



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

DEVELOPMENT CONTROL

Mr Mark Southerton
Springfield
Gawtersyke
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YO62 6DR

My Ref: MA/13/1435
Date: 31 October 2013

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/13/1435

DATE RECEIVED: 16 August 2013

DATE VALID: 16 August 2013

APPLICANT: Sines LLP

PROPOSAL: Application to vary condition 4 of MA/96/1132 to allow an expansion of the area used for siting static caravans and operational development to alter land levels (partly retrospective and resubmission of MA/13/0724) as shown on A4 site location plan and drawing nos. PR102a (cross section), PR102a (existing contours), and PR103b received on 16th August 2013, and PR101c received on 21st October 2013.

LOCATION: PILGRIMS RETREAT, HOGBARN LANE, HARRIETSHAM, MAIDSTONE, KENT, ME17 1NZ

GRID REF: 588508, 154893

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

1. Within 2 months the following details shall be submitted to and approved in writing by the Local Planning Authority:-

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- a) Full and specific details of all proposed trees and hedgerows including locations, species mix and sizes, and a plan clearly showing all existing trees as being retained.
- b) Cross section plans to show the re-grading of the land in the southern corner of the site where the sewage plant access and woodland area is shown.
- c) Full details of the wildflower and grass mix.
- d) Planting and staking details for the proposed selected heavy standard trees.
- e) Details of the type of weeding to be used around the newly planted trees (e.g. cultural, mechanical or chemical) together with a full maintenance programme specifying watering and weeding and replacement of failed stock.
- f) Details of tree protection around the existing retained trees in accordance with BS5837:2012.
- g) Measures for protection of the landscaping scheme during 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: To ensure a satisfactory appearance to the development.

2. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in accordance with the implementation plan approved under condition 1. Any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall 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 setting and external appearance to the development.

3. Prior to the occupation of any of these units full details of the future management of the retained coppice to the east of the development site and how the area is to be used as amenity for the local residents shall be submitted to and approved in writing by the Local Planning Authority and the development

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shall be undertaken in accordance with the approved details;

Reason: No such details have been submitted and to ensure the woodland is appropriately maintained.

4. All accommodation units permitted at the site shall be occupied for holiday purposes only. No such accommodation shall be occupied as a person's sole or main place of residence. The operators of the caravan park shall maintain an up-to-date register of the names of all owners/occupiers of individual accommodation units on the site, and of their main home addresses, and shall make this information available at all reasonable times to the local planning authority.

Reason: In order to ensure proper control of the use of the holiday units and to prevent the establishment of permanent residency.

5. The development hereby permitted shall be carried out in accordance with the following approved plans:

A4 site location plan and drawing nos. PR102a (cross section), PR102a (existing contours), and PR103b received on 16th August 2013, and PR101c received on 21st October 2013.

Reason: To ensure a satisfactory setting and external appearance to the development.

Informatives set out below

With regard to condition 1 (landscape implementation), the Council would expect at least the woodland area with specimen trees within the south corner of the site to be implemented within the current planting season (by the end of February 2014).

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

Maidstone Borough-Wide Local Plan 2000: ENV6, ENV28, ENV33, ENV34, ED20

South East Plan 2009: N/A

The proposed development, subject to the conditions stated, is considered to comply with the policies of the Development Plan (Maidstone Borough-Wide

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Local Plan 2000) 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 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.

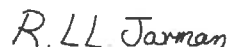
In this instance:

The application was acceptable as submitted and no further assistance was required.

The application was approved without delay.

The application was considered by the Planning Committee where the applicant/agent had the opportunity to speak to the committee and promote the application.

Signed



Rob Jarman
Head of Planning

Date 31 October 2013

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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.

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Peter Lead
Planning
Consultant

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Embankments

New hedgerows Guelder Rose 10% Hawthorn 70%
spindle 10% 10% Buckthorn or
Field Maple 85% Holly 15% or
Hazel 100% or a combination.

Plots for 20x40 homes

Plots for 20x45 homes

Car parking bay

Existing trees

Areas of new tree planting

Specimen Hawthorn

Specimen Hornbeam

Specimen Pendunculat Oak

New woodland

MA/13/1435

21/10/13



Existing coppice

AMENDED

PILGRIMS RETREAT HOGBARN LANE
HARRIETSHAM MAIDSTONE KENT

Proposed Layout

Scale 1:1000 on A3

Date 19/10/2013

Ref PR101c

