




MAIDSTONE

Borough Council

Trevor Gasson BA(Hons) MRTPI MIMgr Director of Planning and Development
13 Tonbridge Road Maidstone Kent ME16 8HG
Telephone Maidstone (01622) 602000 Fax (01622) 602444 Minicom (for text only telephones) (01622) 602224 

Ref. No. MA/96/1631
Dated: 21st February 1997

To:
David Hicken Associates
Southgate House,
High Banks,
Loose, Maidstone,
Kent.

TOWN AND COUNTRY PLANNING ACTS
Town and Country Planning (General Permitted Development) Order 1995
Town and Country Planning (General Development Procedure) Order 1995

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/96/1631 Date Received: 10.12.96 Date Valid: 10.12.96
APPLICANT: Harvestore Systems Holdings Ltd
PROPOSAL: Renewal of application MA/91/1668 for change of use of land from agriculture to use for additional open retail display areas together with construction of car park extension as shown on site plan (Scale 1:2500) received on 10.12.96.
LOCATION: Newnham Court Farm, Bearsted Road, BOXLEY.
GRID REF: 7785 5706

This permission is SUBJECT to the following conditions:

01 The development to which this permission relates must be started within five years of the date of this permission;

Reason: In accordance with the provisions of Section 91 of the Town and Country Planning Act, 1990.

02 A scheme of landscaping using indigenous species (including a landscaping strip with a minimum depth of 15 metres adjacent to the northern boundary of the site and a landscaping strip with a minimum depth of 6 metres adjacent to the southern and western boundaries), including details of proposed tree/shrub species, their size, location and density of planting, and including indications of all existing trees and hedgerows on the land (if any), and details of any to be retained, together with measures for their protection while development takes place, must be submitted to and approved by the Local Planning Authority.


IMPORTANT:- YOUR ATTENTION IS DRAWN TO THE ATTACHED NOTES





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before any development begins;

Reason: To ensure a satisfactory appearance to the development and in the interests of visual amenity.

03 All planting, seeding or turfing which is included in the approved details of landscaping must be carried out in the first planting and seeding seasons following the occupation of the building(s) or completion of the development, which ever is the sooner; and any trees or plants which die, are removed or become seriously damaged or diseased within 5 years of the completion of the development must be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation;

Reason : To ensure a satisfactory appearance to the development and in the interests of visual amenity.

04 A block plan to a scale of 1:200 detailing the car parking layout and associated manoeuvring areas shall be submitted to and approved by the Local Planning Authority before the commencement of the development hereby permitted;

Reason: Development without adequate parking provision and manoeuvring areas is likely to lead to parking inconvenient to other road users and to be detrimental to amenities and prejudicial to road safety.

05 The car parking layout and associated manoeuvring areas shall be completed in accordance with the details approved pursuant to condition 04 before commencement of the use of the land for open retail display purposes and thereafter kept available for such use. No development whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 or not shall be carried out on the parking indicated or in such a position to preclude vehicular access to the said parking;

Reason: Development without adequate parking provision is likely to lead to parking inconvenient to other users and to be detrimental to amenities and prejudicial to road safety.

06 With the exception of that part of the site reserved for car parking and


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required for landscaping, the land shall be solely used for the open display for sale of plants, trees and shrubs and for no other purpose unless agreed in writing by the Local Planning Authority;

Reason: To ensure a satisfactory appearance to the site which lies within the North Downs Special Landscape Area.

07 There shall be no means of vehicular or pedestrian access to the site from the A249 link road or the Bearsted Road;

Reason: In the interests of highway safety.

08 Details of any lighting, including supporting columns, must be submitted to and approved by the Local Planning Authority prior to their installation;

Reason: In the interests of visual amenity.

09 Any lighting, including supporting columns, approved pursuant to condition 08 must be implemented in accordance with the approved details and thereafter maintained as such unless otherwise agreed in writing by the Local Planning Authority;

Reason: In the interests of amenity.

10 Details of any lighting, including supporting columns, must be submitted to approved by the Local Planning Authority before the development begins;

Reason: In the interests of amenity.

11 Any fencing and boundary treatments, approved pursuant to condition 10 must be implemented in accordance with the approved details and thereafter maintained as such unless otherwise agreed in writing by the Local Planning Authority;

Reason: In the interests of amenity.


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12 Development shall not commence until written details of the surfacing materials for the car park have been submitted to and approved by the Local Planning Authority;

Reason: In the interests of amenity.

13 The car park shall be surfaced in accordance with the details approved under condition 12 and shall be maintained as such unless otherwise agreed in writing to the Local Planning Authority;

Reason: In the interests of amenity.

Signed 
Director of Planning and Development
Date 21st February 1997

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.

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