



Mr T La Dell
C/O Peter Court Associates
FAO: Mr Peter Court
Cleaveland
Chart Road
Chart Sutton
Maidstone
Kent
ME17 3RB

2 May 2024

PLANNING DECISION NOTICE

APPLICANT:	Mr T La Dell
DEVELOPMENT TYPE:	N/A
APPLICATION REFERENCE:	24/501009/PNQCLA
PROPOSAL:	<p>Prior notification for the change of use of a building and any land within its curtilage from agricultural to Prior notification for the change of use of exiting agricultural building to one residential dwelling and 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 (dwellinghouse) - Design and external appearance impacts on the building. - Provision of adequate natural light in all habitable rooms of the dwellinghouse dwellinghouses and associated operation development.</p>
ADDRESS:	The Nurseries, Staplehurst Road, Marden, Kent, TN12 9BS

MKPS – Working in Partnership with: Maidstone Borough Council

Please Note: All planning related correspondence for MBC should be sent to:

Mid Kent Planning Support, Maidstone House, King Street, Maidstone ME15 6JQ

Email: planningsupport@midkent.gov.uk

Access planning services online at: www.maidstone.gov.uk; or submit an application via www.planningportal.co.uk

The Council hereby confirms that Prior Approval is **NOT REQUIRED** for the above proposal for the following Reason(s):

- (1) The development shall be carried out in strict accordance with the following approved plans:

Drawing Number: 0209/23/B/1 Rev A (Site Location Plan)
Drawing Number: 402_PL100 Rev P3 (Existing Floor and Roof Plans and Elevations)
Drawing Number: 402_PL101 Rev P3 (Proposed Floor and Roof Plans and Elevations)
Planning Statement
Structural Survey

Reason: To ensure a satisfactory visual appearance to the development.

- (2) 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: To ensure the risks associated with contamination of the site have been considered in full and dealt with appropriately.

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.

(2) The following documents and plans were considered as part of this application.

Drawing Number: 0209/23/B/1 Rev A (Site Location Plan)

Drawing Number: 402_PL100 Rev P3 (Existing Floor and Roof Plans and Elevations)

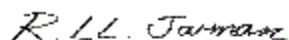
Drawing Number: 402_PL101 Rev P3 (Proposed Floor and Roof Plans and Elevations)

Planning Statement

Structural Survey

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.

Please note that this notice does not give clearance or approval under any other legislation. It relates only to the notification under Schedule 2, Part 3, Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), as detailed above.



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>