and approved in writing by the Local Planning Authority;

(ii) following on from the evaluation, any safeguarding measures to ensure preservation in situ of important archaeological remains and/or further archaeological investigation and recording in accordance with a specification and timetable which has been submitted to and approved in writing by the Local Planning Authority.

GROUND:

To ensure that features of archaeological interest are properly examined and recorded in accordance with the advice contained within the National Planning Policy Framework.

7 No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of building recording in accordance with a written specification and timetable which has been submitted to and approved by the Local Planning Authority.

GROUND:

To ensure that historic building features are properly examined and recorded.

8 The precautionary reptile mitigation detailed within paragraph 5 of the Reptile Presence/Likely Absence Survey Report/Habitat Management Plan (July 2018) must be implemented during the vegetation clearance.

GROUND:

To avoid harm to protected species, in accordance with the NPPF.

9 Prior to the commencement of works on site, a bat mitigation strategy shall be submitted to, and approved in writing by, the Local Planning Authority. The bat mitigation strategy shall include the following:

- updated bat scoping survey,
- recommended bat emergence surveys,
- overview of any mitigation required,
- detailed methodology to implement the mitigation,

- maps showing the location of the replacement bat roosts (where required),
- timings of the proposed works,
- details of on-going monitoring.

The development shall be carried out in accordance with the approved bat mitigation strategy.

GROUND:

To avoid harm to protected species, in accordance with the NPPF.

10 The landscaping plan to be submitted in pursuant of condition 1 above shall include an ecological enhancement plan, detailing the ecological enhancements to be incorporated in to the site.

GROUND:

To support biodiversity, in accordance with the NPPF.

11 If, during development, significant contamination is suspected or found to be present at the site, then works shall cease, and this contamination shall be fully assessed and an appropriate remediation scheme agreed with the Local Planning Authority. The approved works shall be implemented within a timetable agreed by the Local Planning Authority and shall be of such a nature as to render harmless the identified contamination given the proposed end use of the site and surrounding environment, including controlled waters. Prior to first occupation/use and following completion of approved measures, a verification report shall be submitted to the Local Planning Authority for approval.

GROUND:

To ensure that the proposed development will not cause harm to human health or pollution of the environment, in accordance with DEFRA and Environment Agency document Model Procedures for the Management of Land Contamination (Contamination Report 11) and National Planning Policy Framework.

12 No development shall take place until details of the means of foul drainage have been submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with such details as are agreed and thereafter maintained.

GROUND:

To prevent pollution, in accordance with the advice contained within the National Planning Policy Framework.

13 Prior to the commencement of development hereby permitted, details of the measures that will be undertaken to divert the public sewers, shall be submitted to and approved in writing by the Local Planning Authority.

GROUND:

To protect the public water supply, in accordance with the NPPF.

14 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

15 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:

- o A description of the drainage system and its key components
- o A general arrangement plan with the location of drainage measures and critical features clearly marked
- o An approximate timetable for the implementation of the drainage system
- o Details of the future maintenance requirements of each drainage or SuDS component, and the frequency of such inspections and maintenance activities
- o 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.

16 No building on any phase (or within an agreed implementation schedule) of the development hereby permitted shall be occupied until a Verification Report pertaining to the surface water drainage system, carried out by a suitably qualified professional, has been submitted to the Local Planning Authority which demonstrates the suitable operation of the drainage system such that flood risk is appropriately managed, as approved by the Lead Local Flood Authority. The Report shall contain information and evidence (including photographs) of earthworks; details and locations of inlets, outlets and control structures; extent of planting; details of materials utilised in construction including subsoil, topsoil,

aggregate and membrane liners; full as built drawings; and topographical survey of 'as constructed' features.

GROUND:

To ensure that flood risks from development to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development as constructed is compliant with the National Planning Policy Framework.

17 Where infiltration is to be used to manage the surface water from the development hereby permitted, it will only be allowed within those parts of the site where information is submitted to demonstrate to the Local Planning Authority's satisfaction that there is no resultant unacceptable risk to controlled waters and/or ground stability. The development shall only then be carried out in accordance with the approved details

GROUND:

To protect vulnerable groundwater resources and ensure compliance with the National Planning Policy Framework.

18 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.

19 Prior to the commencement of work on site the provision of construction vehicle loading/unloading, turning facilities and parking facilities for site personnel and visitors should be submitted to and approved in writing by the local planning authority. This should be provided for the duration of construction

GROUND:

In the interests of highway safety.

20 The area shown on the approved plan numbered 100 Rev E for vehicle parking and manoeuvring areas, shall be kept available for such use at all times and such land and access thereto shall be provided prior to the first occupation of the dwelling hereby permitted.

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.

21 Prior to the first occupation of the development hereby permitted, the vehicular access and associated footway on the site frontage, as shown on the approved plan numbered 100 Rev E, shall be completed.

GROUND:

In the interests of highway safety.

22 Prior to the first occupation of the development hereby approved visibility splays of 2.4m x 43m x 2.4m shall be provided to the access on to Haine Road as shown on the approved plan no 100 Rev E with no obstructions over 0.6m above carriageway level within the splays, which shall thereafter be maintained.

GROUND:

In the interest of highway safety.

23 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.

24 Prior to the first occupation of the development hereby permitted, the boundary treatment along the western boundary of the site, adjacent to Haine Road, shall be provided and thereafter maintained.

GROUND:

To deter on-street parking in Haine Road, in the interests of highway safety.

25 Existing trees, shrubs and hedgerows identified for retention within the development site or existing trees growing on an adjacent site, where excavations, changes to land levels or underground works are within the crown spread, shall be protected in accordance with BS 5837 2005 using the following protective fence specification - o Chestnut paling fence 1.2m in height, to BS 1722 part 4, securely mounted on 1.7m x 7cm x 7.5cm timber posts driven firmly into the ground. The fence shall be erected below the outer most limit of the branch spread or at a distance equal to half the height of the tree, whichever is the furthest from the tree, unless otherwise agreed in writing with the Local Planning Authority. The protective fencing shall be erected before the works hereby approved or any site clearance work commences, and shall thereafter be maintained until the development has been completed. At no time during the site works shall building materials, machinery, waste, chemicals, stored or piled soil, fires or vehicles be allowed within the protective fenced area. Nothing shall be attached or fixed to any part of a retained tree and it should not be used as an anchor point. There shall be no change in the original soil level, nor trenches excavated within the protective fenced area.

GROUND:

To protect existing trees and to adequately integrate the development into the environment, in accordance with Thanet Local Plan Policies D1 and D2.

26 No further alterations to the buildings, whether approved by of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order), shall be carried out without the prior permission in writing of the Local Planning Authority.

GROUND:

To ensure a satisfactory external treatment and in the interests of the visual amenities of the locality in accordance with Policy D1 of the Thanet Local Plan.

27 Details to be submitted in pursuant of condition 1 above shall include the location of the 10% of dwellings that are to be built as accessible and adaptable accommodation, in compliance with building regulation part M4(2).

GROUND:

To provide accessible and adaptable residential accommodation, in accordance with Policy QD05 of the Draft Local Plan.

28 The details to be submitted in pursuance of condition 1 above shall include the location of electric vehicle charging points in the form of one electric charging space per dwelling.

GROUND:

In the interests of air quality, in accordance with Thanet Local Plan Policy EP5 and the NPPF.

29 Details to be submitted in pursuance of condition 1 above shall include a method statement for the conversion of units B.01, B0.2 and H.06. The method statement shall include details of how the adjacent listed barn is to be protected during the conversion works.

GROUND:

To prevent or avoid harm to the heritage asset, in accordance with the NPPF.

INFORMATIVES

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.

It is the responsibility of developers to have the appropriate waste storage facilities and containers in place prior to the property being occupied. For more information, please contact Waste and Recycling on 01843 577115, or visit our website <http://thanet.gov.uk/your-services/recycling/waste-and-recycling-storage-at-new-developments/new-developments/>

The applicant is reminded that, under the Wildlife and Countryside Act 1981, as amended (section 1), it is an offence to remove, damage or destroy the nest of any wild bird while that nest is in use or being built. Planning consent for a development does not provide a defence against prosecution under this act. Trees and scrub are likely to contain nesting birds between 1st March and 31st August inclusive. Trees and scrub are present on the application site and are to be assumed to contain nesting birds between the above dates, unless a recent survey has been undertaken by a competent ecologist to assess the nesting bird activity on site during this period and has shown it is absolutely certain that nesting birds are not present.

SITE, LOCATION AND DESCRIPTION

The site is located off Haine Road to the east, and therefore falls within the urban confines. The site is adjoined by Rose Farm to the north of the site, and residential development to the south of the site. Opposite the site is open countryside, which is allocated for housing development within the draft local plan and the rear boundary of the site adjoins the Eurokent site, which has outline planning approval for mixed use development including residential.

The application site is part previously developed land, with the north section of the site occupying a farmhouse with associated outbuildings (including flint storage buildings and stables) set within a courtyard/farmstead layout. The area of land to the south of the site occupies an area of undeveloped land used as paddocks for the grazing of horses.

Adjacent to the northern boundary of the site is a Grade II listed agricultural building. The flint agricultural buildings within the application site itself are considered to be non-designated heritage assets, as they form part of a historic farmstead.

RELEVANT PLANNING HISTORY

No relevant planning history.

PROPOSED DEVELOPMENT

The application is for the change of use of 3no. agricultural buildings to 3no. dwellings, and the erection of 14no. dwellings, following the demolition of the existing house and outbuildings. The vehicular access is being relocated to the south, but will still be served off Haine Road.

Of the 14no. dwellings proposed three are detached, eight are semi-detached, and three are terraced. The proposed dwellings would be a mix of sizes comprising 5no. 2-bed, 10no. 3-bed and 1no. 4-bed. Parking provision is provided in the form of 2no. spaces per unit and 4no. visitor parking spaces.

The application is in outline form, with consideration of the access, layout and scale. External appearance and landscaping are reserved matters for future consideration.

DEVELOPMENT PLAN POLICIES

Thanet Local Plan Policy (2006) Saved Policies

D1 - Design principles
D2 - Landscaping
H1 - Residential Development
H4 - Windfall Sites
H8 - Size and type of housing
H14 - Affordable housing provision
EP5 – Local air quality monitoring
SR5 - Doorstep and local play space
SR11 - Private Open Space
TR12 - Cycling
TR16 - Car parking provision
CF2 - Development Contributions
HE11 - Archaeological Assessment

NOTIFICATIONS

Neighbouring occupiers have been notified and a site notice posted. Six letters of objection have been received raising the following concerns:

- Traffic congestion,
- Air pollution,
- Loss of privacy,
- Noise and disturbance,
- Highway safety
- Access for emergency vehicles,
- Not a need for new development in this location,
- Impact on ecology,
- Significant change to the character of the hamlet,
- Scale of the buildings,
- Lack of green space within development,
- Loss of flint building will be a major loss to the historic heart of the hamlet,
- Limited space for parking,
- Layout is likely to be a target for vehicle crime and burglary,
- Loss of light and outlook,
- Overdevelopment.

Ramsgate Town Council - Consider this application to be appropriate in access and layout for the location.

The Ramsgate Heritage and Design Forum - No objection in principle. Not enough detail in the application, further ecological surveys are expected.

CONSULTATIONS

KCC Highways and Transportation - (*final comment*) I refer to the amended plan submitted for the above on 27 March and confirm I now have no objection in respect of highway matters. I note the access within the site is to remain private and will not be adopted by the highway authority. Suitable visibility is available from the access and adequate parking is available within the site. A footway is provided on the frontage to connect the site to the existing footway network. The proposals are therefore unlikely to result in a severe impact on the highway network, subject to safeguarding conditions.

(*initial comment*) I refer to the above planning application and whilst I have no objection in principle, the following matters need resolving:

1. Visibility splays of 43 metres x 2.4 metres x 43 metres are required at the site access and these should be shown on the plans.
2. I note that the roads within the site are to remain private, however it is assumed that a refuse vehicle will still collect from inside the site. As such vehicle swept paths should be submitted to demonstrate that an 11.3 metre refuse vehicle can suitably negotiate the access to/from Haine Road and turn within the site. Although not a highway matter (as the roads are to remain private), I would also advise the applicant to follow the guidance in Kent Design with respect to the road layout, visibility, etc.
3. Whilst sufficient car parking is provided overall, the layout of plots 15-17 is likely to lead to unacceptable parking on the highway in Haine Road which will also obstruct visibility at the proposed access. The current layout of these plots would be acceptable if the following amendments were made:
 - i) Provision of a continuous boundary wall/fence/hedging along the Haine Road frontage and around the entry radius, with no pedestrian access points along this frontage;
 - ii) Provision of a lockable access gate and paved access between the rear boundary and dwelling on each plot,
 - iii) Redesign of the rear parking spaces so that cars do not block pedestrian access.
4. Similarly to item 3 above there should be no pedestrian access from the Haine Road frontage to plots 8.01 and 8.02.
5. Secure, covered cycle parking at a minimum of one space per dwelling should be provided within each plot.

The applicant should also note the following:

- The proposed 1.8 metre wide footway along the site frontage should be adopted by the highway authority. The applicant will therefore need to enter into a suitable adoption agreement with the highway authority in this regard.
- The site access could be laid out as a suitable width vehicle crossing instead of a bell mouth as shown. If the bell mouth arrangement is to remain, dropped kerbs and tactile paving for pedestrians crossing the access point will be required in the proposed footway.

KCC Biodiversity - (*final comment*) We have reviewed the ecological information submitted and we have the following comments to make:

Reptiles

No reptiles were recorded during the reptile survey. When we reviewed the ecological survey we initially had a number of concerns as the survey was carried out during an exceptionally summer therefore it is possible that reptiles were not using the refugia to bask.

However we have reviewed the current aerial photos and the information submitted as part of planning application 15/0018 and we accept that the results are likely to be valid. We have taken this view as there is limited connectivity to the site and no evidence of reptiles was detailed within the ecological surveys submitted with the application submitted with the adjacent site.

However as detailed within the submitted report the presence of reptiles cannot be ruled out, and therefore the vegetation within the site must be cleared using a precautionary approach. We suggest the following condition wording if planning permission is granted:
The precautionary reptile mitigation detailed within paragraph 5 of the Reptile Presence/Likely Absence Survey Report/Habitat Management Plan (Hone Ecology; July 2018) must be implemented during the vegetation clearance.

Bats

The Biodiversity/Phase 1 Ecology Survey and the Bat Roost Potential Building Assessment Report provide contradictory information. The ecological scoping survey advises that bat emergence surveys are required while the bat scoping survey does not. In this situation we would have expected the Bat Roost Potential Building Assessment Report to have addressed this point within the survey report to enable us to understand why different advice has been provided.

From reviewing the submitted information we accept that the buildings does not provide optimal habitat to be used by roosting bats but we are concerned that the buildings may be used occasionally by roosting bats. We accept that this point does not need to be addressed prior to determination but advise that this concern needs to be addressed prior to any works commencing on the buildings.

To address this point we recommend that a bat mitigation strategy (informed by bat emergence surveys) is submitted as a condition of planning permission. In the event that bats are present, the inclusion of this condition will ensure that the relevant mitigation information is submitted.

Enhancements

The site provides opportunities to enhance the site for biodiversity. One of the principles of the National Planning Policy Framework is that "opportunities to incorporate biodiversity in and around developments should be encouraged".

If planning permission is granted we recommend a condition requiring the submission of an ecological enhancement plan.

(initial comment) We have reviewed the ecological information submitted in support of this application and we advise that additional information is required prior to determination of the planning application.

- Further surveys along with any necessary mitigation measures for bats
- Further surveys along with any necessary mitigation measures for reptiles;

KCC Archaeological Officer - The site lies generally in an area that is rich in archaeology, mainly arising from the presence of crop marks identified on aerial photographs in fields around the Haine Road area. Prehistoric, roman and Medieval finds have also been made nearby on the Eurokent development site. Given the potential for significant archaeology I would recommend that provision is made for archaeological evaluation in advance of a detailed application for the site in order that further measures to preserve or investigate significant archaeology can be developed and designed into future proposals.

In addition I note that the development includes the demolition of a number of flint farm outbuildings to Beerlings Farm. The farm appears as a 'courtyard farm' on at least the First Edition map of the Ordnance Survey and I note in the Design and Access Statement reference to an 1886 Listed shed immediately north. The farm is included in the Kent Historic Farms Survey and is on the Historic Environment Record. I could not ascertain from the Design and Access Statement the significance of the farm buildings, and there does not appear to be a heritage statement accompanying the application. The buildings to be demolished should be considered as undesignated built heritage assets with their own inherent interest and I would suspect also make a contribution to the significance of the Listed Building. The District Conservation Officer should be consulted to advise on the effect that the removal of the heritage assets has on the significance of the Listed Building and the undesignated built heritage of the site. If the application is permitted then provision should be made for historic building recording through safeguarding conditions.

KCC SUDS - (final comment) A basic surface water drainage scheme has been presented within the submitted Statement on Surface Water Drainage Works. At the present time no ground investigation has been undertaken and the statement is not supported by any indicative calculations or other performance assessments.

The site lies on the Thanet Formation close to the boundary with the White Chalk. These ground conditions are generally suitable for infiltration although the presence of any fine grained superficial deposit may affect the performance of permeable pavement. Detailed design must be accompanied by ground investigations with infiltration testing undertaken at the proposed invert level of drainage features, in accordance with published guidance such as BRE365:2016.

Given the site is located within Zone 3 Groundwater Source Protection Zone, we would recommend consultation is undertaken with the Environment Agency's groundwater protection team regarding the use of infiltration on this site.

Whilst the level of detail submitted is minimal, we consider the use of individual plot soakaways and permeable paving is likely to be deliverable within this layout. We would however highlight that diverted and new foul sewers will need to be routed outside of areas

of permeable pavement and be sited at least 5m from soakaways as per the statutory undertakers typical requirements.

Should your authority be minded to grant permission for the development, we would recommend safeguarding conditions.

(initial comment) Unfortunately the surface water drainage strategy is incomplete. We would therefore recommend the application is not determined until a complete surface water drainage strategy has been provided for review.

Southern Water - Please find attached a plan of the sewer records showing the approximate position of combined sewer crossing the site. The exact position of the combined sewer must be determined on site by the applicant before the layout of the proposed development is finalised.

It might be possible to divert the combined sewer, so long as this would result in no unacceptable loss of hydraulic capacity, and the work was carried out at the developer's expense to the satisfaction of Southern Water under the relevant statutory provisions.

Alternatively, the applicant may wish to amend the site layout, or combine a diversion with amendment of the site layout. If the applicant would prefer to advance these options, items (1) - (4) above also apply.

In order to divert drainage apparatus, Southern Water requests that if consent is granted, a condition is attached to the planning permission.

Southern Water requires a formal application for a connection to the public sewer to be made by the applicant or developer.

Our initial investigations indicate that there are no public surface water sewers in the area to serve this development. Alternative means of draining surface water from this development are required.

The design of drainage should ensure that no land drainage or ground water is to enter public sewers network.

The proposed development would lie within a Source Protection Zone around one of Southern Water's public water supply sources as defined under the Environment Agency's Groundwater Protection Policy. Southern Water will rely on your consultations with the Environment Agency to ensure the protection of the public water supply source.

Environment Agency - We have no objection to the proposals subject to safeguarding conditions.

Natural England - Statutory nature conservation sites - no objection

Since this application will result in a net increase in residential accommodation, impacts to the coastal Special Protection Area(s) and Ramsar Site(s) may result from increased

recreational disturbance. As your authority has measures in place to manage these potential impacts through the agreed strategic solution, subject to the appropriate financial contribution being secured, Natural England is satisfied that the proposal will mitigate against the potential effects of the development on the site(s) and that the proposal should not result in a likely significant effect.

TDC Environmental Health - I have considered the issues of contaminated land, noise and air quality and have no objections to this application, subject to safeguarding conditions due to the site's former use and position within the Air Quality Management Area.

TDC Housing Strategy Officer - The Housing Strategy and Projects Team can confirm that the Affordable Housing contribution will be used within Thanet to support the delivery of affordable housing units within ten years.

TDC Conservation Officer - I support the proposals. Retaining historical form and layout and the courtyard and the historic buildings close to the listed building would contribute to significance of its setting and would respect inherited character of the farmstead.

TDC Waste and Recycling - As long as people stick to the designated parking bays we can't see an issue with this.

Open Spaces Interim Supervisor - The nearest playground to Haine Road is Jackey Bakers and that does not need any new equipment.

COMMENTS

The application is brought to planning committee as part of the site is non-previously developed land, and therefore forms a departure to Policy H1 of the Thanet Local Plan.

Principle

Whilst part of the site is previously developed land, the majority of the site is non-previously developed land within the urban confines. The proposal is therefore contrary to Policy H1 of the Thanet Local Plan, which requires that development is built on previously developed land within the urban confines. However, this policy constraint needs to be balanced with the fact that there is a current need for housing in Thanet, and on this basis the National Planning Policy Framework (NPPF) indicates that applications for housing should be considered in the context of the presumption in favour of sustainable development.

The application site is sustainably located, within walking distance of schools, and facilities and services at Westwood Town Centre, and close to a bus route. The site, whilst not allocated for housing within the Emerging Draft Local Plan, lies opposite and is also adjoining sites that are allocated for residential development, so there is the potential that further community uses will be located within close proximity of the application site in the future.

The principle of development of this site for housing is therefore considered to be acceptable and consistent with the objectives of the NPPF, subject to the detailed consideration of all other material considerations including the impact upon the character and appearance of the area, the impact upon living conditions of neighbouring properties, and the impact upon highway safety.

Character and Appearance

- Existing Buildings

The site does not fall within the conservation area, and there are no listed buildings within the site; however, within the existing site is a historic farmstead layout, and when analysing historic maps it appears that many of the buildings date back to the late 1800's, including the flint buildings to the west and north-west of the site, and the detached building towards the rear of the site. KCC's Archaeology Officer further advises that the farm appears as a 'courtyard farm' on at least the First Edition map of the Ordnance Survey, and the farm is included in the Kent Historic Farms Survey and on the Historic Environment Record. Due to the historic age, form, appearance and use of the buildings, and following consultation with the Council's Conservation Officer, three of the existing buildings are considered to be non-designated heritage assets, and therefore the presumption should be in the retention of the buildings. This view is further supported by KCC's Archeology Officer, who considers that the buildings should be considered as undesignated built heritage assets with their own inherent interest, but which also make a contribution to the significance of the adjacent Listed Building.

The originally submitted application proposed the demolition of these buildings, but following negotiation, amended plans have been submitted showing the retention and conversion of the flint buildings to the north and west of the site, in addition to the detached building to the rear. The existing house on the site, along with the attached outbuilding, are not considered worthy for retention.

A report on the structural condition of the 3no. buildings has been submitted. The report concludes that whilst there will be a need for considerable repair work in addition to the conversion work, (which includes some extensions) it is possible for the buildings to be retained and converted into residential accommodation. Costings for this work has been included within the report, which has impacted upon the overall financial viability of the proposed development (details of which are contained towards the end of this report).

On the basis that the buildings are to be retained, the Conservation Officer raises no objections to the proposed development. The retention of the buildings, along with their conversion, will enable the significance of these historic buildings to be maintained and protected, in accordance with paragraph 197 of the NPPF.

- Loss of private open space and trees

Part of the site is non-previously developed land, which provides active grazing land for horses. The applicant has advised that the land has been for her personal use only, and is no longer required. The land is private open space, and therefore its loss is to be considered

under Policy SR11 of the Thanet Local Plan. The site does not provide any active recreation opportunities, and given its location in relation to the approved Eurokent development to the rear of the site, the application site would not provide any long distance views. There is open countryside opposite the site, and part of the site is located behind existing housing, resulting in limited views of the overall space. The space is therefore not considered to offer intrinsically beneficial qualities to the character of the area to warrant its retention. The loss of this private open space is therefore considered to be acceptable and in accordance with Policy SR11 of the Thanet Local Plan.

A tree report, along with a tree constraints plan, tree removal plan, and tree protection plan, have been submitted in support of the application. The tree report plan identifies 3no. Category B trees across the site, with the rest being category C or U, although of the category C trees many are considered to be of a fair condition with a lengthy remaining life expectancy. Whilst it is unlikely that any of the category C trees are worthy of a Tree Preservation Order, they are located mainly along the boundaries of the site, and therefore the development of the site is not dependent upon the removal of the trees, as the proposed development could take place with the trees in situ. The submitted tree constraints plan showed the retention of two of the category B trees along the western boundary, but other than this most trees were proposed to be removed, including the category B Walnut tree, which the Arboricultural Consultant had justified the removal of on the basis that the tree was located too close to the proposed dwelling.

Concern was raised with this initial tree removal proposal, with particular concern being the loss of the category B tree, but also with the general loss of boundary trees, the retention of which would help to soften and visually reduce the impact of the proposed development. The proposed dwelling within close proximity of the category B tree is no closer than the existing dwelling, and therefore subject to minor alterations to the plan to amend the parking layout, it was considered that the tree could be retained without causing harm to the viability of the proposed scheme.

An amended plan has been submitted, which shows the retention of all category B trees, along with the retention of a number of trees along the boundaries of the site that are considered to be in a fair condition. On the basis that the trees as shown on the amended plan are now to be retained, the impact upon the trees is considered to be acceptable.

- Proposed Housing Layout

The proposal consists of the retention of existing buildings to 3no. dwellings, and the erection of 14no. Dwellings, with consideration of layout and scale of the dwellings (external appearance and landscaping are reserved matters). The 14no. dwellings consist of a range of 2-storey and single storey dwellings, and include terraces, semi-detached and detached dwellings, which is consistent with the varied building form present within Haine Road. The density of development proposed is 29 dwellings per hectare, which is considered suitable for this urban edge location, and is consistent with the density of surrounding development.

The 3no. proposed 2-storey terraced houses front Haine Road, and follow the front building line of the existing adjacent dwellings. They are setback from the road by 2.5m, and are provided with gardens of a minimum depth of 8m. The proposed dwellings are not

considered to be out of keeping with the surrounding pattern of development, and adequate spacing between the units and the boundaries are achieved in order to safeguard future soft landscaping.

To the rear of the site 3no.pairs of semi-detached dwellings are proposed, each with adequate depth gardens of minimum 8m, and space for landscaping. These dwellings would front the internal access road, and would be provided with off-street parking to the front of each property.

To the rear of the existing dwellings fronting Haine Road, 2no. detached bungalows are proposed, which given their single storey height will have limited visual impact.

The existing dwellings to be converted are to be provided with large attached gardens in the location of the existing access to the site, providing adequate spacing between the retained buildings and the proposed access road. Whilst landscaping is not a matter for consideration, there is ample space around the site for general soft landscaping, the presence of which will contribute to the quality of the development, and help to integrate the development into the area.

Overall, the layout and scale of the proposed development is considered to be in keeping with the character and appearance of the surrounding area, and is therefore acceptable and in accordance with Policy D1 of the Thanet Local Plan and paragraph 127 of the NPPF.

Impact on listed building

Adjacent to the northern boundary of the site is a Grade II Listed barn. A Heritage Assessment has been submitted, which states that given the retention of the existing buildings adjacent to the listed barn, the setting of the listed building would be retained and enhanced.

The Conservation Officer has been consulted and advises that the retention of the historical form and layout of the buildings and courtyard within the application site would contribute to the significance of the adjacent listed building, and would respect the inherited character of the farmstead. The impact upon the setting of the adjacent Grade II Listed building is therefore considered to be acceptable and in accordance with the NPPF.

Living Conditions

The main neighbouring properties to be affected by the proposed development are the 5no. dwellings fronting Haine Road, to the south-west of the application site. There is a distance of 6m between unit 15 within the proposed development, and the nearest neighbouring property fronting Haine Road, 'Red Brick Cottages'. Whilst there are some existing windows within the side elevation of the neighbouring property, they appear to be either secondary windows or to serve non-habitable rooms; and the proposed development will not extend beyond the front and rear building line of the neighbouring property.

To the rear the closest distance between dwellings is 12 metres, which is between the side elevation of unit 14, and the rear elevation of 'Kareila', the nearest neighbouring property.

The proposed dwelling is oriented so that the main bulk of the building is offset from the rear windows to the neighbouring property, and more in line with the neighbouring garage, and the proposed dwelling is single storey in height, which will limit the impact. In any event, a minimum distance of 11 metres has historically been used to justify an acceptable impact upon outlook, and therefore the distance in this case exceeds this minimum distance.

As such, given the distance between the proposed development and the neighbouring property, and the siting of the nearest units, the proposed development is not considered to significantly impact upon the light to and outlook from the neighbouring occupiers.

With regards to overlooking, the greatest impact will be between proposed units 11 and 12, and 'Red Brick Cottages'. Concern was originally raised with the potential for overlooking from the proposed 2-storey units to the neighbouring occupiers, however amended plans have now been submitted showing a distance of 21.5 metres between the proposed first floor front elevation windows and the rear elevation of the neighbouring property. Additional plans have also been submitted showing the potential design of the proposed units, which will include angled first floor oriel windows that allow for views over the access road rather than the neighbouring property. Units 13 and 14 are proposed as single storey, and will therefore not result in overlooking. The impact upon privacy is therefore considered to be acceptable.

For the future occupiers of the development, every property has a garden area in accordance with Policy SR5 of the Thanet Local Plan, and there is adequate space for refuse storage and clothes drying.

The proposed development is therefore considered to result in acceptable impact for both existing neighbouring occupiers and future occupiers of the development, in accordance with Policy D1 of the Thanet Local Plan, and the NPPF, which requires that a high standard of amenity for all occupiers be achieved.

Highway Safety

The proposal involves the repositioning of the existing vehicular access onto Haine Road by moving it further away from the existing buildings. The proposal also includes the provision of 38no. off-street parking spaces in the form of 2no. spaces per dwelling, and 4no. visitor parking spaces. A footpath is provided to the front of the site, which will contribute towards the overall footpath improvements to be achieved within Haine Road.

KCC Highways and Transportation have been notified and originally raised some concerns with the proposed development on the basis that visibility splays of 43 metres x 2.4 metres x 43 metres had not been provided to the access, vehicle swept paths for refuse vehicles had not been provided, and the layout of units 15-17 (with pedestrian access directly onto Haine Road) would lead to unacceptable parking on the highway that could obstruct visibility from the proposed access.

Amended plans have been submitted showing the access altered so that the required visibility splays can be achieved, and vehicle tracking for refuse vehicles. The layout has also been altered so that a boundary wall is erected to the front of units 15-17 in order to

prevent direct pedestrian access onto the highway, and encourage the use of the allocated parking space to the rear of the properties.

KCC have been consulted on the amended plans, and have advised that they now have no objection in respect of highway matters.

I note the access within the site is to remain private and will not be adopted by the highway authority. Suitable visibility is available from the access and adequate parking is available within the site. A footway is provided on the frontage to connect the site to the existing footway network. The proposals are therefore unlikely to result in a severe impact on the highway network, subject to safeguarding conditions.

Ecology

A phase 1 Ecology Survey was submitted with the application, and following consultation with KCC Biodiversity, further surveys for both bats and reptiles have been requested.

A reptile survey was submitted, which advised that no reptiles were recorded during the survey. In addition to the survey, aerial photos of the site have been reviewed. KCC accept that the results of the survey are likely to be valid, however they are of the view that the presence of reptiles cannot be ruled out, and therefore recommend that precautionary measures are taken when clearing the site, which can be secured via condition.

There is some/a discrepancy within the reports submitted as to whether bat emergence surveys are required. From the information submitted, KCC accept that the buildings do not provide optimal habitat to be used by roosting bats, they may occasionally be used by roosting bats. KCC therefore require more information in the form of a bat mitigation strategy, but they accept that this can be submitted via condition, as it does not affect the principle of development or the number of units proposed.

Subject to safeguarding conditions, the impact upon protected species is considered to be acceptable and in accordance with the NPPF.

Drainage

Southern Water has advised that there are no public surface water sewers in the area to serve this development, and therefore alternative means of draining surface water from this development is required.

A drainage plan/strategy has been submitted following a request by KCC SUDs. They advise that the submitted drainage scheme is basic, with no ground investigation undertaken, and no supported indicative calculations or other performance assessments provided.

The site lies on the Thanet Formation close to the boundary with the White Chalk, a source protection zone. KCC advise that these ground conditions are generally suitable for infiltration, although the presence of any fine grained superficial deposit may affect the performance of permeable pavement. The Environment Agency has advised that they have no objections to infiltration in this location. KCC advise that whilst the level of detail

submitted is minimal and the use of individual plot soakaways and permeable paving is likely to be deliverable within this layout.

With regards to foul drainage, connection to the combined sewer is possible, although Southern Water records show that the sewer is crossing the site, and therefore may need to be diverted. The approximate location of the sewer is along the western boundary of the site, to the rear of the existing dwellings, and is mainly in the location of proposed landscaping, although one proposed unit may also be affected. Southern Water has advised that it might be possible to divert the combined sewer, so long as this would result in no unacceptable loss of hydraulic capacity, and the work was carried out at the developer's expense.

Subject to safeguarding conditions, the impact upon flood risk and the public water supply source is considered to be acceptable and in accordance with guidance in the NPPF.

Archaeology

The site lies generally in an area that is rich in archaeology, mainly arising from the presence of crop marks identified on aerial photographs in fields around the Haine Road area. Prehistoric, roman and Medieval finds have also been made nearby on the Eurokent development site. Given the potential for significant archaeology KCC Archaeology recommend that provision is made for archaeological evaluation in advance of a detailed reserved matters application for the site in order that further measures to preserve or investigate significant archaeology can be developed and designed into future proposals. Subject to this safeguarding condition, the impact upon archaeology is considered to be acceptable and in accordance with the NPPF.

Size and Type of Dwellings

The proposal consists of 4no. 2-bed dwellings, 11no. 3-bed dwellings, and 2no. 4-bed dwellings; to be provided within 8no. terraced dwellings, 6no. semi-detached dwellings, and 3no. detached dwellings. The size of unit proposed complies with the most up to date market housing need as identified within Policy SP19 of the Draft Local Plan, which is for two and three bed dwellings. The type of unit is broadly in line with the need, which identifies the need for a roughly even mix of unit types across developments. It is appreciated that the provision of terraces is slightly higher, but this is on the basis of the existing buildings being retained, which equates to 5no. terraced dwellings.

Policy QD05 of the Draft Local Plan requires that in new developments, 10% will be expected to be built in compliance with building regulation part M4(2), in order to provide accessible and adaptable accommodation for wheelchair users. The applicant has agreed to this provision, which will be secured via condition.

The size and type of units proposed is therefore considered to be acceptable, and in accordance with the Thanet Local Plan and NPPF.

Air Quality

The site falls within an urban air quality management area. Policy EP5 of the Thanet Local Plan states that proposals for new development that would result in the national air-quality objectives being exceeded will not be permitted. Environmental Health has advised that to help mitigate cumulative impacts the proposal should incorporate low emission technology as a minimum. The proposal to build 17 residential units should include the installation of 1 EV charging point per residential property with dedicated parking and 1 in 10 of all allocated parking. The agent has agreed to the provision which shall be secured via condition. Environmental Health are satisfied that the mitigation will be sufficient without having to carry out a full air quality assessment.

Financial Contributions

Policy CF2 of the Thanet Local Plan requires that where a proposed development would directly result in the need to provide new or upgraded community facilities, a financial contribution towards the cost of such provision will normally be sought.

KCC have commented that a financial contribution of £1488.49 is required for additional bookstock at the local library in order to mitigate the impact of the additional borrowers generated from this development.

This contribution is considered to be necessary to make the development acceptable in planning terms, directly related to the development and fairly and reasonably related in kind and scale.

The applicant has agreed to provide this contribution, which is to be secured through a legal agreement. No other contributions have been sought by KCC.

The Open Spaces Interim Supervisor at TDC has confirmed that the nearest playground to the site is Jackey Bakers, and it does not require any new equipment. A financial contribution towards play equipment is therefore not justified in this instance.

Special Protection Area

Thanet District Council has produced the 'The Strategic Access Management and Monitoring Plan (SAMM)' which focuses on the impacts of recreational activities on the Thanet section of the Thanet Coast and Sandwich Bay Special Protection Area (SPA). The studies indicate that recreational disturbance is a potential cause of the decline in bird numbers in the SPA. The proposed development is 1km from the Thanet Coast and Sandwich Bay SPA, Ramsar and SSSI. Therefore, to enable the Council to be satisfied that the proposed development will avoid a likely significant effect on the designated sites (due to an increase in recreation) a financial contribution is required to contribute to the district wide mitigation strategy.

The tariff for this contribution is provided in the SAMM report. For this development the contribution required is in the form of £1,280 for the 2-bed units, £4,664 for the 3-bed units, and £1,060 for the 4-bed units.

The applicant has agreed to this contribution, which will be secured through a legal agreement.

Affordable Housing and Viability Assessment

The proposed development exceeds 14no. residential units, so there is a requirement for 30% affordable housing to be provided on site, in accordance with Policy H14 of the Thanet Local Plan, including a mix of both shared ownership and social rent.

A viability assessment has been submitted in support of the application, claiming that the development of the site is not viable with the inclusion of on-site affordable housing. The initial assessment claimed that financial contributions, in addition to the affordable housing, were also not viable due to the number of units proposed and associated gross development value from the development, and the cost of development including the conversion of the existing outbuildings and barn to 3no. dwellings.

Following an independent review of the agreement, a financial contribution that covers the SPA mitigation, the library contribution as requested by KCC, along with an element of off-site affordable housing contribution in the form of £212,227.75 has been proposed by the applicant as a contribution that still allows for the delivery of the site for housing. The Council, from the independent review, has assessed the figures in the revised viability assessment and agrees with the principles and information contained. Policy H14 makes provision for off-site financial contribution when appropriate and it is considered that a contribution towards affordable housing is appropriate to ensure the site is delivered for housing whilst ensuring the re-use of the non-designated heritage asset.

The Council's Strategic Housing Manager has been consulted, and advises that the affordable housing contribution will be used within Thanet to support the delivery of affordable housing units within the next ten years.

The proposed development is considered to comply with Policy H14 of the Thanet Local Plan, in that affordable housing provision through the form of an accepted off-site financial contribution is proposed.

Heads of Terms

The legal agreement to be submitted in support of this application will contain the following commitments:

- £768.25 towards library provision at Newington Library,
- £7,004 towards the Special Protection Area,
- £212,227.75 towards off-site affordable housing provision.

Conclusion

The proposal consists of a modest contribution of 17.no dwellings on part previously developed land, and part non-previously developed land within the urban confines. There will

be limited visual impact and the proposed development in the layout and scale proposed is considered to be in keeping with the character and appearance of the area.

The existing buildings, which are considered to be non-designated heritage assets, are to be retained and re-used, resulting in the protection and enhancement of the setting to both the existing heritage assets on the site, and the neighbouring adjacent Grade II listed building.

The site is sustainably located within close proximity of Westwood, with adequate off-street parking provision, along with a safe and suitable vehicular access provided.

The impact upon neighbouring living conditions is considered to be acceptable given the location and siting of the proposed development, along with its limited scale; and adequate unit sizes and garden space have been provided in order to achieve a high standard of amenity for future occupiers of the development.

All financial contributions are secured, and a viability assessment has been submitted and independently reviewed, with an off-site affordable housing financial contribution agreed, which will enable the delivery of housing on the site.

The proposed development provides a number of social and economic benefits, with limited environmental harm, and it is therefore recommended that members consider the application as an acceptable departure to Thanet Local Plan Policy H1, and defer and delegate to officers for approval, subject to the submission of a signed legal agreement securing the contributions as stated within the Heads of Terms of this report.

Case Officer

Emma Fibbens

TITLE: OL/TH/17/1657

Project Beerlings Farm Haine Road RAMSGATE Kent CT12 5AG

Scale:

