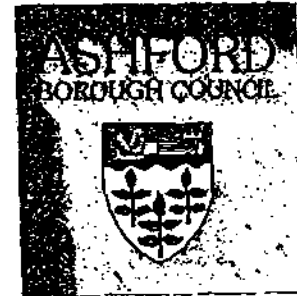


**NOTIFICATION OF DECISION
OF THE LOCAL PLANNING AUTHORITY**
Town and Country Planning Act 1990 (as amended)
Application for Full Planning Permission



Application No. **/04/00978/AS**

Date of Decision **02 November 2004**

Correspondent:

RPS PLC
118 Southwark Street
London
SE1 0SW

Applicant:

Granite Property Investments Ltd & SHFORD,
Salmon Developments Ltd
17 Devonshire
London
W1G 7E7

CIVIC CENTRE,
TANNERY LANE,
ASHFORD,
KENT TN23 1PL
(01233) 637311
<http://www.ashford.gov.uk>
Minicom service

PROPOSAL: **The erection of 10 units to be used for B2 and / or B8 and /
or B8 with ancillary showroom use and/or sui generis
operations**

LOCATION: **Site A3b, Hall Avenue, Orbital Park, Ashford, Kent**

In determining this application, the Local Planning Authority has had regard to the following
Development Plan Policies:

Adopted Kent Structure Plan (1996)
'None'

Adopted Ashford Borough Local Plan (2000)
DP1
DP2
S15
SH1
SH2
ET5

and the following policies in the Kent & Medway Structure Plan deposit draft (2003)
'None'

The following is a summary of the main reason(s) for the decision:

- 1 The site is within a designated employment area where there is no objection to the principle of the proposed development.
- 2 The development makes adequate provision for the parking of vehicles within the application site.
- 3 The traffic movements generated by the development could be accommodated without detriment to highway safety.
- 4 The development makes provision for access by a range of transport modes.



Continued

DECISION: PLANNING PERMISSION IS GRANTED in accordance with the application and plans

Subject to the following conditions:

- 1 The development hereby permitted shall be begun before the expiration of 5 years from the date of this decision.
Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).
- 2 No development 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 and these works shall be carried out as approved. These details shall include proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (e.g furniture, play equipment, refuse or other storage units, signs, lighting etc); proposed and existing functional services above and below ground (e.g drainage power, communications cables, pipelines etc indicating lines, manholes, supports etc); retained historic landscape features and proposals for restoration, where relevant.
Reason: In order to protect and enhance the amenity of the area.
- 3 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 with the Local Planning Authority; and any trees or plants whether new or retained 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 similar size and species, unless the Local Planning Authority gives written consent to any variation.
Reason: In the interests of the amenity of the area.
- 4 The development shall be carried out in accordance with the details of external materials specified in the application which shall not be varied without the prior written permission of the Local Planning Authority.
Reason: In the interests of visual amenity.
- 5 The approved motor vehicle parking facilities shown on Drawing No. 6740/105 revision F shall be provided before the development to which they relate is brought into use and they shall thereafter be retained available for ancillary parking of motor vehicles and access to the facilities shall not be precluded. The motor vehicle parking spaces shall not be provided otherwise than to serve the part of the development to which they relate.
Reason: To ensure the provision and retention of adequate off-street parking facilities for vehicles in the interests of highway safety and to ensure that there is not overprovision of motor vehicle parking prior to the completion of the development to comply with the terms of Supplementary Policy Guidance 6..
- 6 No building shall be occupied or the approved use commenced until space has been laid out within the site for bicycles to be parked in accordance with details that have been submitted to and approved by the Local Planning Authority and thereafter shall be maintained available for use..
Reason: To ensure the provision and retention of adequate off-street parking facilities for bicycles in the interests of highway safety.

Continued

- 7 Before the development is occupied or brought into use a vehicle turning area shall be provided in accordance with details which shall have been previously submitted to and approved in writing by the Local Planning Authority and the area shall be permanently retained available for this purpose.
Reason: So that vehicles may enter and leave the site in a forward gear in the interests of highway safety.
- 8 Prior to the works commencing on site details of parking for site personnel shall be submitted to and approved by the Local Planning Authority and thereafter shall be provided and retained throughout the construction of the development. The approved parking shall be provided prior to the commencement of the development.
Reason: To ensure provision of adequate off-street parking for vehicles in the interests of highway safety and to protect the amenities of local residents.
- 9 Details of wheel washing facilities on the application site shall be submitted to and approved by the Local Planning Authority and shall be provided prior to works commencing on site and thereafter shall be maintained in an effective working condition.
Reason: To ensure that no mud or other material is taken from the site onto the neighbouring highway by wheels of vehicles leaving the site to the detriment of highway safety.
- 10 Before any development pursuant to this permission is occupied and brought into use a Green Travel Plan which accords with Best Practice and the principles of PPG13 shall have been submitted to and approved by the Local Planning Authority in consultation with the Highway Agency and Kent County Council. The Travel Plan shall include
- (a) details of measures designed to help achieve and thereafter maintain an agreed target modal split of travel to and from the development in accordance with the aims of the SATS Transport Plan to include;
 - (b) details of the methodology and timing of traffic surveys at the entrance into the development hereby approved and the method and frequency by which the results of said survey shall be provided in writing to the Local Planning Authority;
 - (c) the contact details of an individual to be appointed as a Travel Plan Co-ordinator within his/her job description will act as the manager of the measures set out in the Green Travel Plan at liaison point for the Local Planning Authority;
 - (d) the mechanism for information to be provided to and agreed in writing by the Local Planning Authority on an annual basis, setting out the measures forming the approved Travel Plan and performance against such measures over the relevant period of time;
 - (e) details of the number of formal cycle parking spaces, their location and nature;
 - (f) any other measures reasonably required by the Local Planning Authority.

PTO

Continued

The agreed Travel Plan Measures shall be subsequently implemented in full within three months of the occupation of the development and thereafter maintained by the occupier of the development until otherwise agreed in writing by the Local Planning Authority.

Reason: to regulate and minimise traffic generation in the interests of highway safety.

- 11 The development pursuant to this permission shall not be occupied until the agreed cycleway and footway along the frontage of the site with Hall Avenue has been implemented in accordance with this permission as shown on Drawing No. 105 revision F..

Reason: In order to facilitate the use and modes of transport other than the car.

- 12 Units 1-7 shown on Drawing No. 6740/105 revision F shall be used solely for Classes B2, B8 or B8 with ancillary showroom. Any showroom element shall be no greater than 30% of the unit net internal floorspace and any retail sales shall be ancillary to the primary use of the unit and no part of the units shall be used for retail purposes within Class A1 of the Town & Country Planning (Use Classes) Order 1987.

Units 8, 9 and 10 shown on Drawing No. 6740/105 revision F shall not be used otherwise than for B2 and/or B8 uses and/or the following sui generis uses:-

1. Storage, distribution and sale of tiles, hardwood flooring, bathroom furniture and other building materials.
2. Machinery, tool and plant hire.
3. Auto centres involving fitting and associates sale of car parts.
4. Plumbers and builders merchants.

Any retail sales shall be ancillary to the primary use of the unit and no part of any of the units shall be used for retail purposes within Class A1 of the Town & Country Planning (Use Classes) Order 1987.

Reason: To enable the Local Planning Authority to control the location of retail uses in accordance with Government policy as set out in Planning Policy Guidance Note 6 or any subsequent guidance, and the policies in the Development Plan seeking to maintain the primary role of the Town Centre.

- 13 No development pursuant to this grant of planning permission shall be occupied before the completion and opening of the M20 Junction 10 "Interim Scheme" as defined in paragraph 5.20 of the Borough Council's SPG6 (June 2004).

Reason: To ensure that the capacity of Junction 10 can deal with the increase in the traffic generated by the development in the interests of the free flow of traffic.

- 14 No additional floorspace shall be created inside the buildings approved without the prior written consent of the Local Planning Authority.

Reason: To ensure that the car parking provided meets the needs of the buildings approved and that traffic generation does not exceed the allocated capacity set out in SPG6.

- 15 No external lighting shall be installed on the site without the prior written consent of the Local Planning Authority.

Reason: In the interests of amenity.

Continued

- 16 Prior to the use of the site commencing measures shall be taken to prevent vehicle parking in areas other than those approved, in accordance with details to be submitted to and approved by the Local Planning Authority, and the agreed measures shall subsequently be maintained.
Reason: To ensure the proposals comply with current parking standards and to encourage the use of alternative modes of transport to the private car.
- 17 Prior to the occupation of any of Units 8, 9, 10 on Drawing No. 6740/105F, traffic generation information shall be submitted to and approved in writing by the Local Planning Authority establishing the number of Development Units (as defined by paragraph 6.2 of SPG6) applying to that unit for the purpose of the Section 106 obligation referred to in the Note to Applicant below.
Reason: To ensure that the traffic flows do not exceed the overall capacity set out in the Planning Obligation.

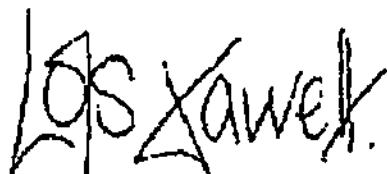
Notes to Applicant

- 1 The development is within the scope of a Planning Obligation under Section 106 of the Town & Country Planning Act 1990, made by two deeds dated 26th November, 2002 and the grant of this permission does not signify agreement by the Local Planning Authority to the contrary.
- 2 This permission does not convey any approval for the required vehicular crossing or any other works within the highway which permission must be obtained from the Ashford Highway Management Unit, Civic Centre, Tannery Lane, Ashford TN23 1PL.

Plans/Documents approved by this decision

1. Drawing No. JLE 0063-01
2. Drawing No. JLE 0063/2
3. Drawing No. 6740/102 Revision A
4. Drawing No. 6740/105 Revision F

Any variation from the details of this permission could lead to enforcement action being taken by the Council with losses and delays to the project. We do have procedures for agreeing minor changes speedily and would encourage you to take advantage of this facility before implementing any changes.



Joint Development Control Manager
(Strategic Sites and Design) *x*

Please refer to the statement of the Applicants rights following this decision and the general information enclosed with this notice.