

CANTERBURY CITY COUNCIL

DECISION NOTICE



Correspondence Address:

Mr Rooke
Finn's
82 Castle Street
Canterbury
CT1 2QD

Town and Country Planning Act 1990

**Town and Country Planning (Development Management Procedure)
(England) Order 2015**

Application Number: 17/02081
Location: Land at Goose Farm, Broad Oak, Sturry, CT2 0QL
Proposal: Proposed erection of polytunnels.

Take notice that **Canterbury City Council**, the district planning authority under the Town and Country Planning Act 1990, has **GRANTED** your application, as described above, subject to the following conditions/reasons:

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

REASON: In pursuance of Section 91(1) of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby approved shall be carried out in accordance with the submitted drawings:

- 1:2500 Site Plan 070817v1 received 8 September 2017
- 1:15000 Location Plan 070817v1 received 8 September 2017
- 1:250 TA02081 Morello (Sheet 1 and 2) received 8 September 2017
- 1:550 TA02079 Jocks 1 (Sheet 1 and 2) received 8 September 2017
- 1:550 TA02080 Jocks 2 (Sheet 1 and 2) received 8 September 2017

REASON: To secure the proper development of the area.



- 3 At the time of development the ecological mitigation and enhancement measures set out in section 9 and 10 of the Preliminary Ecological Appraisal dated 7th September 2017, including implementation of mitigation during construction to protect the ancient woodland, creation of diverse grassland habitat around the site boundaries, wildflower planting along the boundary and wildflower planting around the proposed polytunnels, in accordance with the details set out in Section 10 shall be provided and thereafter maintained.

REASON: In the interests of nature conservation in accordance with policy LB9 of the Canterbury District Local Plan 2017 and the National Planning Policy Framework.

- 4 Development shall not begin until a detailed sustainable surface water drainage scheme for the site has been submitted to (and approved in writing by) the local planning authority. The detailed drainage scheme shall demonstrate that the surface water generated by this development (for all rainfall durations and intensities up to and including the climate change adjusted critical 100 year storm) can be accommodated and disposed of without increase to flood risk on or off-site. The development shall be carried out in accordance with such details as are agreed and thereafter maintained.

REASON: To ensure adequate drainage provision and to prevent pollution, in accordance with policies CC11, CC12, CC13 and QL12 of the Canterbury District Local Plan 2017, the National Planning Policy Framework.

- 5 No development hereby permitted shall be commenced until details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved in writing by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include:
a) a timetable for its implementation, and b) a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage system throughout its lifetime.

REASON: To ensure adequate drainage provision and to prevent pollution, in accordance with policies CC11, CC12 and QL12 of the Canterbury District Local Plan 2017, the National Planning Policy Framework.

- 6 The plastic sheeting covering the polytunnels shall be removed in November and replaced no earlier than 1st February in the following year. This plastic should be removed promptly and if not securely stored for refuse, be disposed of at a local tip/recycling centre. The plastic covering shall be kept in good condition at all times. Any loose or damaged elements shall be replaced or repaired within one week.

REASON: In the interests of the visual amenities of the locality in accordance with policy DBE3 of the Canterbury District Local Plan July 2017.

This application relates only to that required under the Town and Country Planning Acts and does not include any consent or approval under any other enactment or under the Building Regulations. Any other consent or approval which is necessary must be obtained from the appropriate authority.

The application was processed having regard to the National Planning Policy Application Ref: 17/02081

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.

A stylized, handwritten-style signature logo for Cherry Jones, featuring a large, bold 'C' and 'J'.

Cherry Jones

Authorised Signatory of the Council
Date of issue: 09 January 2018

Application Ref: 17/02081

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 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 (Tel: 0303 444 5000) or online at <https://acp.planninginspectorate.gov.uk>

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.

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 the Building Control Section on 01227 862513 or by email on building.control@canterbury.gov.uk