

Application No: 23/1208/FH

Location of Site: Maude Pavilion & Community Hall, Station Road, New Romney, TN28 8BB

Development: Demolition of the existing Maude Pavilion and adjacent Community Hall. Erection of a new sports pavilion, with community hall above. New nursery building and associated external works.

Applicant: New Romney Town Council

Agent: Alex Richards, Guy Hollaway Architects Ltd, The Tramway Stables, Rampart Road, Hythe, CT21 5BG

Officer Contact: David Campbell

SUMMARY

This application is for a new community hall and sports pavilion and new building for use as children's nursery. The new facility is considered to be well designed, with acceptable impacts on highways, ecology, residential amenity and all other material planning considerations. The Town Council has recognised that a new Community Hall and Sports Pavilion would be of benefit to local residents. It is therefore considered that the application is acceptable subject to conditions.

RECOMMENDATION:

That planning permission be granted subject to the conditions set out at the end of the report and that delegated authority be given to the Chief Planning Officer to agree and finalise the wording of the conditions and add any other conditions that he considers necessary.

1. INTRODUCTION

1.1. The application is reported to Committee because it has been called in by Cllr Wimble on the basis that a new community building should be scrutinised by committee.

2. SITE AND SURROUNDINGS

2.1. The application site comprises within the settlement boundary of New Romney and lies approximately 350m east of New Romney Station and the town centre. The site is accessed from Station Road (B2071) which has a 30mph speed limit.

2.2. The 4.74ha site is home to the existing Maude Sports Pavilion owned by New Romney Town Council and used by New Romney Town Football Club and Cricket Club. The field is used predominantly for football in the winter and cricket in the summer. The Seashells children's nursery building is sited just to the west of the existing pavilion. These buildings are set back from the road by approximately 9.5m and share an

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informal car park to the east of the existing pavilion which is accessed from Station Road.

- 2.3. There are a mixture of different land uses within the vicinity. On the northern side of Station Road to the north-west there is Marsh Academy School and leisure centre. Adjacent to the site to the west there is an NHS Community Health Clinic and a small, equipped play area. To the south-east the site shares a boundary with the Mountfield Road Industrial Site, a current established employment site and new employment opportunity site. Residential development bounds the other parts of the site.
- 2.4. The site is located within Flood Zones 1 but land immediately to the north is within Flood Zone 2 and 3 as identified by the Environment Agency. There are three internationally designated sites within 5km of the Site including the Dungeness, Romney Marsh & Rye Bay SPA, the Dungeness, Romney Marsh & Rye Bay Ramsar and the Dungeness SAC. Although the site itself is not within any of them. The Dungeness, Romney Marsh & Rye Bay SSSI is located approximately 0.8km to the north of the Site and the site itself falls within the SSSI Impact Risk Zone. The locally designated site, the Romney Warren Local Nature Reserve, is also within 2km of the application site.
- 2.5. The trees lining the south side of Station Road, immediately adjacent to the site's northernmost boundary are subject to a group Tree Preservation Orders (TPO) from 2007, and there is a group TPO along the site's eastern boundary.
- 2.6. On the opposite side of Station Road, to the north of the residential frontage development is a Local Landscape Area (LLA) designation. The Romney Marsh LLA is an expansive open, flat, and fertile coastal marshland drained by a network of ditches and is home to a wide diversity of wildlife. The existing site comprises two buildings to the northern boundary/frontage with Station Road (Maude Memorial Hall and Seashells Nursery), with sports pitches and open ground to the south.

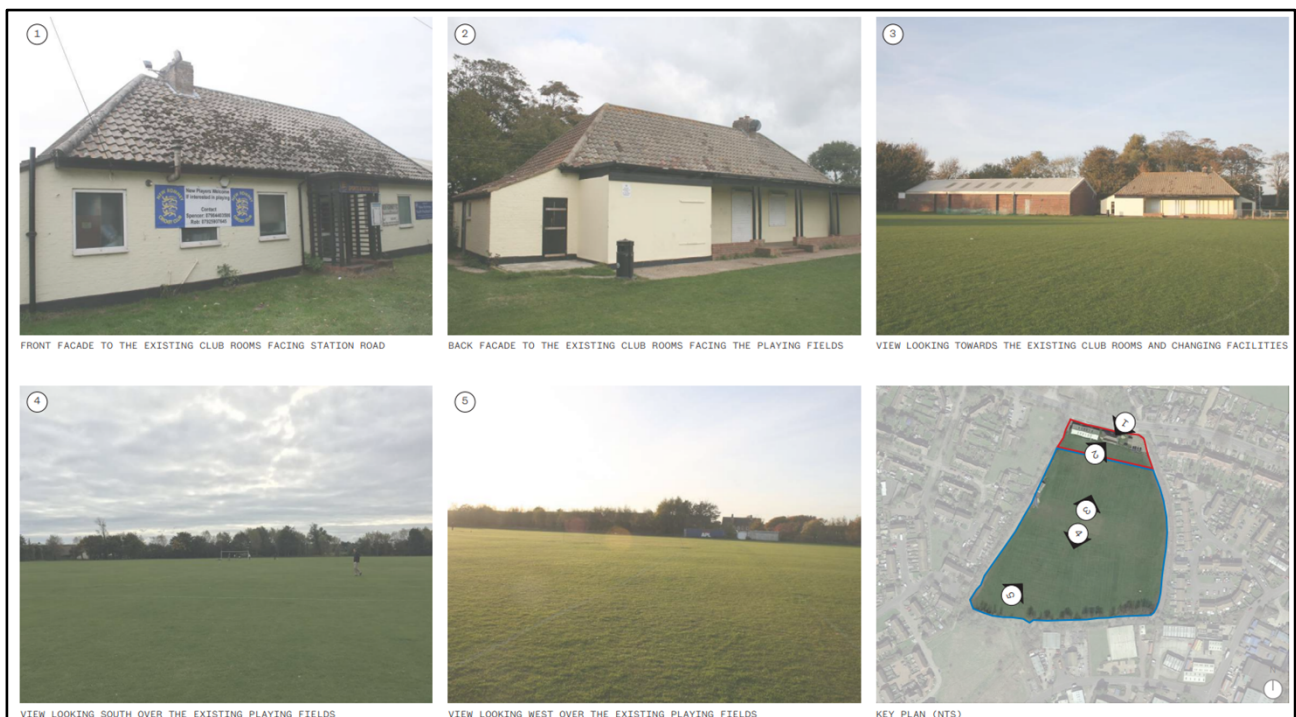


Figure1: Site plan and site photographs.

2.7 A site location plan is attached to this report as **Appendix 1**.

3. PROPOSAL

3.1 Full planning permission is sought for the demolition of the existing Maude Pavilion and adjacent Community Hall, the erection of a new sports pavilion, with a community hall above, a new nursery building and associated external works. The proposal is an alternative design from the previously approved scheme. The application would be set out in accordance with the plan below:

3.2

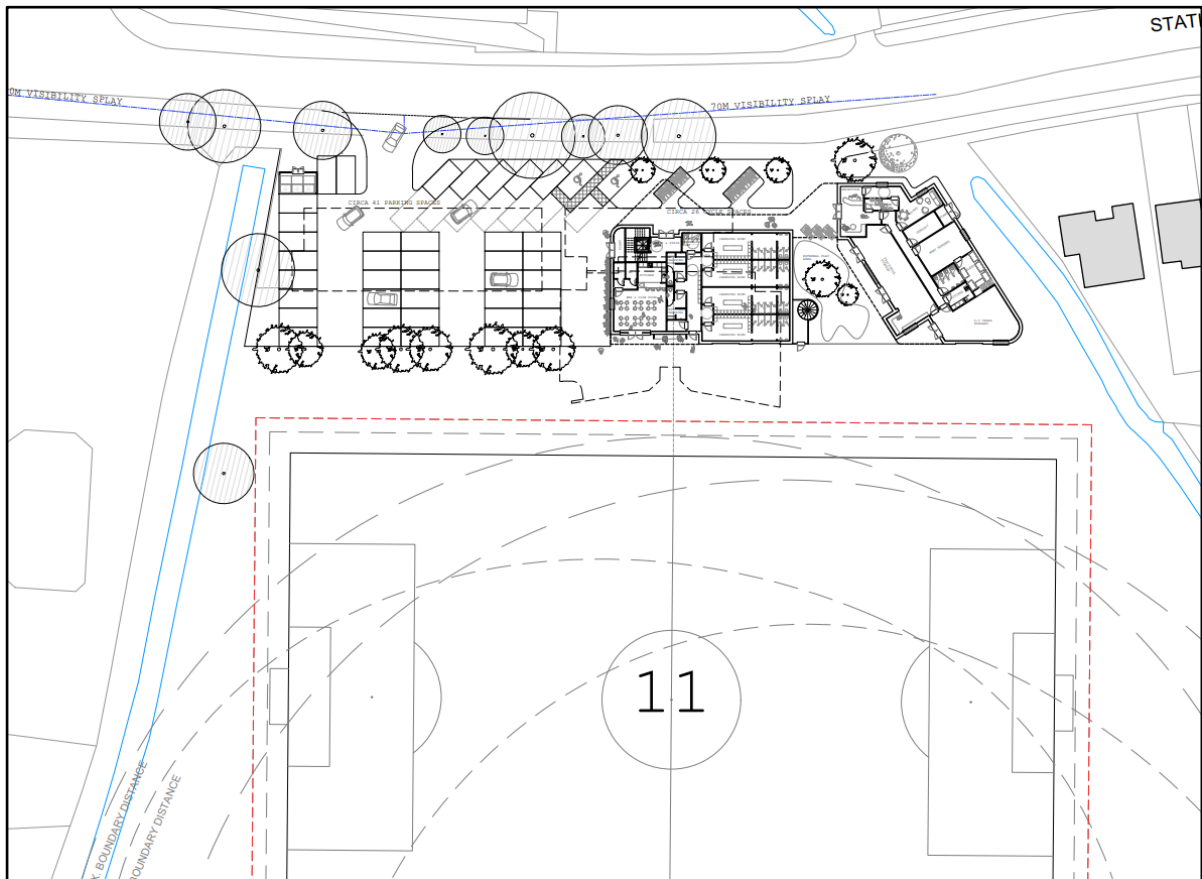


Figure 2: Proposed Block Plan

3.3 The proposed building containing the sports pavilion and community hall will be a two-storey building, in line with the previously approved plans for the site. The mass of the community hall building is broken up by the three pitched roofs profile of the first-floor community hall. The overall height of the sports pavilion/community hall is about 6.8m and stepped back approximately 15m from the road which assist in reducing the mass of the building. The ground floor sports pavilion has an internal area of 314 sqm and the first floor community hall would have a GIA of 224sqm and include south facing windows towards the sports pitches. The drawing below shows the appearance of the building:

3.4 The proposed nursery located to the east of the site is a single storey flat roof building that will be at a lower overall height in comparison to the existing nursery and set approximately 9.5m away from the road edge. It should be noted that the previous application proposed to refurbish the existing nursery. It would have an internal area of 289 sqm. In terms of materials, soft brown brick, powder coated aluminium frames, cement board cladding, metal seamed roof system and a sedum roof would all be incorporated into the design.

- 3.5 Landscaping for the scheme has been split into three zones. The street side (including the pedestrian entrance) would have new planting and trees to enhance the space between the road and buildings and the car park which would have trees planted along the southern line. The third area, the nursery play space, would have equipment and surfaces for the children to play and learn. The canopies to the south-western façade of the nursery would provide shelter. To the south of the buildings, the turf for the sports pitches are as close to the buildings as possible to create the largest possible area for sports. The football pitches and cricket pitches remain part of the current application.
- 3.6 In terms of parking, 41 spaces (including two disabled spaces) would be provided, along with 26 cycle spaces.



Figure 3: Proposed front and rear elevations.



Figure 4: Proposed images.

3.7 The following reports were submitted by the applicant in support of the proposals:

Design and Access Statement

The document has been prepared by the architects Guy Holloway Architects offering a site analysis, a design concept and the details of the design of the pavilion building and improvements to the nurse building. The document explains the design evolution of the scheme and the reasons for the design approach taken, along with details on the brief from the applicants.

Transport Statement

This document sets out that the use would not change as a result of the application, although parking provision would increase from 15 to 41 spaces (including two disabled spaces); 26 cycle spaces would also be provided. Other issues such as access, serving and overflow car parking would remain the same as existing. It is concluded that there are no identified highway reasons for planning permission to be withheld.

Preliminary Ecological Appraisal

This document sets out that there are three internationally designated sites within 5km of the site as well as a SSSI and Local Nature Reserve. The report considered the impact of the development on badgers, bats, breeding birds, hazel dormouse, Great Crested Newts, reptiles, otters and water voles. There are a series of recommendations and suggested biodiversity enhancement measures set out at the end of the report. Subject to these being adhered to, the scheme would have an acceptable impact on ecology. Additional information has been submitted with the application with regards to water voles and bat boxes which has also recommended the inclusion of a construction and environmental management plan.

Bat Survey Report

This document considers that two buildings on site are suitable for bat roosts and survey confirmed the presence of an individual day roost in one of the buildings. An appropriate EPS mitigation licence will need to be sought and approved from Natural England prior to the start of any works. Subject to a series of recommendations and enhancements, the document confirms that the development would have an acceptable impact on bats.

Arboricultural Impact Assessment and Method Statement

This document sets out that a total of three individual trees and part of one group of trees will be removed to enable the proposed development, although there are significant opportunities for new planting. The report concludes that through the specified tree protection measures and construction methodologies, it will be possible to minimise the impact of the proposed development on the retained trees and as such there are no reasons to refuse permission on tree grounds.

4. RELEVANT PLANNING HISTORY

4.1 The relevant planning history for the site is as follows:

Y19/0553/FH	Erection of a two-storey community hall and sports pavilion following the demolition of the Maude Pavilion. Refurbishment of the existing nursery building including a new recreational play area and the erection of 34 dwellings with associated landscaping, parking and access in the south-west of the recreation ground.	Approved with conditions and S106
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5. CONSULTATION RESPONSES

5.1 The consultation responses are summarised below.

Consultees

New Romney Town Council: No objection subject to EPS mitigation licenses relating to bat roosts.

KCC Highways and Transportation: No objections raised to the additional information subject to conditions.

KCC Ecology: requested additional information on bat boxes and the potential impact on water vole habitat. This has been provided by the applicant.

KCC Flood and Water Management: Falls outside their remit for comments.

KCC Archaeology: No objections. The site lies within an area of multi-period archaeological potential, however it is unlikely that these proposals would have a significant below-ground archaeological impact.

Environment Agency: Falls outside their remit for comments.

Natural England: No comments

Romney Marsh Internal Drainage Board: No comments

Sports England: Withdrew its statutory objection following additional clarification from the applicants, although does not support the application. They have requested a condition on the use of nursery not commencing until details of the fence to protect the users of the outside play area have been approved. Without this they would object to the application.

Arboricultural Manager: No comments

Local Residents Comments

- 5.2 No letters of objection have been received on the application. New Romney Football Club have supported the application.
- 5.3 Responses are available in full on the planning file on the Council's website:
<https://searchplanapps.folkestone-hythe.gov.uk/online-applications/>

6. RELEVANT PLANNING POLICY

- 6.1 The Development Plan comprises the Places and Policies Local Plan 2020 and the Core Strategy Review Local Plan 2022.
- 6.2 The relevant development plan policies are as follows:-

Places and Policies Local Plan 2020

HB1 – Quality Places through Design
HB3 – Internal and External Space Standards
E8 – Provision of Fibre
C3 – Provision of Open Space
CC3 – Sustainable Drainage Systems (SuDS)
T2 – Parking Standards
T5 – Cycle parking
NE2 – Biodiversity
CC2 – Sustainable Design and Construction

Core Strategy Review (2022)

SS1 – District Spatial Strategy
SS2 – Housing and the Economy Growth Strategy
SS3 – Place Shaping and Sustainable Settlements Strategy
CSD1 – Balanced Neighbourhoods
CSD2 – District Residential Needs
CSD4 – Green Infrastructure of Natural Networks, Open Spaces and Recreation
CSD5 – Water and Coastal Environment Management in Shepway
CSD8 – New Romney Strategy

- 6.3 The following are also material considerations to the determination of this application.

Government Advice

National Planning Policy Framework (NPPF) 2023

Members should note that the determination must be made in accordance with the Development Plan unless material considerations indicate otherwise. A significant

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material consideration is the National Planning Policy Framework (NPPF). The NPPF says that less weight should be given to the policies above if they are in conflict with the NPPF. The following sections of the NPPF are relevant to this application:-

Paragraph 11 - Presumption in favour of sustainable development.

Paragraph 47 - Applications for planning permission be determined in accordance with the development plan.

National Planning Policy Guidance (NPPG)

Design: process and tools

Climate Change

Flood Risk and Coastal Change

Natural Environment

National Design Guide October 2019

C1 -Understand and relate well to the site, its local and wider context

I2 - Well-designed, high quality and attractive. Paragraph 53 'Well designed places are visually attractive and aim to delight their occupants and passers-by'.

N3 - Support rich and varied biodiversity

7. APPRAISAL

7.1 In light of the above the main issues for consideration are:

- a) Principle of development and sustainability
- b) Design/layout/visual amenity
- c) Residential amenity
- d) Ecology and biodiversity
- e) Protected trees
- f) Contamination
- g) Drainage
- h) Archaeology
- i) Highway safety

a) Principle of development and sustainability

7.2 The principle of development has been established through the granting of application Y19/0553/FH. The proposal would provide a community hub consisting of a combined

multipurpose community hall and sport pavilion, new car parking and access and a new nursery in a similar manner to the approved scheme. The associated 34 dwellings granted with the previous application were as an enabling development for the current scheme, although it does not form part of this application. Given the previous approval on site, the principle of development is acceptable.

- 7.3 It is noted that Sport England have not objected to the application but have not supported it either. It is noted that the applicant and Sport England have had discussions since Sport England, which has resulted in Sport England removing their original objection to the application subject to a condition requiring fencing to protect the nursery. There are no objections to this condition being attached to an approval to alleviate Sport England's concerns. It is therefore considered that the application could not be refused on these grounds and successfully defended at appeal.

b) Design/layout/visual amenity

- 7.4 Policy HB1 of the PPLP state that proposals should not have a detrimental impact on the street scene, either by themselves or cumulatively and should make a positive contribution to their location and surroundings. The NPPF also encourages high quality design.
- 7.5 The ground floor of the community hub would contain team and officials changing rooms, medical room and circulation space together with storage space and a plant. At first floor level there would be a multipurpose function space, intended for a variety of functions. This space would contain a bar and a kitchen with servery, a large balcony would be provided with views across the playing fields, storage and toilets.
- 7.6 The buildings would be shifted away from their existing footprint to enable a larger car park to be constructed. Both buildings have been designed as solid square structures at ground floor level, with a combination of opening and recessed brickwork to provide visual interest along with a sedum roof around the two-storey building. The first floor of the community building provides architectural interest in the form of three pitches at roof level and a large viewing platform allowing views over the sports fields. The proposed nurse building would have a similar design approach with a louvred area at roof level for plant.
- 7.7 The Community Hub and Sports Pavilion development has been designed with contemporary architecture which is intended to reflect the modern facilities it would provide. It is considered that the visual appearance of both buildings is acceptable and would represent an improvement in design terms over the existing buildings on site, while also offering new and improved facilities for the local community and sports clubs.
- 7.8 The modern design approach is considered to be appropriate to the use of the buildings and would sit comfortably in its surroundings as a modern replacement to an existing facility. It is considered that the proposal would meet the criteria of local and national design policies in this respect and as such there are no objections on these grounds.

c) Residential Amenity

- 7.9 HB1 of the Places and Policies Local Plan (PPLP) states that development should not lead to an adverse impact on the amenity of future occupiers, neighbours, or the surrounding area, taking account of loss of privacy, loss of light and poor outlook.

7.10 It is not considered that the proposal would impact on the residential amenity of the occupiers of neighbouring properties over and above the previous approval. It is therefore considered that the application is acceptable on these grounds.

d) Parking and Highways

7.11 The application has been submitted with a Transport Statement to address the highway implications of the proposed development. This sets out that the use of the site would not change as a result of the development and that it is very similar in highway terms to the approved scheme.

7.12 It is also noted that parking provision would increase from 15 to 41 spaces (including two disabled spaces) giving greater capacity for those visiting the site, reducing impact on the local highway network. Although it is acknowledged that overspill parking would still be provided on the street and neighbouring academy. The application also proposes 26 cycle spaces which would assist with encouraging more sustainable modes of transport.

7.13 Other issues such as access, turning space and visibility splays are also considered to be acceptable given the existing situation and previous approval. KCC Highways requested additional information on the widening of two parking spaces adjacent to the bin store and that cycle parking proposals should be revised to be fully covered. The applicants have addressed these issues with amended plans which KCC have accepted. It is therefore considered that the application is acceptable on highway grounds.

e) Flood Risk and Drainage

7.14 The site is shown in the Environment Agency mapping to lie in Flood Zone 1 (low risk). Flood Zone 1 is the area described as having a less than 0.1% annual probability of fluvial or tidal flooding. All land uses are appropriate in this flood zone. The site is not at risk from off-site surface water. It is considered that it would be appropriate to attach conditions to any approval to ensure the scheme remains acceptable on these grounds. Subject to these being adhered to, it is considered that the application is acceptable on these grounds.

f) Arboricultural Impacts

7.15 The majority of trees alongside the eastern boundary are protected by Tree Protection Order 16 of 1995 and the streetside trees to the north by Tree Protection Order 07 of 2007.

7.16 The Arboricultural Impact Assessment and Method Statement identifies that trees would be removed to facilitate the proposed development and that there are opportunities for the planting of new trees. It is considered that subject to conditions such as ensuring works are carried out in accordance with the recommendations set out in the report and a full landscaping plan with replacement tree planting, it is considered that the application would be acceptable on these grounds.

g) Ecology and Biodiversity

- 7.17 The application has been accompanied by a Preliminary Ecological Appraisal (PEA) and Bat Survey which assessed the site's potential to support protected species and habitats.
- 7.18 The survey identified one of the buildings is suitable for roosting bats and that mitigation measures and a Natural England licensing agreement would be required to make the application acceptable. KCC Ecology have also requested additional information with regards to water voles which has been provided by the applicant.
- 7.19 The PEA has also considered the impact of the development on badgers, breeding birds, hazel dormouse, Great Crested Newts, reptiles and otters and found that none would be harmed by the proposal. There are also considered to be no impacts on the internationally designated sites, the SSSI and the Local Nature Reserve either.
- 7.20 It is considered that subject to conditions on safeguarding protected species and on measure to enhance biodiversity, the proposal would not harm protected species or any of the designations in the area. There are therefore no objections on these grounds.

h) Contamination

- 7.21 No issues regarding contamination were found with the previous application which is still an extant permission. The Council's contamination advisors have previously advised that the contamination potential of the site is likely to be limited. However, they recommend that further consideration of ground gas risk is made and that a watching brief for contamination is kept during the works, particularly during removal of existing building slabs and hardstanding. It is considered that it is appropriate that a condition is reattached here in case any further contamination is found on site. Subject to this, there are no objections on these grounds.

Environmental Impact Assessment

- 7.22 In accordance with the EIA Regulations 2017, this development has been considered in light of Schedules 1& 2 of the Regulations and it is not considered to fall within either category and as such does not require screening for likely significant environmental effects.

Local Finance Considerations

- 7.23 Section 70(2) of the Town and Country Planning Act 1990 (as amended) provides that a local planning authority must have regard to a local finance consideration as far as it is material. Section 70(4) of the Act defines a local finance consideration as a grant or other financial assistance that has been, that will, or that could be provided to a relevant authority by a Minister of the Crown (such as New Homes Bonus payments), or sums that a relevant authority has received, or will or could receive, in payment of the Community Infrastructure Levy.
- 7.24 In accordance with policy SS5 of the Core Strategy Local Plan the Council has introduced a Community Infrastructure Levy (CIL) scheme, which in part replaces planning obligations for infrastructure improvements in the area. There is no CIL requirement for this development.

Human Rights

7.25 In reaching a decision on a planning application the European Convention on Human Rights must be considered. The Convention Rights that are relevant are Article 8 and Article 1 of the first protocol. The proposed course of action is in accordance with domestic law. As the rights in these two articles are qualified, the Council needs to balance the rights of the individual against the interests of society and must be satisfied that any interference with an individual's rights is no more than necessary. Having regard to the previous paragraphs of this report, it is not considered that there is any infringement of the relevant Convention rights.

Public Sector Equality Duty

7.26 In determining this application, regard has been had to the Public Sector Equality Duty (PSED) as set down in section 149 of the Equality Act 2010, in particular with regard to the need to:

- Eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Act;
- Advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; and
- Foster good relations between persons who share a relevant protected characteristic and persons who do not share it. It is considered that the application proposals would not undermine objectives of the Duty.

It is considered that the application proposals would not conflict with objectives of the Duty.

Working with the applicant

7.27 In accordance with paragraphs 38 of the NPPF, Folkestone and Hythe District Council (F&HDC) takes a positive and creative approach to development proposals focused on solutions. F&HDC works with applicants/agents in a positive and creative manner.

8. CONCLUSION

8.1 It is considered that the application is acceptable for the reasons set out above and the fact that a similar scheme has already been approved on site. It is considered that the application should be approved subject to conditions.

9. BACKGROUND DOCUMENTS

9.1 The consultation responses set out at Section 5.0 are background documents for the purposes of the Local Government Act 1972 (as amended).

10. RECOMMENDATIONS

That planning permission be granted subject to the following conditions and that delegated authority be given to the Chief Planning Officer to agree and finalise the wording of the conditions and add any other conditions that he considers necessary.

Conditions:

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1. The development must be begun within three years of the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990 (as amended).

2. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the following submitted plans:

22.0054.200-01 Rev: P0
22.0054.200-02
22.0054.200-10 Rev: P0
22.0054.200-11 Rev: P0
22.0054.200-20 Rev: P0
22.0054.200-21
22.0054.200-22
22.0054.200-50

Reason: For the avoidance of doubt and in order to ensure the satisfactory implementation of the development.

3. No construction work above the slab level of any building on site shall take place until samples of the materials to be used in the construction of the external surfaces of the buildings hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure the satisfactory appearance of the completed development and in the interests of visual amenity.

4. Prior to the commencement of development, a Construction and Environmental Management Plan shall be submitted and approved in writing by the Local Planning Authority. Details shall include:

- wheel washing facilities
- vehicle loading/unloading and turning facilities,
- parking facilities for site personnel and visitors
- hours of work
- measures required to ensure the banks and watercourse remain unaffected
- safeguarding of protected species
- pre-commencement check for water vole evidence be conducted by a suitably qualified person

The approved details shall be implemented for the duration of construction at the application site.

Reason: In the interests of public amenity and highway safety. These details are required prior to the development to ensure that the development can proceed without an adverse impact on local residents and the local highway network.

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5. The vehicle parking and vehicle turning facilities shown on the approved plans shall be kept provided and available for parking purposes in connection with the approved development prior to the first use of any of the buildings and at all times thereafter.

Reason: To ensure the permanent retention of the facilities for parking purposes within the curtilage of the site in order to avoid obstruction of the highway.

6. Prior to the first occupation of any of the permitted buildings, the visibility splays shown on the submitted plan shall be provided and thereafter maintained with no obstructions over 1.05 metres above carriageway level within the splays.

Reason: In the interests of highway safety.

7. In the event that, at any time while the development is being carried out, contamination is found that was not previously identified, it shall be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment shall be undertaken and where remediation is necessary a remediation scheme shall be prepared. The results shall be submitted to the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report shall be prepared and submitted to the Local Planning Authority.

Reason: To protect the environment and human health against contamination and pollution.

8. No drainage system for the infiltration of surface water to the ground are permitted other than with the written consent of the Local Planning Authority. Any proposals for such systems must be supported by an assessment of the risks to controlled waters and the development shall be carried out in accordance with the approved details.

Reason: To ensure the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution caused by mobile contaminants.

9. Development shall not begin 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 (with reference to published guidance)
- That silt and pollutants resulting from the site use can be adequately managed to ensure there is no pollution risk to receiving waters
- Appropriate operational, maintenance and access requirements for each drainage feature or SuDS component are adequately considered, including any proposed arrangements for future adoption by any public body or statutory undertaker.

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The drainage scheme shall be implemented in accordance with the approved details.

Reason: 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.

10. Prior to any works commencing above slab level details of how the development will encourage biodiversity to include the ecological enhancements, as specified in paragraph 7.1 of the Preliminary Ecological Appraisal (Greenspace Ecological Solutions – July 2023), will be submitted to and approved in writing by the Local Planning Authority, and shall be carried out in accordance with details.

Reason: To encourage biodiversity.

11. The development shall take place in full accordance with the Arboricultural Method Statement (Greenspace Ecological Solutions – July 2023).

Reason: To ensure the works are carried out in accordance with good practice.

12. No development beyond the construction of foundations shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. These details shall include existing trees, shrubs and other features, planting schedules of plants, noting species (which shall be native species and of a type that will encourage wildlife and biodiversity), plant sizes and numbers where appropriate, means of enclosure, hard surfacing materials, and an implementation programme.

Reason: In the interests of the visual amenity of the area and encouraging wildlife and biodiversity.

13. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed in writing with the Local Planning Authority.

Reason: In the interests of the visual amenity of the area and encouraging wildlife and biodiversity.

14. Upon completion of the approved landscaping scheme, any trees or shrubs that are removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced with trees or shrubs of such size and species as may be agreed in writing with the Local Planning Authority, and within whatever planting season is agreed.

Reason: In the interests of the visual amenity of the area and encouraging wildlife and biodiversity.

15. Development shall be carried out in accordance with the recommendations specified in sections 6.1 and 6.2 of the Bat Survey (Greenspace Ecological Solutions – August 2023).

Reason: To protect bats on site.

16. The use of nursery shall not commence until details of the fence to protect the users of the outside play area have been submitted and approved in writing. Development shall be carried out in accordance with the approved plans prior to the first use of the nursery hereby approved

Reason: To ensure the development is does not have a negative impact on the playing fields and to protect the users of the play area and to accord with Development Plan Policy

Informatives:

1. This permission does not convey any approval for the required amendments to the existing vehicle crossing or any other works within the highway for which permission must be obtained from Kent Highway Services, Ashford Highway Depot, Henwood Industrial Estate, Javelin Way, Ashford, Kent TN24 8AD

Appendix 1 – Site Location Plan