

CANTERBURY CITY COUNCIL

DECISION NOTICE

Correspondence Address:

Mr Nicholas Rooke
Finn's (1865) Ltd
82 Castle Street
Canterbury
CT1 2QD
United Kingdom

**Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure) (England) Order 2015**

NOTIFICATION OF GRANT OF FULL PLANNING PERMISSION

Application Number: CA/21/01744
Location: Mansfield Farms, Nickle Farm, Nickle Lane, Chartham, Kent, CT4 7PF
Proposal: 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:

- (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 received on 12.07.2021:-
Block 1 Block Plans
Block 2 Block Plans
Block 3 Block Plans
Block 4 Block Plans
Block 6 Block Plans
Site Plan
Location Plan

REASON: To secure the proper development of the area.

- (3) Each year the plastic sheeting covering the poly tunnels shall be removed before 30th November and not replaced before 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.

- (4) From the commencement of development, including site clearance, all precautionary measures regarding the ancient woodland will be carried out in accordance with the details contained within section 9.1 of the PEA (Native Ecology June 2021) and thereafter maintained in perpetuity.

REASON: In the interests of biodiversity in accordance with policy LB9 and LB10 of the Canterbury District Local Plan 2017.

- (5) Within six months of works commencing, details of how the development will enhance biodiversity will be submitted to and approved by the Local Planning Authority. This will include the recommendations in section 10 of the PEA (Native Ecology June 2021). The approved details will be implemented and thereafter retained.

REASON: In the interests of biodiversity in accordance with policy LB9 of the Canterbury District Local Plan 2017.

- (6) The development hereby approved shall be carried out in full accordance with the Flood Risk Assessment (Monson July 2021) and the Surface Water Drainage Design Statement (Monson October 2021).

REASON: To prevent the risk of flooding in accordance with policies CC4 and CC6 of the Canterbury District Local Plan 2017.

- (7) No use of any part of the approved development shall take place until a verification report, pertaining to the surface water drainage system and prepared by a suitably competent person, has been submitted to and approved, in writing, by the local planning authority. The report shall demonstrate that the drainage system constructed is consistent with that which was approved. The report shall contain information and evidence (including photographs) of details and locations of inlets, outlets and control structures; landscape plans; full as built drawings; information pertinent to the installation of those items identified on the critical drainage assets drawing; and, the submission of an operation and maintenance manual for the sustainable drainage scheme as constructed.

REASON: To prevent the risk of flooding in accordance with policies CC4 and CC6 of the Canterbury District Local Plan 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 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:

canterbury.gov.uk

01227 862 000

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Military Road
Canterbury
CT1 1YW



- (1) Your development has been identified as not liable for CIL charges, therefore will not be charged for CIL and there are no further required steps for this matter.



Jessica Brown

Authorised Signatory of the Council

Date of issue: 16 November 2021

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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.

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

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