



Mr & Mrs Adams  
C/O Lambert & Foster (Bloomfields) Ltd  
FAO: Amy Mitchell  
Bloomfields  
77 Commercial Road  
Paddock Wood  
Kent  
TN12 6DS  
United Kingdom

28 April 2023

## PLANNING DECISION NOTICE

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<b>APPLICANT:</b>	<b>Mr &amp; Mrs Adams</b>
<b>DEVELOPMENT TYPE:</b>	<b>N/A</b>
<b>APPLICATION REFERENCE:</b>	<b>23/501438/DEMREQ</b>
<b>PROPOSAL:</b>	<b>Prior Notification for the proposed demolition of redundant atcost barn and 2no. cold stores.</b>
<b>ADDRESS:</b>	<b>Cannon Farm Thorn Road Marden Kent TN12 9LR</b>

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The Council hereby **GRANTS** Prior Approval for the above subject to the following Condition(s):

- (1) This proposal is acceptable under Schedule 2, Part 11, Class B of the Town and Country Planning (General Permitted Development) Order 2015.

Please note you must comply with all the conditions attached to this prior approval. Otherwise the prior approval may not be valid and any development may be unauthorised. Your attention is drawn to the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended), which requires that any works notified to the Council under these provisions must be carried out within a period of 5 years from the date of this notice and must be carried out strictly in accordance with the details given on the forms and accompanying drawings. If at any time you decide to change the plans or do not commence the works within

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**MKPS – Working in Partnership with:** Maidstone Borough Council

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Email: [planningsupport@midkent.gov.uk](mailto:planningsupport@midkent.gov.uk)

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the 5 year period, further notification will be required. Please note that this notice does not give clearance or approval under any other legislation. It relates only to the notification under the Town and Country Planning (General Permitted Development) Order 2015 (as amended), as detailed above.

*R. L. Jarman*

Rob Jarman  
Head of Development Management  
Maidstone Borough Council

**Please be advised that irrespective of whether your proposal requires planning permission or not, it may still require Building Regulation Approval. For more information on this please visit our website <https://www.maidstone.gov.uk/home/primary-services/planning-and-building/primary-areas/building-control>**

**IMPORTANT - YOUR ATTENTION IS DRAWN TO THE ATTACHED NOTES**

## NOTIFICATION TO APPLICANT FOLLOWING REFUSAL OF PRIOR APPROVAL OR GRANT OF PRIOR APPROVAL SUBJECT TO CONDITIONS

### Appeals to the Secretary of State

If you are aggrieved by the decision of your local planning authority (LPA) to refuse prior approval for the proposed development, or grant it subject to conditions, then you can appeal to the Secretary of State (SoS) under Section 78 of the Town and Country Planning Act 1990.

- If this is a decision to refuse prior approval for a **Larger Householder Extension** (PNEXT) application and you want to appeal the LPA's decision, or any of the conditions imposed then you must do so within **12 weeks** of the date of this notice.
- **In all other** cases, you will need to submit your appeal against the LPA's decision, or any of the conditions imposed, within **6 months** of the date of this notice.

Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online at [www.planningportal.gov.uk/pcs](http://www.planningportal.gov.uk/pcs).

The SoS can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The SoS need not consider an appeal if it seems to the SoS that the LPA could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.



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17 May 2023

## PLANNING DECISION NOTICE

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<b>APPLICANT:</b>	<b>Mr And Mrs Adams</b>
<b>DEVELOPMENT TYPE:</b>	<b>N/A</b>
<b>APPLICATION REFERENCE:</b>	<b>23/501474/PNQCLA</b>
<b>PROPOSAL:</b>	<b>Prior notification for the change of use of agricultural building to 2no. dwellings with associated operation development. For its prior approval to: - Transport and Highways impacts of the development - Noise impacts of the development - Contamination risks on the site - Flooding risks on the site - Whether the location or siting of the building makes it otherwise impractical or undesirable for the use of the building to change from agricultural use to C3 (dwellinghouses) - Design and external appearance impacts on the building - Provision of adequate natural light in all habitable rooms of the dwellinghouses.</b>
<b>ADDRESS:</b>	<b>The Cold Store Cannon Farm Thorn Road Marden Tonbridge</b>

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[www.planningportal.co.uk](http://www.planningportal.co.uk)

- (1) If during construction/demolition works evidence of potential contamination is encountered, works shall cease and the site fully assessed to enable an appropriate remediation plan to be developed.

Works shall not re-commence until an appropriate remediation scheme has been submitted to, and approved in writing by, the Local Planning Authority and the remediation has been completed.

Upon completion of the building works, this condition shall not be discharged until a closure report has been submitted to and approved in writing by the Local Planning Authority. The closure report shall include details of;

- a) Details of any sampling and remediation works conducted and quality assurance certificates to show that the works have been carried out in full in accordance with the approved methodology.
- b) Details of any post-remedial 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.
- c) If no contamination has been discovered during the build then evidence (e.g. photos or letters from site manager) to show that no contamination was discovered should be included

Reason: In the interests of amenity

Informative(s):

- (1) Your attention is drawn to the following working practices which should be met in carrying out the development:
- Your attention is drawn to Sections 60 & 61 of the COPA 1974 and to the Associated British Standard COP BS 5228: 2009 for noise control on construction sites. Statutory requirements are laid down for control of noise during works of construction and demolition: if necessary you should contact the Council's environmental health department regarding noise control requirements.
  - Clearance and burning of existing woodland or rubbish must be carried without nuisance from smoke etc. to nearby residential properties. Advice on minimising any potential nuisance is available from the Council's environmental health department.
  - Plant and machinery used for demolition and construction should only be operated within the application site between 0800 hours and 1900 hours on Mondays to Fridays and between 0800 hours and 1300 hours on Saturdays and at no time on Sunday and Bank Holidays.

- Vehicles in connection with the construction of the development should only arrive, depart, be loaded or unloaded within the general site between the hours of 0800 hours and 1900 Mondays to Fridays and 0800 to 1300 hours on Saturdays and at no time on Sundays and Bank Holidays.
- The importance of notifying local residents in advance of any unavoidably noisy operations, particularly when these are to take place outside the normal working hours is advisable. Where possible, the developer shall provide residents with a name of a person and maintain dedicated telephone number to deal with any noise complaints or queries about the work.
- Adequate and suitable provision in the form of water sprays should be used to reduce dust from the site.
- It is recommended that the developer produces a Site Waste Management Plan in order to reduce the volumes of waste produced, increase recycling potential and divert materials from landfill. This best practice has been demonstrated to both increase the sustainability of a project and maximise profits by reducing the cost of waste disposal.
- Adequate and suitable measures should be carried out for the minimisation of asbestos fibres during demolition, so as to prevent airborne fibres from affecting workers carrying out the work, and nearby properties. Only contractors licensed by the Health and Safety Executive should be employed.

If relevant, the applicant must consult the Environmental Health Manager regarding an Environmental Permit under the Environmental Protection Act 1990.

Your attention is drawn to the provisions of Schedule 2, Part 3, Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), which requires that any works notified to the Council under these provisions must be completed within three years of the date of this decision and must be carried out strictly in accordance with the details given on the forms and accompanying drawings. If at any time you decide to change the plans further notification will be required.

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*R. L. L. Jarman*

Rob Jarman  
Head of Development Management  
Maidstone Borough Council

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17 May 2023

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<b>APPLICATION REFERENCE:</b>	<b>23/501475/PNQCLA</b>
<b>PROPOSAL:</b>	<b>Prior notification for the change of use of agricultural building to 1no. dwelling with associated operation development. For its prior approval to: - Transport and Highways impacts of the development - Noise impacts of the development - Contamination risks on the site - Flooding risks on the site - Whether the location or siting of the building makes it otherwise impractical or undesirable for the use of the building to change from agricultural use to C3 (dwellinghouses) - Design and external appearance impacts on the building - Provision of adequate natural light in all habitable rooms of the dwellinghouses.</b>
<b>ADDRESS:</b>	<b>The Packing Shed Cannon Farm Thorn Road Marden Tonbridge</b>

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Reason: In the interests of amenity.

Informative(s):

- (1) The proposed development is CIL liable. The Council adopted a Community Infrastructure Levy on 25th October 2017 and began charging on all CIL liable applications approved on and from 1st October 2018. The actual amount of CIL can only be confirmed once all the relevant forms have been submitted and relevant details have been assessed and approved. Any relief claimed will be assessed at the time planning permission is granted or shortly after.

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