

Thanet District Council

**Notification of Grant of Permission to Develop Land
Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure)
Order 2015**



To: Mr. William Friend
Friend Growers
East Northdown Farm
East Northdown
Margate
CT9 3TS

F/TH/20/0419

TAKE NOTICE that **THANET DISTRICT COUNCIL**, the District Planning Authority under the Town and Country Planning Acts, has **granted permission** for:

PROPOSAL: Change of use and sub-division of existing agricultural building (block F) to create 7no. units in light industrial use (use class Eg), with alterations to roof design and materials.

LOCATION: Block F, East Northdown Business Centre, Margate, Kent, CT9 3FF,

In coming to this decision regard has been had to the following policies:
Thanet Local Plan Policies

BSP9 Design in Broadstairs and St Peters

QD02 General Design Principles

QD03 Living Conditions

HE02 Development in Conservation Areas

TP01 Transport Assessment/Travel Plan

TP06 Car Parking

The application was processed having regards to the National Planning Policy Framework, which requires that where there are potential solutions to problems arising in relation to dealing with planning applications, the Council will work with applicants in a positive, creative and proactive manner to seek solutions to those problems.

The permission is SUBJECT TO the conditions specified hereunder:

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

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 development hereby approved shall be carried out in accordance with the submitted drawings numbered 24, received 06 January 2022.

GROUND:

To secure the proper development of the area.

- 3 The area shown on the approved plan numbered 24 for vehicle parking and manoeuvring areas, shall be kept available for such use at all times and such land and access thereto shall be provided prior to the first occupation of the dwelling hereby permitted.

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

- 4 Prior to the first use of the site the vehicle loading/unloading and turning facilities shown on the submitted plan numbered 24 shall be provided and permanently retained.

GROUND:

In the interests of highway safety, in accordance with Policy TP08 of the Thanet Local Plan.

- 5 No industrial process shall be carried out, or machine installed in the buildings, or work carried out outside the buildings, which would, in the opinion of the local authority, cause nuisance to the residents of the surrounding area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit.

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.

- 6 No light industrial process shall be carried out at the premises outside the hours of 08:00 and 18:30 Monday - Friday, the hours of 08:00 and 17:00 on Saturdays, and at no time on Sundays.

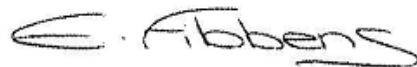
GROUND:

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

Dated: 19 July 2022

Thanet District Council
PO Box 9
Cecil Street
Margate
Kent CT9 1XZ

Signed



Emma Fibbens
Chartered Planner