

DECISION NOTICE

Correspondence Address:

Mr Greg Morley
Barra
Trading Ltd
BDW Kent
Weald House
88 Main Road
Sundridge
TN14 6ER

**Town and Country Planning Act 1990
The Planning (Listed Buildings and Conservation Areas) Act 1990**

Application Number: 23/02262
Location: Broad Oak Farm, Sweechgate, Broad Oak, Sturry, CT2 0QR
Proposal: Details submitted pursuant to condition 20 (surface water) of planning permission CA//18/00868/FOS.

Take notice that CANTERBURY CITY COUNCIL, the district planning authority under the Town & Country Planning Act 1990, has ***APPROVED*** your application.

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 the applicant in a positive and proactive manner to seek solutions to those problems.

NOTES TO APPLICANT:

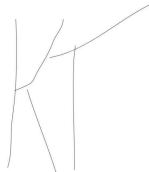
1 - This decision specifically relates to the following documents and drawing: -

- Letter from applicant- Drainage Details (Received 4th January 2024)
- Drainage Design Statement (Received 4th December 2023)
- Flood Risk Assessment (Received 4th December 2023)
- Proposed Foul Drainage Strategy (Received 4th December 2023)
- Topographical Survey (Received 4th December 2023)
- Appendix B Drainage Design Drawings -3178842, 3178844, 3179135, 3179141, 3179437 and 3179445 (Received 4th December 2023)
- Highway Surface Finishes 61109-H8398-CIV-X-DWH-4120-F (Received 4th December 2023)
- Highway Surface Finishes 61109-H8398-CIV-X-DWH-4121-D (Received 4th December 2023)
- Sections Through Surface Water Basins and Constructed Wetlands 61109-H8398-CIV-X-DWH-4180-B (Received 4th December 2023)

- Sections Through Surface Water Basins and Constructed Wetlands 61109-H8398-CIV-X-DWH-4181-B (Received 4th December 2023)
- Sections Through Surface Water Basins and Constructed Wetlands 61109-H8398-CIV-X-DWH-4183 (Received 4th December 2023)
- Private Drainage 61109-H8398-CIV-X-DWH-4220-M (9)(Received 4th December 2023)
- Private Drainage 61109-H8398-CIV-X-DWH-4222-N (5) (Received 4th December 2023)
- Private Drainage 61109-H8398-CIV-X-DWH-4223-H (1) (Received 4th December 2023)

2 - You should also refer to the decision notice for all conditions that do not require the submission of details but remain in force, as well as any that require further information to be submitted to the Local Planning Authority.

Please note this approval relates only to that required under the Town and Country Planning Acts and does not include any permission, consent or approval under any other enactment or under the Building Regulations. Any other permission, consent or approval necessary must be obtained from the appropriate authority.

A handwritten signature in black ink, appearing to be the initials 'KT' with a stylized flourish extending from the top right.

Kelly Tonkin
Authorised Signatory of the Council
Date of issue: 9 February 2024

Appeals to the Secretary of State

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

Appeal Type	Timescale
Householder application	Within 12 weeks of the date of the notice
Minor commercial application	Within 12 weeks of the date of the notice
Express consent for the display of an advertisement	Within 8 weeks of the date of receipt of the notice
Tree Preservation Orders	Within 28 days of the date of the notice
Planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice	Within 28 days of the date of the notice
If an enforcement notice is served relating to the same or substantially the same land and development as in your application.	Within 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier
All others	Within 6 months of the date of the notice

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>.

If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State 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 Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority 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.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. [Further details are on GOV.UK](#).

IMPORTANT NOTES

Notification of permission under the Planning Acts does NOT convey consent under The Building Regulations

1. The development to which the attached planning permission relates may also require a separate approval under the Building Regulations.
2. If the planning permission refers to amended plans, any necessary Building Regulations approval should also cover those amendments.
3. If the development involves any demolition work, notice of this this may be required under the Building Act 1984.
Advice on each of the above is available from STG Building Control Partnership on 01634 331133 or by email building@stgbc.org.uk