



Directorate of Change, Planning and the Environment
Maidstone House, King Street, Maidstone, ME15 6JQ

DEVELOPMENT CONTROL

Ms Alison Heine,
Heine Planning Consultancy
10, Whitehall Drive
Hartford
Northwich
Cheshire
CW8 1SJ

My Ref: MA/12/1908
Date: 11 December 2012

TOWN AND COUNTRY PLANNING ACTS

Town and Country Planning (General Permitted Development) Order 1995
Town and Country Planning (Development Management Procedure) (England)
Order 2010

TAKE NOTICE that **THE MAIDSTONE BOROUGH COUNCIL**, The Local Planning Authority under the Town and Country Planning Acts, has **GRANTED PLANNING PERMISSION** in accordance with the details set out below:

APPLICATION: MA/12/1908

DATE RECEIVED: 22 October 2012 DATE VALID: 22 October 2012

APPLICANT: Mr A Eastwood

PROPOSAL: Variation of condition 1 and removal of condition 3 of permission MA/07/2248 (Appeal Ref. APP/U2235/A/08/2075195/NWF) to allow the permanent stationing of two mobile homes for the applicant's sons Caleb and David Eastwood and their resident dependants as shown on application form received on 22nd October 2012.

LOCATION: LITTLE BOARDEN, BOARDEN LANE, STAPLEHURST, TONBRIDGE, TN120EB

GRID REF: 580951, 145142

This permission is **SUBJECT** to the following conditions:

1. No more than 2 caravans, as defined in the Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968 shall be stationed on the site at any time excluding those permitted under application MA/05/1681. The occupation of these 2 caravans shall be limited only to Caleb Eastwood,

Continuation of decision: MA/12/1908

and his wife Hayney Vincent, and David Eastwood and his wife Katie Smith, and their resident dependants, and shall be for a limited period, being the period of 3 years from the date of this decision, or the period during which the caravans are occupied by them, whichever is the shorter;

Reason: The development is considered to cause visual harm to the character and appearance of the countryside and is an unsustainable form of development, poorly related to basic services and public transport, placing an over-reliance on the use of the private motor car contrary to policy ENV28 of the Maidstone Borough-Wide Local Plan 2000, policies CC1, CC6 and C4 of the South East Plan 2009, the NPPF 2012 and the Planning Policy for Traveller Sites 2012. This identified harm is considered to be outweighed by the unmet general need for accommodation for gypsies and travellers and therefore an exception has been made to enable the situation to be reviewed when work is complete on the Development Delivery DPD.

2. When the 2 caravans hereby permitted cease to be occupied by Caleb Eastwood, and his wife Hayney Vincent, and David Eastwood and his wife Katie Smith, and their resident dependants, or at the end of the specific temporary period, whichever shall first occur, the 2 caravans shall be removed. Within 3 months of that time the land shall be restored to its former condition.

Reason: In the interests of visual amenity in accordance with policy ENV28 of the Maidstone Borough-Wide Local Plan 2000, policies CC6 and C4 of the South East Plan 2009, the NPPF 2012 and the Planning Policy for Traveller Sites 2012.

This application has been considered in relation to the following policies:

Maidstone Borough-Wide Local Plan 2000: ENV28

South East Plan 2009: CC1, CC6, C4, H4

The proposed development, subject to the conditions stated, is considered to comply with the policies of the Development Plan (Maidstone Borough-Wide Local Plan 2000 and the South East Plan 2009) and there are no overriding material considerations to indicate a refusal of planning consent.

Note to Applicant

In accordance with paragraphs 186 and 187 of the NPPF, Maidstone Borough Council (MBC) takes a positive and proactive approach to development

IMPORTANT:- YOUR ATTENTION IS DRAWN TO THE ATTACHED NOTES

Continuation of decision: MA/12/1908

proposals focused on solutions. MBC works with applicants/agents in a positive and proactive manner by:

Offering a pre-application advice and duty desk service.

Where possible, suggesting solutions to secure a successful outcome.

As appropriate, updating applicants/agents of any issues that may arise in the processing of their application.

In this instance:

The application, as proposed for permanent permission, was not considered to be acceptable. However, a temporary permission was considered to be acceptable, and to be a proactive and appropriate approach to the development, and this decision was made without delay.

Signed

R. LL. Jarman

Rob Jarman
Head of Planning

THIS IS NOT A BUILDING REGULATION APPROVAL

It is the responsibility of the developer to ensure, before the development hereby approved is commenced, that approval under the Building Regulations, where required, and any other necessary approvals, have been obtained, and that the details shown on the plans hereby approved agree in every aspect with those approved under such legislation.

TAKE NOTICE that this decision does not confirm compliance with Section 53 of The County of Kent Act, 1981 and, therefore, it will be incumbent upon the applicant to ensure they comply with the said requirement.

IMPORTANT:- YOUR ATTENTION IS DRAWN TO THE ATTACHED NOTES