



Directorate of Operations
Maidstone House, King Street, Maidstone, ME15 6JQ

DEVELOPMENT CONTROL

Mr Alan Bishop,
Bishop Consultancy Ltd
Grove Barn
Grove Lane
Hunton
Maidstone
Kent
ME15 0SE

My Ref: MA/07/1140
Date: 6 August 2008

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/07/1140

DATE RECEIVED: 1 August 2008 DATE VALID: 1 August 2008

APPLICANT: Mr & Mrs J Woodlands

PROPOSAL: Construction of a replacement dwelling with new access as shown on drawing nos 06/1341/01A, 9-0, A4 design statement received on 10th May 2007, 05/1341/02A received on 1st June 2007, bat survey received on 28th April 2008, protected species survey received on 6th June 2008 and A4 site location plan received on 1st August 2008.

LOCATION: SUNNYSIDE FARM, MAIDSTONE ROAD, MARDEN, TONBRIDGE, TN129AP

GRID REF: 575454, 146163

This permission is **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 accordance with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and

Continuation of decision: MA/07/1140

position as to preclude vehicular access to them;

Reason: Development without adequate parking/turning provision is likely to lead to parking inconvenient to other road users and in the interests of road safety in accordance with policy TP19 of the Kent & Medway Structure Plan 2006.

6. Before the dwelling hereby permitted is first occupied the area between the nearside carriageway edge and lines drawn between a point 2.4m back from the carriageway edge along the centre line of the access and points on the carriageway edge 90m from and on both sides of the centre line of the access shall be cleared of obstruction to visibility at and above a height of 0.9m above the nearside carriageway level and thereafter maintained free of obstruction at all times;

Reason: In the interests of highway safety in accordance with policy QL1 of the Kent & Medway Structure Plan 2006.

7. Any entrance gates erected shall be hung to open away from the highway only and shall be set back a minimum distance of 5.5m from the carriageway edge;

Reason: In the interests of highway safety in accordance with policy QL1 of the Kent & Medway Structure Plan 2006.

8. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, using indigenous species which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development and a programme for the approved scheme's implementation and long term management. The scheme shall be designed using the principles established in the Council's adopted Landscape Character Assessment and Landscape Guidelines;

Reason: No such details have been submitted and to ensure a satisfactory appearance to the development in accordance with policy ENV28 of the Maidstone Borough-Wide Local Plan 2000 and policies EN1, QL1 and HP5 of the Kent & Medway Structure Plan 2006.

9. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the

IMPORTANT:- YOUR ATTENTION IS DRAWN TO THE ATTACHED NOTES

Continuation of decision: MA/07/1140

and HP5 of the Kent & Medway Structure Plan 2006.

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

Maidstone Borough-Wide Local Plan 2000: ENV28, H32

Kent and Medway Structure Plan 2006: SP1, SS8, EN1, EN8, QL1, HP5

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 Kent and Medway Structure Plan 2006) and there are no overriding material considerations to indicate a refusal of planning consent.

Signed



Alison Broom
Director of Operations

Date 6 August 2008

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**THIS IS NOT A BUILDING REGULATION APPROVAL**

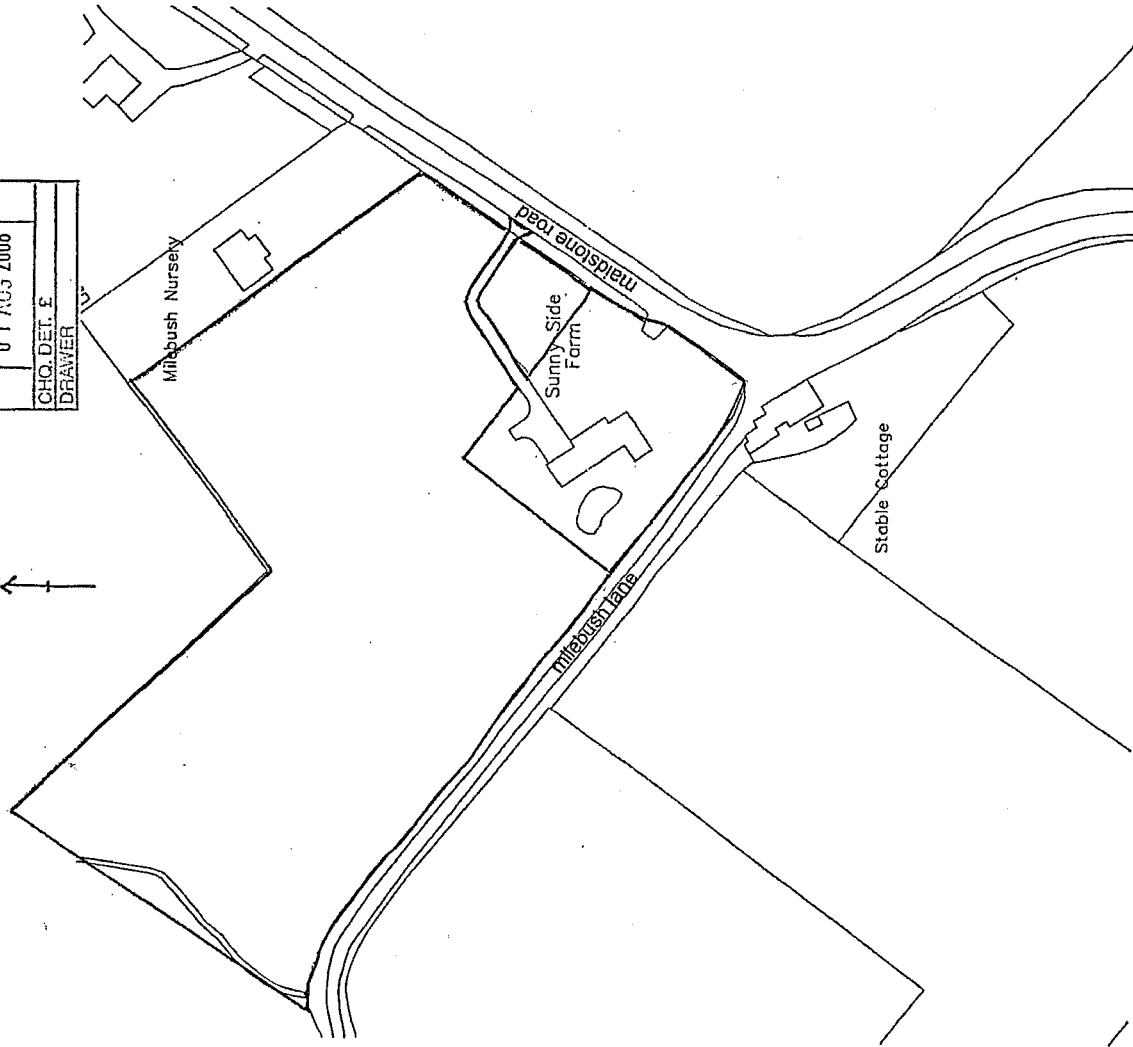
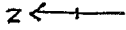
It is the responsibility of the developer to ensure, before the development hereby approved is commenced, that approval under the Building Regulations, where required, and any other necessary approvals, have been obtained, and that the details shown on the plans hereby approved agree in every aspect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

07/114c

P.R. Correspondence /	Init'l
REF:	01 AUS 2008
CHO. DET. & DRAWER	



site plan 1:1250

NOTES/REVISIONS

- CONTRACT**
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CLIENT: Mr and Mrs J Woodlands

PROJECT: replacement dwelling
sunnyside farm
marden

POST ROOM REF:
1 0 MAY 2007

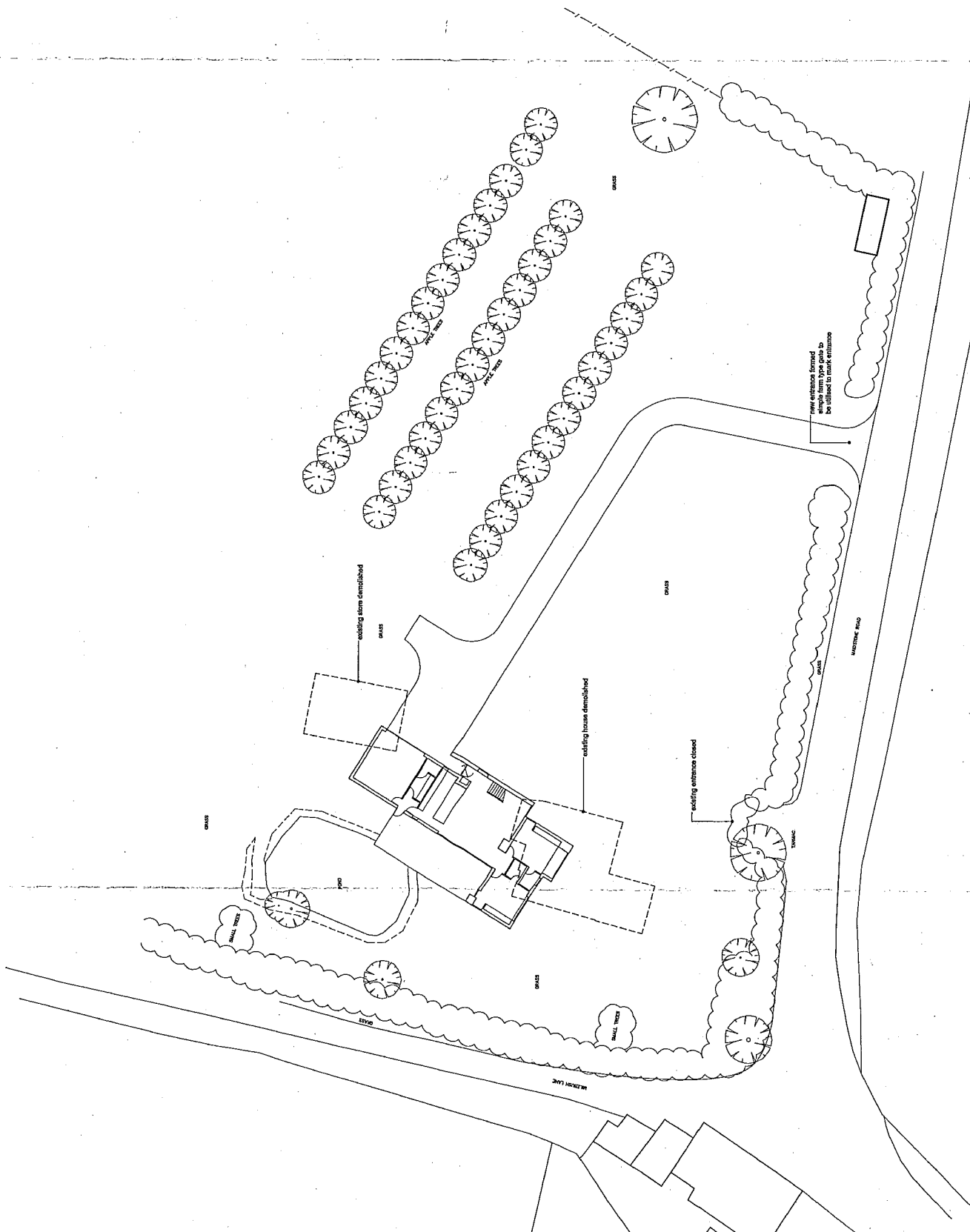
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MA/07/1140S



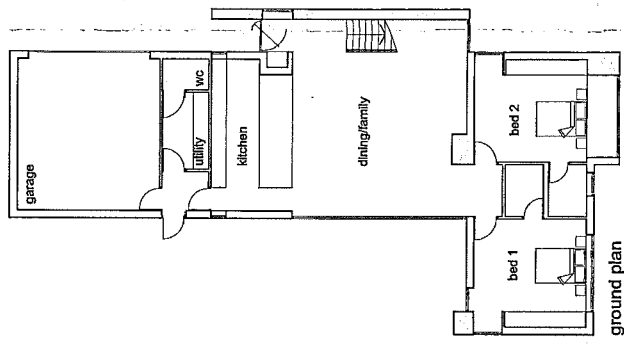
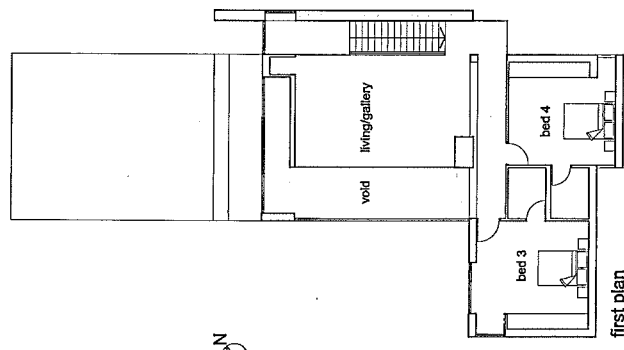
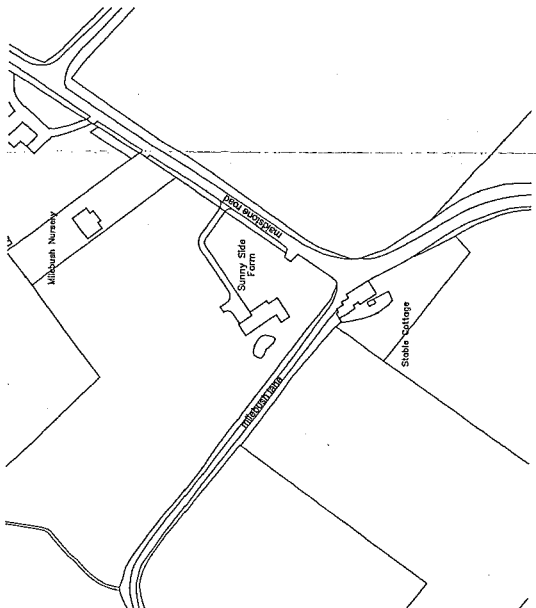
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DATE: 1:200 sept 06

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	Checked	<input type="checkbox"/>	Reviewed	<input type="checkbox"/>
DRAWING NUMBER	06 / 1341 / 01A			



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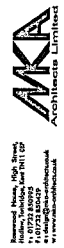
CLIENT
Mr and Mrs J Woodlands

PROJECT
**replacement dwelling
sunnyside farm
marden**

POST ROOM FR.
1 - JUN 2007

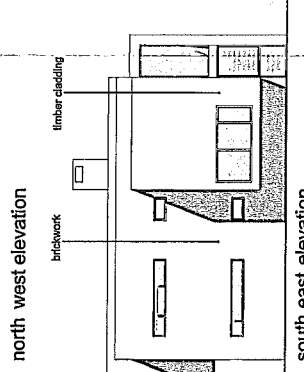
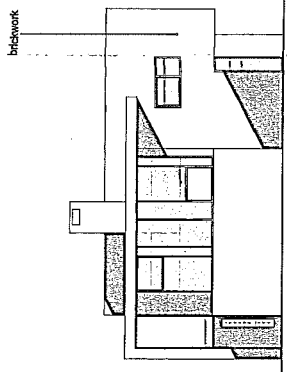
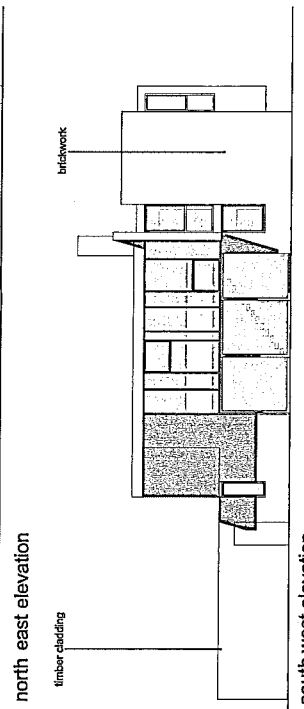
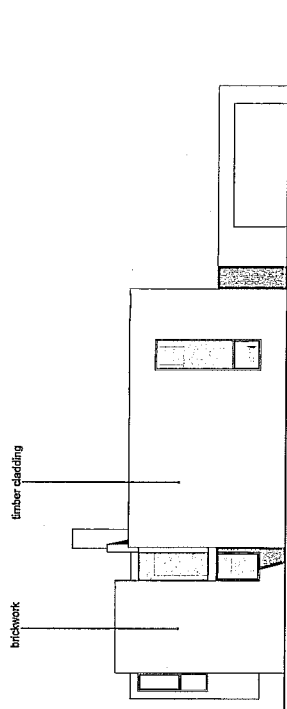
TYPE
**plans and elevations
as proposed**

MA/07/11405



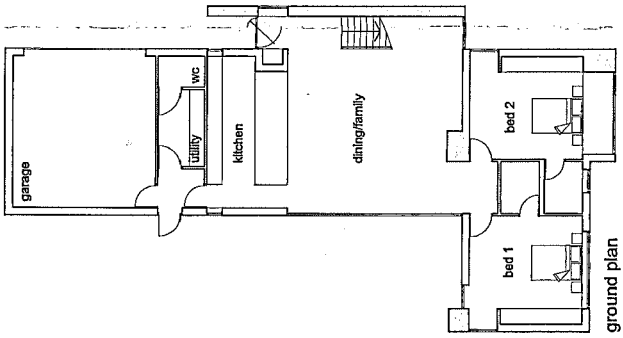
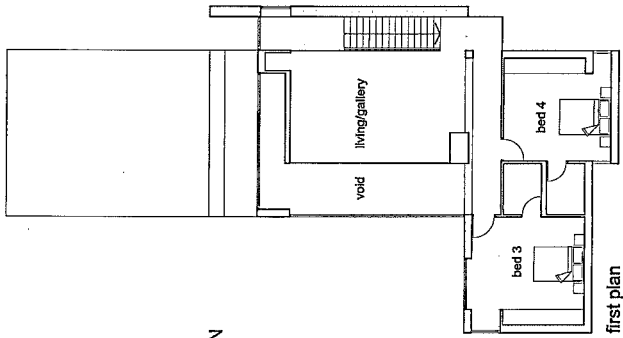
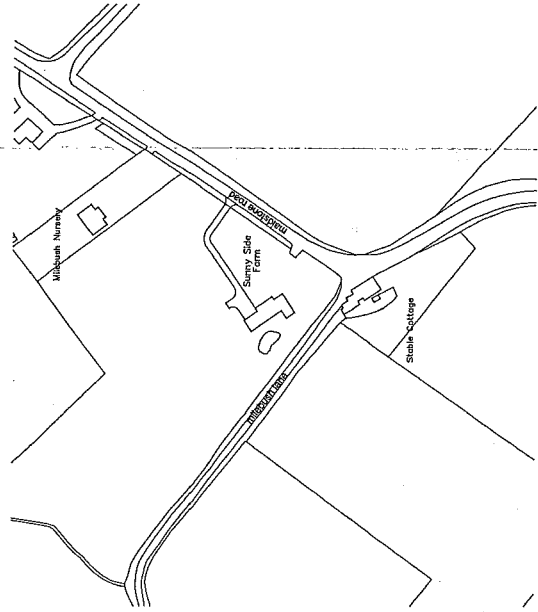
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DATE
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DRAWING STATUS	Prepared	Revised	Final
DRAWING NUMBER	05	1341	02A



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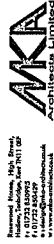
CLIENT
Mr and Mrs J Woodlands

PROJECT
**replacement dwelling
sunnyside farm
marden**

POST ROOM TR.
1 - JUN 2007

DRAWN
**plans and elevations
as proposed**

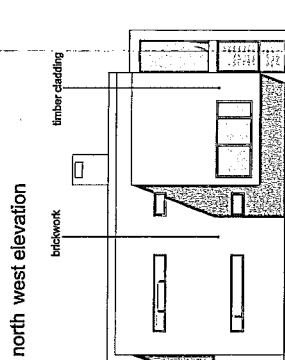
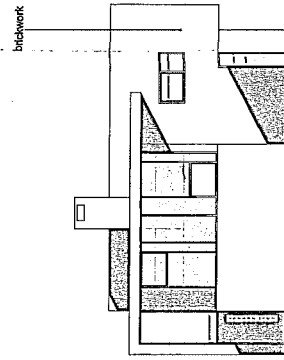
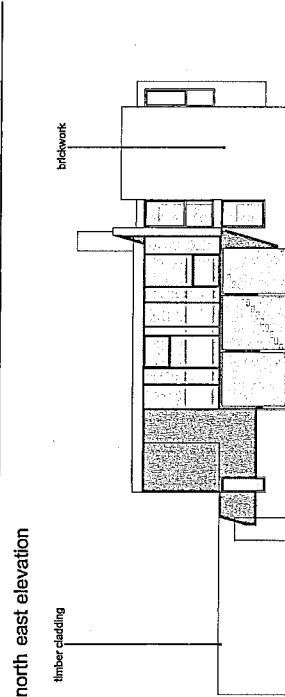
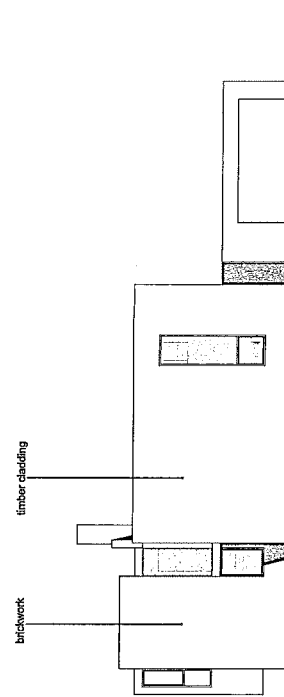
MA/07/11405



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DATE
sept 06

DRAWING STATUS
 Preliminary
 For Approval
 Tender
 Contract
 As-built

DRAWING NUMBER
05 / 1341 / 02A



MAN 090961

Appendix 2

NOTES/REVISIONS

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CLIENT
 Mr and Mrs J Woodlands

PROJECT
 replacement dwelling
 sunnyside farm
 marden

POST ROOM REF.
 13 MAY 2007

SHEET
 block plan

MAY 07/1140 S

Mr and Mrs J Woodlands
 Sunnyside Farm, Marden, Kent ME18 7DP
 Tel: 01773 882073
 Fax: 01773 882074
 E: info@mkarchitects.co.uk
 W: www.mkarchitects.co.uk

SCALE 1:200

DATE sept 06

DRAWING STATUS

Prepared Issued

Revised Deleted

DRAWING NUMBER
 06 / 1341 / 01A

