

**Reference Code of Application:**

DA/13/00385/FUL

Vision Homes  
C/O Collins & Coward/Mr Ian Coward  
Westwood Park  
London Road  
Little Horkesley, Colchester  
Essex  
CO6 4BS

**TOWN AND COUNTRY PLANNING ACT 1990  
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)  
(ENGLAND) ORDER 2010**

**Notification of Grant of permission  
to Develop Land**

**TAKE NOTICE** that the **DARTFORD BOROUGH COUNCIL**, the district planning authority under the Town and Country Planning Acts, **HAS GRANTED PERMISSION** for the development of land situated at

**Land at Drudgeon Way Beacon Drive Bean Kent**

Referred to in your application for permission for development registered on the 27th March 2013

And being

**Erection of 2 x 3 beds and 3 x 4 bed houses (5 dwellings in total), access road, car parking spaces, cycle spaces (6), van space and visitor spaces**

As Shown in; Site Location Plan OS Rev B; Site Plan GA-P-S01 Rev K; Site Plan 2: Appeal comparison GA-P-S02 Rev E; Level 00 GA-P-L00 Rev I; Level 01 GA-P- L01 Rev H; Level 02 GA-P- L02 Rev I; Level 03 GA-P-L03 Rev H; Houses 01 & 02 Elevations: GA\_EL\_A Rev C; House 03, 04, 05, GA\_EL\_B Rev A; Plans house 01 & 02 H\_01\_02 Rev A; Plans House 03 H\_03 Rev A; Plans House 04 H\_04 Rev A; Plans House 05 H\_05 Rev A; Section B-B GA-S-BB Rev E; Section C-C GA-S-CC Rev E; Section D-D GA-S-DD Rev D; Section E-E GA-S-EE Rev C; Section F-F GA-S-FF Rev E; Section M-M GA-S-MM Rev E; Faceted Section N-N GA-S-NN Rev F; Section P-P GA-S-PP Rev D; Section Q-Q GA-S-QQ Rev D; Section R-R GA-S-RR Rev B; Section S-S GA-S-SS Rev B; Section S-S & T-T GA-S-01 Rev B; Section T-T GA-S-TT Rev D; Tree Constraints Plan OS 419-12.1 Rev A; Tree Retention and Removal Plan OS 419-12.2 Rev A; Tree Protection Plan OS 419-12.3 Rev A; Tree Report ref OS 419-12.Doc1 Rvs A dated March 2012.

**Permission is GRANTED subject to the following condition(s):**

**Time Limits**

01 The development hereby permitted shall be begun before the expiration of two years from the date of this permission.

## **Before Development Commences**

02 Prior to any site clearance and prior to any work starting on site a detailed landscape scheme and landscape management plan shall be submitted to and approved by the local planning authority. This shall include details of:

- objectives of the landscape scheme;
- the management and eradication of Japanese knotweed on the site;
- details of work within the Root Protection Area of existing trees;
- proposed hard and soft landscaping scheme;
- details of access to the landscaped area;
- ownership and conveyance of the landscaped areas;
- the standard of maintenance appropriate;
- the tasks required to achieve this;

The landscape scheme and landscape management plan shall be implemented as approved to the occupation of the first unit (unless this falls outside of the planting season in which case it shall be implemented at the first opportunity during the following planting season, between October and March inclusive). Such landscaping shall thereafter be maintained for a period of five years. Any trees, shrubs or grassed areas which die, are removed or become seriously damaged or diseased within this period shall be replaced within the next planting season with plants of similar species and size to that approved.

03 Before commencement of the development hereby approved, details of existing and proposed levels of the land and building(s), including a contoured site plan and cross sections, shall be submitted to and approved by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

04 Prior to any work commencing on site full details of proposed retaining walls/structures and boundary treatments, such details to include construction methodology, shall be submitted to and approved by the Local Planning Authority. Development shall be carried out and thereafter maintained in accordance with the approved details

05 Before commencement of the development hereby approved, details and samples of all materials to be used externally shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

06 Before commencement of the development hereby approved, details of the surface water and foul drainage system for the development shall be submitted to and approved by the Local Planning Authority. The details shall be implemented as approved prior to first occupation of the development.

07 Before commencement of any building operations on site, a contaminated land assessment, including a site investigation and remediation methodology (if necessary) shall be submitted to and approved by the Local Planning Authority. If during any works contamination is encountered which has not previously been identified then the additional contamination shall be fully assessed and an appropriate remediation scheme agreed with the Local Planning Authority. Any remediation details shall be implemented as approved.

- 08 Before commencement of any clearance works on site (including delivery of associated machinery or materials) details of an appropriate ecology survey shall be carried out in accordance with details approved by the Local Planning Authority, but such survey to include birds, bats and reptiles and the likely presence of any mammals on the site. Where appropriate this shall be followed by a mitigation strategy and monitoring scheme (to include a programme of implementation) to be submitted to and approved by the Local Planning Authority prior to any works starting on the site. The mitigation strategy, monitoring scheme and programme of implementation shall be implemented in accordance with the approved details.
- 09 Before commencement of any building operations on site (including delivery of associated machinery or materials) tree protection measures shall be erected around all retained/protected trees in accordance with the details approved by the Local Planning Authority.
- 10 Prior to development commencing a construction method statement shall be submitted for prior approval in writing by the Local Planning Authority. The subsequent clearance and construction work shall only be carried out in accordance with the approved details.

#### **Regulation(s) on Site**

- 11 Apart from those shown to be felled no trees on the site shall be felled, lopped, topped or pruned before or during building operations except with the prior agreement in writing of the Local Planning Authority. Any trees removed or which die through lopping, topping or pruning shall be replaced in the next planting season with trees of such size and species as may be agreed by the Local Planning Authority.
- 12 No tree or shrub removal or clearance works shall take place between 1st March and 31st August inclusive in any year unless otherwise agreed in writing the Local Planning Authority.
- 13 No clearance or construction work shall take place on the site outside the hours of 08.00 to 18.00 Mondays to Fridays inclusive, and 08.00 to 13.00 on Saturdays with no work on Sundays and Bank Holidays and no demolition shall or site works shall be undertaken in the bird nesting season.

#### **Before Occupation**

- 14 Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from parking areas and hardstandings shall be passed through an oil interceptor designed and constructed to have a capacity and details compatible with the site being drained. Roof water shall not pass through the interceptor.
- 15 Prior to occupation of the development hereby approved, visibility splays of 2.4m by 43 metres shall be provided and thereafter there shall be no obstruction exceeding 600mm within the splays.

- 16 No dwelling shall be occupied until the car parking spaces, turning areas and means of access shown on the approved plans to serve it have been provided. These shall be kept available for such use at all times and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 or not, shall be carried out on that area of land or to preclude vehicular access thereto.
- 17 Prior to occupation of the development hereby approved, a contaminated land closure report shall be submitted to and approved by the Local Planning Authority. The closure report shall include details of the proposed remediation works and the quality assurance certificates to show that the works have been carried out in full in accordance with the approved methodology. This shall include photographic evidence. Details of any post remediation sampling and analysis to show the site has reached the required clean-up criteria shall be included in the closure report together with the necessary documentation detailing what waste materials have been removed from the site.
- 18 Prior to the occupation of the development hereby approved, covered and secure cycle parking shall be provided on site in accordance with details to have been submitted to and approved by the local planning authority. The cycle parking shall be implemented and maintained in accordance with the approved details.
- 19 Prior to occupation of the dwellings hereby approved details of the long-term management proposals for the private road, to include the establishment of a management body, shall be submitted to and approved by the Local Planning Authority. The road shall thereafter be managed in accordance with the approved details.

**Other Condition(s)**

- 20 The windows shown to obscure glazed on the plans hereby approved shall be glazed with a minimum obscurity level of 3 as referred to in the Pilkington Texture Glass Range leaflet, or nearest equivalent as may be agreed in writing by the Local Planning Authority. The obscured glazing shall be maintained as such thereafter.
- 21 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order) no extensions, alterations or other form of enlargement to the residential development hereby permitted, nor erection of porches, outbuildings, hardstandings, storage tanks, gates, fences, walls or other means of enclosures, shall take place without the prior written permission of the Local Planning Authority.
- 22 No external lighting whatsoever shall be placed on any building, within the grounds or within any parking, service or turning area without first obtaining the prior approval in writing of the Local Planning Authority. Such details shall include siting, angles, levels of illumination and any shields. Any external lighting approved shall be carried out and maintained in accordance with the approved details.
- 23 No infiltration of surface water drainage into the ground is permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters.

**And for the following reason(s):**

- 01 In pursuance of Section 92 (1) of the Town and Country Planning Act 1990. A reduced time period for implementation is considered appropriate as the appellant has cited viability and current market conditions for the lack of affordable housing.
- 02 In the interest of the landscape and visual amenity of the site and long term maintenance of the landscaping on site.
- 03 In order to secure a satisfactory form of development having regard to the sloping nature of the site and the amenities of neighbouring occupants.
- 04 To ensure that the proposed development does not prejudice the enjoyment by neighbouring occupiers of their properties and the appearance of the locality in accordance with Policies B1 and H12/H14 of the adopted Dartford Local Plan.
- 05 To ensure that the development does not harm the character and appearance of the locality in accordance with Policies B1 and H12/H14 of the adopted Dartford Local Plan.
- 06 To ensure satisfactory means of surface water and foul drainage in accordance with Policy B1 of the adopted Dartford Local Plan.
- 07 In the interests of safety and amenity in accordance with Policy B1 of the adopted Dartford Local Plan.
- 08 To ensure the continued presence of protected species on the site in accordance with Policy B1 of the adopted Dartford Local Plan.
- 09 To prevent damage to the trees in the interest of the visual amenities of the area in accordance with Policy B1 of the adopted Dartford Local Plan.
- 10 In the interests of residential amenity in accordance with Policy B1 of the adopted Dartford Local Plan.
- 11 To ensure that as many trees as possible are retained and preserved, in the interests of visual amenity in accordance with Policy B1 of the adopted Dartford Local Plan.
- 12 In the interests of nature conservation in accordance with the principles and objectives of the National Planning Policy Framework.
- 13 In the interests of amenity and nature conservation to secure compliance with Policy B1 of the adopted Local Plan.
- 14 To prevent pollution of the water environment in accordance with Policy B1 of the adopted Dartford Local Plan.
- 15 In order to ensure that the development does not prejudice the free flow of traffic and condition of safety on the highway nor cause inconvenience to other highway users in accordance with Policy T20 of the adopted Dartford Local Plan.
- 16 In order to ensure adequate access and parking to serve the dwellings in accordance with Policy T23 of the adopted Dartford Local Plan.

- 17 In the interests of safety and amenity in accordance with Policy DL1 of the adopted Dartford Local Plan.
- 18 To ensure that useable cycle parking is provided to meet the needs of the development in accordance with Policy T23 of the adopted Dartford Local Plan.
- 19 In the interests of highway safety and amenity of the area.
- 20 To safeguard the privacy of adjoining residents in accordance with Policies B1 and H14 of the adopted Dartford Local Plan.
- 21 To enable the Local Planning Authority to consider any further development on its merits, having regard to the amount of development already permitted on the site in accordance with Policy B1 of the adopted Dartford Local Plan.
- 22 To protect the night time environment of residents overlooking and abutting the site in accordance with Policy B1 of the adopted Dartford Local Plan.
- 23 The site is underlain by the Thanet Sands formation and is within Source Protection Zone II for the Western and Middle Drudgeon Farm potable water supply abstractions. All precautions must therefore be taken to protect the ground water quality in the underlying aquifers in accordance with Policy B1 of the adopted Dartford Local Plan.

**ADDITIONAL INFORMATIVE**

The applicant is advised that the granting of planning permission does not negate or override the need to obtain any other necessary consents related to this development and required under separate legislation

Reasons for approving applications:

In the view of the Borough Council, having taken all material considerations into account, there is insufficient demonstrable harm or conflict with policy arising from the proposal to warrant refusing the application. In coming to this decision, particular regard has been had to the following policies:

Core Strategy: CS10, CS17

Dartford Borough Local Plan 1995: B1.

Working positively and proactively:

In reaching a decision on this application, the Borough Council has implemented the requirements of the National Planning Policy Framework in order to secure developments that improve the economic, social and environmental conditions of the area.



Signed.....  
Director of Regeneration

Dated this 21st May 2013

**Your attention is drawn to the notes attached**