

D02

F/TH/22/0653

PROPOSAL: Variation of condition 8 of planning consent F/TH/21/1732
Erection of 6no. dwellings (4no four bedroom dwellings and
2no three bedroom dwellings) with associated access, parking
and landscaping to allow for the use of Fairlawn Road for
construction traffic

LOCATION: Land To The North Of Fairlawn Road And The West Of
Northwood Road Broadstairs Kent

WARD: St Peters

AGENT: Mr Gary Bootes

APPLICANT: Mr Robert Bridge

RECOMMENDATION: Defer & Delegate

Defer & Delegate for approval subject to the submission of a signed legal agreement securing the required planning obligations within 6 months and the following conditions:

- 1 The development hereby permitted shall be begun before the 13th April 2025.

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 proposed development shall be carried out in accordance with the submitted application as amended by the revised plan numbered 119A_041.PL1.3 (hard surfacing), received 04 March 2022; the revised plans numbered 119A_006.PL1.2 (site plan), 119A_040.PL1.2 (site access), and 119A_042.PL1.2 (soft landscaping), received 24 February 2022; the plans numbered 119A_025.PL1, 119A_026.PL1, 119A_027.PL1, 119A_028.PL1, 119A_030.PL1, 119A_031.PL1, and 119A_032.PL1, received 07 February 2022; the plan numbered 119A_011.PL1, received 25 November 2021; the plan numbered 119A_050.PL1, received 10 November 2021; and the plans numbered 119A_010.PL1, 119A_012.PL1, 119A_013.PL1, 119A_014.PL1, 119A_020.PL1, 119A_021.PL1, 119A_022.PL1, and 119A_023.PL1, received 08 November 2021.

GROUND:

To secure the proper development of the area.

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

GROUND

To ensure that features of archaeological interest are properly examined and recorded in accordance with Policy HE01 of the Thanet Local Plan and the advice contained within the National Planning Policy Framework.

4 Prior to the commencement of the development hereby approved, a scheme to demonstrate that the internal noise levels within the residential units and the external noise levels in back gardens and other relevant amenity areas will conform to the standard identified by BS 8233 2014 Sound Insulation and Noise Reduction for Buildings - Code of Practice, shall be submitted to and approved in writing by the Local Planning Authority. The work specified in the approved scheme shall then be carried out in accordance with the approved details prior to occupation of the premises and be retained thereafter.

GROUND

In the interests of amenity for future occupiers in accordance with Policy QD03 of the Thanet Local Plan and the advice contained within the NPPF

5 All hard and soft landscape works shall be carried out in accordance with the approved hard and soft landscaping plans. The works shall be carried out prior to the first occupation; of any part of the development, 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 and to adequately integrate the development into the environment in accordance with Policies QD02 and GI04 of the Thanet Local Plan

6 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 2012 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 Policy QD02.

7 The ecological enhancements as identified on plan numbered 119A_042.PL1.2 shall be provided prior to the first occupation of the development hereby permitted. The ecological enhancements shall therefore be maintained.

GROUND

In the interests of nature conservation in accordance with Policy SP30 of the Thanet Local Plan, and the advice as contained within the NPPF.

8 The development hereby permitted shall be constructed in accordance with the construction management plan, including Appendices 1-5, received 5th October 2022. The mitigation works identified within the construction management plan shall be maintained until construction works are complete.

GROUND

In the interests of highway safety and neighbouring amenity, in accordance with Policy QD03 of the Thanet Local Plan and the advice contained within the NPPF.

9 Prior to the first occupation of the development, the area shown on plan numbered 119A_006.PL1.2 for the parking of vehicles shall be operational. The area approved shall thereafter be maintained for that purpose.

GROUND

To provide satisfactory off street parking for vehicles in accordance with Policy TP06 of the Thanet Local Plan and the advice contained within the NPPF.

10 Prior to the installation of the boundary treatment to the northern boundary of the site, details of the height, design and materials of the boundary (which may include a retaining wall), and shall provide an opening for a pedestrian link as indicated on plan numbered 119A_006.PL1.2 shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved boundary details.

GROUND

In the interests of visual amenity in accordance with Policy QD02 of the Thanet Local Plan

11 Prior the construction of the external surfaces of the development hereby approved samples of the materials to be used shall be submitted to, and approved in writing by, the Local Planning Authority. Development shall be carried out in accordance with the approved samples unless otherwise agreed in writing by the Local Planning Authority.

GROUND

In the interests of visual amenity in accordance with Policy QD02 of the Thanet Local Plan

12 No further rear extensions to plot 6, whether approved by Class A 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 safeguard the residential amenities currently enjoyed by the occupiers of nearby residential properties in accordance with Policy QD03 of the Thanet Local Plan.

13 The refuse storage facilities as specified upon the approved drawing numbered 119A_006.PL1.2 shall be provided prior to the first occupation of the dwellings hereby approved and shall be kept available for that use at all times.

GROUND

To safeguard the residential amenities currently enjoyed by the occupiers of nearby residential properties in accordance with Policy QD03 of the Thanet Local Plan.

14 The development hereby permitted shall be constructed to a high standard of energy efficiency to the equivalent of Level 4 of the Code for Sustainable Homes, unless otherwise agreed in writing by the Local Planning Authority.

GROUND

All new buildings and conversions of existing buildings must be designed to reduce emissions of greenhouse gases and have resilience to function in a changing climate, in accordance with Policy QD01 of the Thanet Local Plan.

15 The development hereby permitted shall be constructed in order to meet the required technical standard for water efficiency of 110litres/person/day, thereby Part G2 Part 36 (2b) of Schedule 1 Regulation 36 to the Building Regulations 2010, as amended, applies.

GROUND

Thanet is within a water stress area as identified by the Environment Agency, and therefore new developments will be expected to meet the water efficiency optional requirement of 110litre /person/day, in accordance with Policy QD04 of the Thanet Local Plan.

SITE, LOCATION AND DESCRIPTION

The site is currently accessed from Northwood Road, and physically forms part of a much larger site, all of which is previously undeveloped land that has historically been used as an orchard and agricultural use. The application site is in separate ownership to the adjoining northern larger site, but there is no physical boundary treatment between them. The two sites form part of one allocated housing site within the Thanet Local Plan.

The site is located at the end of Fairlawn Road, with a fence preventing either vehicular or pedestrian access onto the site from Fairlawn Road. Fairlawn Road is a cul-de-sac, containing semi-detached 2-storey dwellings.

To the west of the site is Broadstairs Retail Park, located within Westwood Town Centre. The site backs close onto the rear service yard area serving The Range retail unit.

To the east of the site are existing residential properties that front Northwood Road, including a bungalow and 2-storey detached and semi-detached dwellings.

The site is a green undeveloped area of land. Historically a few boundary trees were located within the site but these have since been removed. The site does not fall within a conservation area and the trees were not covered by a TPO, so consent for their removal was not required.

RELEVANT PLANNING HISTORY

F/TH/21/1732 - Erection of 6no. Dwellings (4no. Four bedroom dwellings and 2no. Three bedroom dwellings) with associated access, parking and landscaping
Granted - 13 April 2022

There is also a pending application for the adjoining site to the north :-

F/TH/21/0671 - Erection of 12No 3-bed dwellings, 26No 4-bed dwellings, 3No 1-bed flats, and 3No 2-bed flats, together with associated access, parking and landscaping, following demolition of existing structures.

PROPOSED DEVELOPMENT

An application can be made under section 73 of the Town and Country Planning Act 1990 to vary or remove conditions associated with a planning permission. Condition 8 of planning permission F/TH/21/1732 is a construction management plan condition that requires the following:

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, which shall be from Northwood Road only (and at no time from Fairlawn Road)*
- (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*
- (h) Access arrangements*

GROUND

In the interests of highway safety and neighbouring amenity, in accordance with Policy QD03 of the Thanet Local Plan and the advice contained within the NPPF.

This application seeks to vary the condition to allow for the use of Fairlawn Road for construction vehicles, and therefore it is proposed that the latter part of (a) be removed to read 'routing of construction and delivery vehicles to/from site'. A Section 73 application requires the consideration of the proposed change to the condition in question only.

DEVELOPMENT PLAN POLICIES

Thanet Local Plan 2020

SP01 - Spatial Strategy - Housing
SP29 - Strategic Access Management and Monitoring Plan (SAMM)
SP30 - Biodiversity and Geodiversity Assets
SP35 - Quality Development
SP43 - Safe and Sustainable Travel
SP45 - Transport Infrastructure
HO1 - Housing Development
GI04 - Amenity Green Space and Equipped Play Areas
QD01 - Sustainable Design
QD02 - General Design Principles
QD03 - Living Conditions
QD04 - Technical Standards
HE01 - Archaeology
CC02 - Surface Water Management
SE04 - Groundwater Protection
SE06 - Noise Pollution
TP02 - Walking
TP03 - Cycling
TP06 - Car Parking

NOTIFICATIONS

A site notice has been posted and neighbouring occupiers notified. Ten letters of objection have been received raising the following concerns:

- Lack of parking in Fairlawn Road,
- Increased noise and disturbance, including vibrations, which can impact on ability to work from home and health,
- Increased air pollution,
- Impact on health,
- Fairlawn Rd is too narrow and has parking difficulties, it won't be able to support large construction vehicles,
- If construction traffic is allowed then this could impact upon emergency vehicles accessing the road,
- Damage to vehicle from construction vehicles,
- It would be a danger for residents and visitors to use this road if it is used for construction vehicles,
- There is already a suitable access to the site from Northwood Road,

- There is no turning circle within Fairlawn Road,
- Driveways are likely to be obstructed by construction vehicles, which could impact upon business,
- Will cause a safety issue for pedestrians,
- Working days should be restricted to exclude weekends.

CONSULTATIONS

KCC Highways and Transportation -

(Final comment)

Thank you for your consultation in relation to the above planning application. I have the following comments to make with respect to highway matters :-

Following previous comments dated 8 June 2022, the applicant has submitted further details.

The application to vary Condition 8 for the routing of construction / delivery vehicles seeking the removal of the wording "from Northwood Road and not at any time from Fairlawn Road". The applicant has highlighted the constraints associated with access via Fairlawn Road, and has provided information regarding how this can be managed to reduce and mitigate disruption during the construction phase. Sufficient information has been submitted to justify and evidence how construction vehicles will access the site as access via Northwood Road is not available.

Deliveries to the site shall be made between 10am-2pm. Vehicles of 13m x 2.89m are proposed to be utilised, with no HGVs or trailers permitted. The size of vehicles are in line with Thanet DC Waste & Recycling freighters.

I am content that the CMP as submitted on 2nd September is sufficient and as such condition 8 can be varied.

(Initial comment)

The application seeks to vary Condition 8 for the routing of construction / delivery vehicles to and from the site from Northwood Road only and not utilising Fairlawn Road at any time. Due to the width and proximity of existing residential units, Fairlawn Road should not be utilised for construction vehicles. Due to the width of Fairlawn Road, refuse freighters currently reverse the length. This strategy has been accepted by the Recycling and Waste Team for the proposed site. However, frequent deliveries would cause disruption to existing residents to the detriment of highway safety.

Insufficient information has been submitted to justify and evidence how construction vehicles will access the site if the Northwood Road access not be available. Therefore, at this stage I am unable to advise for the Condition to be varied.

KCC PROW - No comments

KCC Archaeology - No comments

KCC Biodiversity - Thank you for consulting KCC's Ecological Advice Service. KCC's Ecological Advice Service previously commented on this proposal and made comments to inform Thanet District Council in our letter dated 11 February 2022 and subsequently on 3 March 2022. The advice provided in our previous responses applies equally to this amendment and therefore we have no further comments to make.

The proposed amendments to the original application are unlikely to have significantly different impacts on biodiversity than the original proposal.

Natural England - Natural England has previously commented on this proposal and made comments to the authority in our letter dated 26th May 2022 (Our ref: 392215).

The advice provided in our previous response applies equally to this amendment.

The proposed amendments to the original application are unlikely to have significantly different impacts on the natural environment than the original proposal.

Should the proposal be amended in a way which significantly affects its impact on the natural environment then, in accordance with Section 4 of the Natural Environment and Rural Communities Act 2006, Natural England should be consulted again. Before sending us the amended consultation, please assess whether the changes proposed will materially affect any of the advice we have previously offered. If they are unlikely to do so, please do not re-consult us.

TDC Waste and Recycling - No comments

TDC Environmental Health - Thank you for consulting Environmental Health on the submission of a CMP for which we offer the following comments.

The towable welfare unit with generator should be located at the farthest practicable point from residential properties. No sound power details have been provided; the unit should be selected for low sound power or will likely require additional screening. EH request further clarification in this regard.

Closed board fencing will need erecting along the southern and eastern boundaries - including access gates which shall be closed after access / egress; to help minimise noise and dust emissions.

I note the applicant has proposed to restrict deliveries to between 10am-2pm and site working hours:

0800 - 1700 Monday through to Friday

0800 - 1300 on a Saturday

No work to be carried out on a Sunday and Public Holidays

It also proposed to have a wheel washing at the exit from the site. There shall be an available water supply to be able to dampen dusty conditions daily - information requested as to water source; mains connection or bowser - details please.

Provided the above is incorporated within the CMP, EH have no objection.

Environment Agency - This application relates to condition(s) that was/were not requested by us, we therefore have no comments to make with regards to the discharge/variation of condition(s).

Southern Water - Southern Water have no objections to the above variation of condition 08. The comments in our response dated 28/12/2021 remain unchanged and valid.

COMMENTS

The application is brought before members as it had been called in by Cllr Mike Garner, to enable members to consider whether this will cause an unacceptable amount of disruption to the residents of Fairlawn Road.

Principle

The site lies within the urban confines. The site is sustainably located within close proximity of facilities and services and the bus stop, and is walking distance of Westwood Town Centre. The site is allocated for housing under Policy HO1 of the Thanet Local Plan, for a notional 45no. dwellings (when combined with the neighbouring site to the north). The proposal therefore complies with Policies SP01 and HO1 of the Thanet Local Plan.

The principle of development has been accepted through the original application F/TH/21/1732, which is an extant consent that expires on the 12th April 2025. The principle of development is therefore considered to be acceptable, subject to other material considerations.

Character and Appearance

The proposal does not seek to amend the design or layout of the proposal, and therefore there are no changes that could impact upon the character and appearance of the area.

The layout, scale and design, along with the proposed landscaping, continue to be considered acceptable, and in accordance with Policy QD02 of the Thanet Local Plan, and the NPPF.

Transportation

Access to the site has previously been from Northwood Road. Within Fairlawn Road no vehicular or pedestrian access to the site has been available. Instead a fence of approximately 2m in height has been in situ on the boundary between Fairlawn Road and the application site for a number of years. Given that it has appeared that the site previously

had access from Northwood Road, and given the concerns raised by residents through the original planning application regarding the narrow width of the road and the potential impact upon highway amenity and safety, it was considered reasonable to apply a condition that restricted construction vehicles to the use of the Northwood Road access only.

A vehicular access to the site has been created from Fairlawn Road following the removal of the boundary fence and some releveling works. Access to the approved housing development will be through Fairlawn Road.

This application to vary condition 8 has been submitted as the agent has advised that the site has no access rights from Northwood Road, and therefore the development cannot be constructed if condition 8 is enforced. It appears that the previous access from Northwood Road has been an informal arrangement, but there are no legal rights of access over the land from Northwood Road. The owner of the land to the north of the site has confirmed that they will not grant access rights over their land for construction vehicles. Land registry documents have been submitted for the application site, which confirm the lack of access rights to the site from Northwood Road. For this reason the only way in which the development can be constructed on this allocated housing site is if Fairlawn Road is used.

In order to determine whether the use of Fairlawn Road for construction vehicles would result in a highway safety concern, the submission of a construction management plan has been requested. This has since been submitted and advice has been sought from KCC Highways on the plan.

The construction management plan includes a site layout plan that identifies the temporary road into the site (to be of the same road design as the approved access road, including the turning head), the location of the access gate for securing the site (to be in the location of the previous boundary fence), the provision of 4no. site parking spaces within the site (in the location of the approved parking to serve the development), and the location of the portable office, lockable storage and fenced storage compound (which are to be located within the vicinity of plots 4 and 5, at the furthest point from neighbouring occupiers. The plan shows that construction vehicles will be able to enter and leave the site in a forward gear, park within the site whilst offloading construction materials, and site personnel and visitors will be able to park within the site, which means that there should be limited need to block access or park within Fairlawn Road. The construction management plan further advises that delivery vehicles will be restricted in size, residents will be notified of scheduled deliveries with 24 hours notice, and deliveries will take place only between the hours of 10am and 2pm, when the road is most clear of parked vehicles on the highway. A display board will also be erected at the site entrance that provides contact details for the developer and communication related to scheduled works and deliveries, and any proposed changes to these. A group through social media with residents is also proposed to be created for quick and clear communication with residents.

KCC Highways has commented, in response to the construction management plan submission, that adequate information has been submitted detailing how the use of Fairlawn Road as a construction access can be managed to reduce and mitigate disruption during the construction phase, including a proposed restriction on delivery hours and vehicle size, and as such KCC has advised that the proposed use of Fairlawn Road for construction vehicles

will not cause a highway safety impact to the residents of Fairlawn Road on the basis of the construction management plan submitted.

Any impact to residents would be on a temporary basis, and therefore only limited weight can be applied to the impact on residents from construction activities. The agent has advised the construction of the 6no. units are anticipated to take between 8 to 12 months, and therefore the impact upon highway amenity will be limited.

On the basis that permission has been granted for the erection of 6no. dwellings on the site, the agent is advising that Fairlawn Road is the only option for construction vehicles as there is no legal right of access from Northwood Road, and KCC highways has advised that in their view the use of Fairlawn Road for construction vehicles will not result in a highway safety concern, it would be unreasonable to refuse the variation of the condition.

Subject to all other safeguarding conditions, the impact upon highway safety as a result of this variation to allow for the use of Fairlawn Road for construction vehicles is considered to be acceptable and in accordance with the Thanet Local Plan and NPPF.

Living Conditions

Policy QD03 of the Thanet Local Plan states that 'all new development should be compatible with neighbouring buildings and spaces and not lead to unacceptable living conditions through overlooking, noise or vibration, light'.

The proposal has previously been considered as having an acceptable impact upon neighbouring living conditions, and no changes are being made to the design or layout of the proposal that could result in any additional impact upon neighbouring amenity.

Ten objection letters have been received from neighbouring occupiers raising concerns regarding noise and disturbance, air quality, vibrations and general impact on health from the use of Fairlawn Road for construction vehicles.

A construction management plan has been submitted in order to demonstrate that the impact upon neighbouring amenity during the construction process will be acceptable.

The construction management plan contains details of the proposed working hours of construction, being 08:00 - 17:00 Monday -Friday; 08:00 - 13:00 on Saturdays; and no work on Sundays or bank holidays.

Under the 'noise and vibration' section the report states that vehicles and plant will be in good working condition; plant and machinery will be shut down between works; plant and machinery capable of generating sufficient noise and vibration levels will be operated in a manner to restrict its duration; static plant and machinery sited as far away from the nearest dwellings as possible; mains electricity or battery powered equipment used instead of petrol powered generators where possible; and no stereos etc, to be audible at the site boundary.

Under the 'dust and mud' section the report states that engines of plant and machinery will be turned off when not in use; delivery activities, plant and stockpiled materials capable of

dust generation will be operated and carried out away from site boundaries; stored materials liable to dust generation shall be dampened down and moved away from site boundaries; skips shall be covered; roads shall be swept regularly; and vehicle wheel washing shall be stationed close to the site entrance. There will also be no burning of waste on the site.

Environmental Health has been consulted for their comments on the submitted construction management plan. They advise that the towable welfare unit with generator should be located at the farthest practicable point from residential properties, and that the unit should be selected for low sound power, otherwise additional screening may be required. They have advised that a close boarded fence will need to be erected along the southern and eastern boundaries, to include access gates that close after access/egress, to help minimise noise and dust emissions. They raise no objections to the proposed working hours, and in terms of the wheel washing, they've advised that a water supply needs to be made available for the dampening of dusty conditions.

A revised construction management plan has been submitted, which includes confirmation that a close boarded fence will be erected on the southern and eastern boundaries of the site to mitigate any dust and noise upon nearest residential properties; wheel washing facilities will be connected to existing mains water supply on the site; and there will no longer be a generator powering the offices and welfare unit, which will instead be served by a temporary electricity supply.

Environmental Health have advised that they have no objections to the amended construction management plan, which will be conditioned for compliance, alongside the submitted appendices.

Any impact to residents would be on a temporary basis, and therefore only limited weight can be applied to the impact on residents from construction activities. The agent has advised the construction of the 6no. units are anticipated to take between 8 to 12 months, and therefore the impact upon neighbouring living conditions will be limited, and is considered acceptable subject to the mitigation identified within the construction management plan.

The impact upon the living conditions of existing neighbouring properties, and future occupiers of the development, is therefore considered to be acceptable subject to safeguarding conditions, in accordance with Policy QD03 of the Thanet Local Plan and the NPPF.

Other Issues

Issues relating to archaeology, biodiversity, trees and drainage remain unchanged, with any issues that arose as part of the previous application continuing to be mitigated through the same safeguarding conditions.

SAMM Contribution

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 within close proximity of 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 for the C3 units to contribute to the district wide mitigation strategy, as agreed by Natural England.

The tariff for this contribution is provided in the SAMM report, and Policy SP29 of the Thanet Local Plan, and consists of £424 per 3-bed units, and £530 per 4-bed (plus) unit, resulting in a total of £2,968 for this development. The applicant has agreed to this contribution, which will be secured through a deed of variation to the submitted legal agreement under the previous approval or a new undertaking.

An appropriate assessment has been undertaken and accepted. This mitigation means that the Council has accorded with the Habitat Regulations.

Conclusion

The proposed development is located on an allocated housing site within the urban confines, and forms an extant consent, and as such the principle of development has previously been accepted. The layout and design of the proposal will not change, and as such the development continues to be considered as in keeping with the character and appearance of the area.

The proposed variation of condition 8, that allows for the use of Fairlawn Road for construction vehicles, will result in a temporary impact to residents, but following the submission of a construction management plan that provides details of the site access, turning and parking within the site, the intention for delivery and working hours within the site, and the intended mitigation for restricting noise and dust, KCC Highways and the Environmental Health Officer have both advised that the impact upon residents is not considered likely to be significant. As such the impact upon highway safety and neighbouring living conditions is considered to be acceptable.

It is therefore recommended that members defer and delegate the application for approval, subject to safeguarding conditions and the receipt of a signed unilateral undertaking securing the SPA contribution.

Case Officer

Emma Fibbens

TITLE: F/TH/22/0653

Project Land To The North Of Fairlawn Road And The West Of Northwood Road
Broadstairs Kent

