

Table Update for item 2.1

23/504375/FULL – Former Travelodge Canterbury West

Change of Conditions

The committee report sets out that 4 electric vehicle charging points (EVCP) will be provided, which is the number stated in the Transport Statement supporting the application. However, it has been noticed that there is an inconsistency within the application related to EVCP as the proposed site plan shows that 3 will be provided. Having discussed this matter further with the agent they have stated that the site does not have the required amount of power supply to enable the provision of 4 EVCP, due to the installation of 8 rapid EVCP at the adjacent petrol filling station, with the maximum provision able to be accommodated on the application site being 3. As per the Council's Parking SPD, 10% of spaces for non-residential uses should be provided as active charging spaces. In this case, the parking provision is 37 spaces, which means that 4 EVCP would be required to satisfy the policy. This element of the proposal would therefore create a degree of conflict with the Council's Parking SPD however, it is considered that the level of harm would be limited due to the number of EVCP still being provided. It is considered that this harm would be outweighed by the benefits of the scheme set out in the report, including those related to job creation and the development of a previously developed site. For the above reasons this does not alter the recommendation as a whole to approve the application. It is therefore recommended that Condition 21 is replaced as follows in order to allow a scheme of EVCP to be submitted which will allow for flexibility moving forward:

Current Condition 21:

The development hereby approved shall not be brought into use until 4 electric vehicle charging points have been provided. All electric vehicle charges must be provided to Mode 3 standard (providing a minimum of 7kw) and SMART (enabling Wifi connection).

Reason: In the interest of promoting energy efficiency and sustainable development.

Proposed Condition 21:

Prior to the first use of the development hereby approved details, including the number and specific locations of publicly accessible electric vehicle charging points shall be submitted to and approved in writing by the local planning authority. The electric vehicle charging points as approved shall be installed prior to the development coming into operational use, and shall thereafter be retained and maintained in accordance with the approved details.

Reason: In the interest of promoting energy efficiency and sustainable development.

Separately to the above, Kent County Council's Biodiversity Officer has confirmed that further to a request from the agent, the trigger point for the implementation of the agreed biodiversity enhancement plan detailed in condition 11 can be changed from

‘within three months of the commencement of development’ to ‘prior to the development first being brought into use’ given that the proposed construction works would be likely to damage or interfere with any new habitat creation whilst they are being carried out. Given that the proposed landscaping plan (Condition 8) aligns with and forms part of the biodiversity enhancement plan, it is also deemed appropriate to alter the trigger point for this condition to align with condition 11. It is therefore proposed that these conditions are changed as follows:

Current Condition 8:

Within three months of the first use of the building hereby approved, the landscape scheme shall be implemented as per the Landscape Scheme, 01 Rev J, Encon Nov 2023 and Biodiversity Enhancement Plan V6, Practical Ecology, Nov 2024. The landscaping shall thereafter be managed in accordance with the Landscape Management Plan reference number A6100 Revision E, dated 12 November 2024.

Reason: In the interests of enhancing biodiversity.

Proposed Condition 8:

Prior to the development first being brought into use, the landscape scheme shall be implemented as per the Landscape Scheme, 01 Rev J, Encon Nov 2023 and Biodiversity Enhancement Plan V6, Practical Ecology, Nov 2024. The landscaping shall thereafter be managed in accordance with the Landscape Management Plan reference number A6100 Revision E, dated 12 November 2024.

Reason: In the interests of enhancing biodiversity.

Current Condition 11:

Within three months of the commencement of development, biodiversity enhancement shall be implemented as per the Biodiversity Enhancement Plan V6, Practical Ecology, Nov 24 or later versions, approved by submission pursuant to this condition to the Local Planning Authority. The approved measures shall be implemented and retained thereafter.

Reason: In the interests of enhancing biodiversity.

Proposed Condition 11:

Prior to the development first being brought into use, biodiversity enhancement shall be implemented as per the Biodiversity Enhancement Plan V6, Practical Ecology, Nov 24 or later versions, approved by submission pursuant to this condition to the Local Planning Authority. The approved measures shall be implemented and retained thereafter.

Reason: In the interests of enhancing biodiversity.