

Reference number: 16/505965

Additional conditions

This is a Section 73 application and the effect is the grant of a fresh planning permission. Where necessary the conditions from the parent permission need to be included on the new decision notice.

Add the following conditions

1. The site shall not be used as a caravan site by any persons other than gypsies or Travellers and their family and/or dependants, as defined in Annex 1 of the Planning Policy for Traveller Sites 2015;

Reason: The site is in an area where the stationing of caravans/mobile homes is not normally permitted and an exception has been made to provide accommodation solely for gypsies who satisfy these requirements for Gypsy and Traveller Caravan Sites.

2. No commercial or business activities shall take place on the land;

Reason: To prevent inappropriate development and safeguard the amenity, character and appearance of the countryside.

3. No external lighting shall be erected on the site at any time unless previously agreed in writing by the Local Planning Authority;

Reason: To safeguard the character and appearance of the area and to prevent light pollution in accordance with policies ENV28 and ENV49 of the Maidstone Borough-Wide Local Plan (2000).

4. Within three months of the date of this decision, details of the erection of bat and bird boxes within the site shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and maintained thereafter.

Reason: in the interests of ecology.

Amend condition 2 as follows:

Within three months of the date of this decision notice 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 long term management shall be submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved details and maintained thereafter.

The landscape scheme shall be designed using the principles established in the Council's adopted Landscape Character Assessment and Landscape Guidelines and shall include:

- i) Details of the species, size, density and location of new planting along the northern site boundary;
- ii) The retention and enhancement of the existing planting along all boundaries of the site.

Reason: To safeguard the character and appearance of the countryside, and in the interest of biodiversity.

Recommendation remains unchanged.