

PLANNING AND LICENSING COMMITTEE

29 November 2016

SUPPLEMENTARY INFORMATION TO SCHEDULE OF APPLICATIONS

- 1. Y16/0724/SH (Page 9) Ferne Lodge 87 Seabrook Road Hythe Kent**

Outline application for the erection of a block of 20 sheltered housing units (Class C3), following the demolition of the building on the site, with the matter of 'Landscaping' reserved for future consideration.

- 2. Y16/0860/SH (Page 35) Willow Cottage Cannongate Road Hythe Kent**

Construction of a new house following demolition of existing house.

Mike Simmonds, applicant's agent, to speak in support of the application

- 3. Y16/0673/SH (Page 53) Bakers Gap Jointing Chamber Coronation Parade Folkestone Kent**

Formation of a rock revetment east of Coronation Parade and timber fendering installed along front of Coronation Parade arches.

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- 3. Y16/0673/SH (Page 53) Bakers Gap Jointing Chamber Coronation Parade Folkestone Kent**

KCC Ecology Additional Information

Thank you for requesting advice on this application from KCC's Ecological Advice Service. This service provides advice to planning officers to inform Shepway District Council planning decisions with regard to the potential ecological impacts. Any additional information, queries or comments on this advice that the applicant or other interested parties may have must be directed to the Planning Officer who will seek further advice from us where appropriate and necessary.

Under the Natural Environment and Rural Communities Act (2006), "Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity". In order to comply with this Biodiversity Duty', planning decisions

must ensure that they adequately consider the potential ecological impacts of a proposed development.

The National Planning Policy Framework states that *"the planning system should contribute to and enhance the natural and local environment by...minimising impacts on biodiversity and delivering net gains in biodiversity where possible."*

Paragraph 99 of Government Circular (ODPM 06/2005) Biodiversity and Geological Conservation - Statutory Obligations & Their Impact Within the Planning System states that *"It is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before the planning permission is granted otherwise all relevant material considerations may not have been addressed in making the decision."*

Natural England has published Standing Advice on protected species and Ancient Woodland. When determining an application for development that is covered by the Standing Advice, Local Planning Authorities must take into account the Standing Advice. The Standing Advice is a material consideration in the determination of applications in the same way as a letter received from Natural England following consultation.

We have reviewed the ecological information submitted in support of this application and advise that sufficient information has been provided to determine the planning application. Therefore we require no additional information.

We welcome the collaboration with Kent wildlife Trust in regards to the ecological issues and their input into the *Environmental Statement*. The document includes details of the ecological walkover survey and concludes that the proposed rock revetment is of relatively low algal and faunal diversity and will therefore have *low* ecological impact.

Mitigation measures have been provided in table 1.4 and we advise that these are adequate to ensure that there are no detrimental effects on any ecological sensitive areas.

Enhancements

One of the principles of the National Planning Policy Framework is that *"opportunities to incorporate biodiversity in and around developments should be encouraged"*.

There is scope to provide ecological enhancements alongside this development and these include the incorporation of BIOBLOCKS to provide ecological niches. We advise that Shepway district Council aim to secure these measures as a condition of any planning application to ensure that biodiversity is incorporated alongside the development.