

REPORT SUMMARY

REFERENCE NO: 22/503775/FULL		
APPLICATION PROPOSAL: Stationing of two additional mobile homes within existing gypsy site to accommodate additional family members and erection of a dayroom.		
ADDRESS: The Acorns Frittenden Road Staplehurst Tonbridge Kent TN12 0DL		
RECOMMENDATION: GRANT PLANNING PERMISSION subject to planning conditions		
SUMMARY OF REASONS FOR RECOMMENDATION: The development is acceptable with regard to the relevant provisions of the Development Plan, the NPPF and all other material considerations such as are relevant.		
REASON FOR REFERRAL TO COMMITTEE: Staplehurst Parish Council have requested application is considered by Planning Committee if officers are minded to approve application. This request is made for the reasons outlined in the consultation section below.		
WARD: Staplehurst	PARISH: Staplehurst	APPLICANT: Sailie AGENT: SJM Planning Limited
CASE OFFICER: Kate Altieri	VALIDATED: 11/08/22	DECISION DUE: 28/11/22
ADVERTISED AS A DEPARTURE: NO		

RELEVANT PLANNING HISTORY

- 18/500557 - Details for condition 5 (foul/surface water disposal) for 15/501537 - Approved
- 15/501537 - Change of use of land for permanent stationing of mobile home, utility room, stable block and touring caravan for gypsy family (Part retrospective) - Approved

1.0 DESCRIPTION OF SITE

1.01 The Acorns is a lawful Gypsy site, with permanent (unrestricted) permission for one static mobile home (and one touring caravan) granted under 15/501537. The site is accessed via a track from Frittenden Road to the north of the site (some 270m in length); and there are a number of Gypsy sites within the vicinity of the site. For the purposes of the Local Plan the application site is within the countryside that falls within the Low Weald Landscape of Local Value. The site is within Flood Zone 1; and the site is also more than 50m away from any Ancient Woodland and Local Wildlife sites.

2.0 PROPOSAL

- 2.01 The application is described as: *Stationing of two additional mobile homes within existing gypsy site to accommodate additional family members and erection of a dayroom.*
- 2.02 The two additional caravans would be sited in the south-eastern corner of the site, in front of the existing stable building; and the dayroom would be adjacent to the additional caravans, sited close to the eastern boundary of the site.
- 2.03 The external finish of the caravans is not known; and in terms of scale, the submitted plans show them to measure some 12.8m by 4.3m in area; and with shallow pitched roofs, would stand some 3.5m in height.
- 2.04 The proposed dayroom would measure some 14.2m by 7m in footprint (99m²); and with its hipped roof would stand less than 4m in height from its ridge to ground level. Its eaves would be some 2m in height. The submission states the day room would be finished in brick and render, with plain roof tiles.
- 2.05 The applicant lives on the site with their five (dependent) children, and the proposal is provide more accommodation for the growing family. It is also understood that both mothers of the applicants will live on the site.

3.0 POLICY AND OTHER CONSIDERATIONS

- Maidstone Local Plan (2017): SS1, SP17, DM1, DM3, DM8, DM15, DM23, DM30
- Staplehurst Neighbourhood Plan (2016-2031)
- Landscape Character Assessment (2013) & Landscape Capacity Study (2015)
- National Planning Policy Framework (2021) & National Planning Practice Guidance
- Planning Policy for Traveller Sites (2015)
- Gypsy & Traveller and Travelling Showpeople Topic Paper (2016)
- Gypsy & Traveller & Travelling Showpeople Accommodation Assessment (2012)
- Regulation 22 Local Plan

3.01 Local Plan policy DM15 allows for gypsy and traveller accommodation in the countryside provided certain criteria are met.

3.02 Policy PW2 of the Staplehurst Neighbourhood Plan states:

PROPOSALS FOR NEW DEVELOPMENT IN THE COUNTRYSIDE BEYOND THE EXTENDED VILLAGE ENVELOPE WILL BE ASSESSED IN TERMS OF THE POTENTIAL IMPACT OF THE DEVELOPMENT UPON THE VISUAL SETTING AND LANDSCAPE FEATURES OF THE SITE AND ITS SURROUNDINGS, THE POTENTIAL IMPACT UPON THE BIODIVERSITY OF THE AREA AND OTHER RELEVANT PLANNING CONSIDERATIONS, SUCH AS THE IMPACT OF TRAFFIC AND NOISE. PROPOSALS WHICH FAIL TO DEMONSTRATE THESE IMPACTS CAN BE SATISFACTORILY ADDRESSED WILL NOT BE SUPPORTED.

3.03 The NPPF is clear that good design is a key aspect of sustainable development and that permission should be refused for development that is not well designed; and section 12 of the NPPF refers to achieving well-designed places. Paragraph 174 of the NPPF states that planning decisions should contribute to and enhance the natural and local environment by recognising the intrinsic character and beauty of the countryside.

3.04 The Maidstone Landscape Character Assessment (LCA) identifies the application site as falling within the Sherenden Wooded Hills LCA (Area 45). The landscape guidelines for this area are to 'CONSERVE'. Within the Council's Landscape Capacity Study, Sherenden Wooded Hills is assessed as being of 'HIGH' overall landscape sensitivity and is 'sensitive to change'.

3.05 The Council's Regulation 22 Local Plan was submitted to the Planning Inspectorate on 31st March 2022 and whilst this document is a material planning consideration, at this time it is not apportioned much weight.

4.0 LOCAL REPRESENTATIONS

4.01 **Local Residents:** 1 representation received raising concerns over (in summary): Cumulative impact upon character and appearance of countryside; it is not good design; contrary to policy; unsustainable; flood risk; and light pollution.

5.0 CONSULTATIONS

(Please note summaries of consultation responses are set out below with responses discussed in more detail in main report where considered necessary)

5.01 **Staplehurst Parish Council:** Object to application and wish for it to be reported to Planning Committee if minded to recommend approval for the following (summarised) reasons:

- *Against Local Plan Policy SP17 and GT1 plus Staplehurst NP policy PW2;*
- *Limited information on flooding; and*
- *Unallocated site and is over intensification, urbanisation by stealth, of Low Weald.*

5.02 **KCC Highways:** Development does not meet criteria to warrant their involvement.

6.0 APPRAISAL

6.01 The key issues for consideration relate to: need for Gypsy sites; supply of Gypsy sites; Gypsy status/personal circumstances; location; visual impact; flood risk; and then other matters.

Need

6.02 The Maidstone Local Plan is adopted and there are policies relating to site provision for Gypsies and Travellers. Local planning authorities also have responsibility for setting their own target for the number of pitches to be provided in their areas in their Local Plans.

6.03 The Gypsy & Traveller and Travelling Showpeople Accommodation Assessment: Maidstone (January 2012) provides the evidence of the need for Gypsy & Traveller pitches in the borough for the Local Plan period (October 2011 to March 2031). This is the Council's most up to date assessment and it does carry weight.

6.04 The Assessment drew on existing information about sites in the borough (including caravan count data, information from stakeholders and council information about the planning status of sites) and used the results of face to face interviews with Gypsies & Travellers (and Travelling Showpeople) residing in the borough. To help encourage participation, the interview team included two members of the Gypsy & Traveller community. Interviews were undertaken with 37% of the estimated resident population in the borough, considered to be sufficient as a sample of the total Traveller population across all the accommodation types.

6.05 The GTAA Assessment found that there is a need for a total 187 additional permanent pitches in the borough 2011-31, broken down in phases as follows:

Oct 2011 – March 2016 - 105 pitches

Apr 2016 – March 2021 - 25 pitches

Apr 2021 – March 2026 - 27 pitches

Apr 2026 – March 2031 - 30 pitches

Total: Oct 2011 – March 2031 = 187 pitches

6.06 The target of 187 additional pitches is included in policy SS1 of the Maidstone Local Plan. The Assessment was undertaken prior to the change to the definition of Gypsy & Travellers in the Planning Policy for Traveller sites (PPTS) in August 2015 to exclude those who have permanently ceased travelling. At the Local Plan Examination some representors (parish councils; residents) argued that this meant it was outdated. The Inspector specifically considered this and concluded that the changed definition would result in relatively little change to the needs figure. He confirmed that the assessment provides an adequate evidential basis for the Local Plan.

6.07 The adopted Local Plan (MBLP) provides for the 187 pitch requirement through:

- *The permanent planning consents which have already granted*
- *Specific site allocations in policy GT1(1)-(16) for 41 pitches (some granted permission)*
- *Application of Policy DM15 for applications on windfall sites*

6.08 The Local Plan Inspector was satisfied with the Plan's policy approach to meeting needs (Inspector's Report paragraphs 245-246). He drew on information in the Gypsy & Traveller Topic Paper which the Council had prepared as a background document for the Examination to explain its approach. In particular, the Topic Paper explains why the Council's partial reliance on the delivery of windfall sites to meet needs is sound (see pages 12-15 and Appendix B of the Topic Paper). The Inspector noted that the Local Plan Review will be the time to make further site allocations should windfall sites not come forward as expected.

Local Plan review and need

- 6.09 The existing GTAA is dated January 2012 with the survey work being undertaken before this date. Due to the age of the adopted GTAA, limited weight can be afforded to this document.
- 6.10 Survey work on the new GTAA commenced in 2020 was delayed due to Covid 19. The new GTAA will outline the current and future need for gypsy, traveller and travelling showpeople provision for Maidstone Borough until 2037.
- 6.11 As set out earlier, the Council's Regulation 22 Local Plan was submitted to the Planning Inspectorate on 31st March 2022 and whilst this document is a material planning consideration, at this time it is not apportioned much weight. This said, please note that within the emerging Plan it states that there is a potentially significant emerging need for Gypsy & Traveller accommodation. There will be a bespoke Gypsy and Traveller DPD but work is yet to start.

Supply

- 6.12 Accommodation for Gypsies and Travellers is a specific type of housing that councils have the duty to provide for under the Housing Act (2004). Local Plan Policy DM15 accepts that subject to certain criteria, this type of accommodation can be provided in the countryside. Since 1st October 2011, the base date of the GTAA, the following permissions for pitches have been granted (as of 31st October 2022):

Permanent non-personal – 256

Permanent personal – 26

Temporary non-personal – 0

Temporary personal – 5

- 6.13 A total of 282 pitches have been granted permanent consent since October 2011. These 282 pitches exceed the Local Plan's 187 pitch target. This illustrates that the rate at which permanent permissions have been granted in the first 10 years of the plan period is ahead of the rate of need by the GTAA. Furthermore, the sites allocated through Policy GT1 in the Local Plan, sites granted permanent permissions on suitable windfall sites (in accordance with policy DM15), and pitch turnover on the two public Gypsy & Traveller sites in the borough, will continue to increase the number of pitches in the borough.
- 6.14 The PPTS directs that the lack of a 5 year supply of Gypsy and Traveller pitches should be given weight when considering the expediency of granting consent on a temporary basis. The Council's position is that it can demonstrate 6.2yrs worth year supply of Gypsy and Traveller sites at the base date of 1st April 2022. As the Council considers itself to be in a position to demonstrate more than a 5 year supply, paragraph 27 of the PPTS would not apply in the determination of this application and the direction to positively consider the granting of a temporary consent does not apply.

Gypsy status/personal circumstances

- 6.15 The Government's PPTS (August 2015) sets the planning definition of 'gypsies & travellers', and this excludes those who have ceased to travel permanently. The current definition is as follows (Annex 1):

'Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily, but excluding members of an organised group of travelling show-people or circus people travelling together as such.'

- 6.16 The definition still includes those who are of a nomadic habit of life, and those who have ceased to travel temporarily because of their own, or their dependants, health or education needs, or old age.

- 6.17 The applicants status has previously been accepted under 15/501537, which is a permanent permission; and the applicant's status is not questioned. The family now have five children below 18yrs of age, who are dependents and not required to demonstrate Gypsy status, and it is considered reasonable for them to have more living space. Further to this, the mothers (who are of Gypsy heritage) will also live on the site. Both mothers are on their own and have their own personal issues; and living on the application site will not only provide them with support, but will also enable them to help out with the family. Indeed, a multi-generational pitch is not unusual amongst the travelling community.
- 6.18 With regards to the status of the both mothers, their land-use needs relate to their ethnicity; and it is considered discriminatory to exclude them from the Government's definition just because they are no longer able to travel (*Smith v Secretary of State for Levelling Up, Housing and Communities & Anr. Case Number: CA-2021-001741*). In this instance, it is therefore considered that the desire and need to have a strong family unit on the site, outweighs their exclusion from the Government's definition above (considering Article 8 Human Rights Convention).

Location

- 6.19 Government guidance set out in the Planning Policy for Traveller Sites (PPTS) places emphasis on the need for increased gypsy and traveller site provision, supporting self-provision (as opposed to local authority provision), and it acknowledges that sites are more likely to be found in rural areas. This is an exception to the principle of restraint in the countryside. In terms of broad principles, Local Plan policies and central government guidance both permit gypsy and traveller sites to be located in the countryside as an exception to policies which otherwise seek to restrain development. IT should also be noted that the site is already an existing and lawful Gypsy site.

Visual impact

- 6.20 As previously set out, guidance in the PPTS states that local planning authorities should very strictly limit new traveller development in the countryside. No specific reference to landscape impact has been outlined however this is addressed in the relevant Local Plan policies and the NPPF. Specifically, policy DM15 of the Local Plan allows for Gypsy accommodation in the countryside provided certain criteria are met. This includes allowing development that does not result in significant harm to the landscape and rural character of the area.
- 6.21 The Acorns is a lawful Gypsy site, and currently on site is a mobile home, touring caravan, stable building, and associated hardsurfacing. The site is also largely enclosed by post and rail timber fencing, with elements of close boarded fencing to the rear.
- 6.22 The proposal would not see the site area of The Acorns increased; the level of hardsurfacing on the site would not be increased; and no new hard boundary treatments are proposed. Furthermore, the additional mobile homes would be set back more than 30m from the front (northern) boundary of the site; and the proposed day room would be set back some 10m from this boundary, positioned side on, reducing the bulk of the building when viewed from the access road that runs along the northern boundary of the site. Overall, the proposed layout would retain a sense of openness within the site and it is not accepted that the development would appear cramped in nature.
- 6.23 Furthermore, the mobile homes are of a typical style and appearance and appear to fall within the definition of a caravan (Section 29 of the Caravan Sites and Control of Development Act 1960); and whilst the palette of external materials is not known, these details can be secured by way of appropriate condition.

- 6.24 The proposed day room is also considered to be of a simple design and of a modest scale, standing less than 4m in height and having a footprint of some 99m² in area; and the quality of its external finish can again be secured by way of appropriate condition. It is worth noting here that the day room approved under 18/504157/FULL and built on the adjacent site (to the east), stands some 5.2m in height and has a footprint of some 96.4m² in area.
- 6.25 To reiterate, the addition of two mobile homes and a day room would be read in the context of an existing lawful Gypsy site and would not appear visually dominant on the landscape; and it is also noted that any public view of the site from Frittenden Road would be from more than 250m away and through existing wider landscaping and built form. It is also considered that the proposal would not appear visually harmful from any other public highway. Notwithstanding this, there is also the opportunity to plant additional (native) planting, to help supplement existing landscaping in and around the site. To further safeguard the amenity of the surrounding landscape, external lighting can also be restricted by way of condition.
- 6.26 With everything taken into account, including the retention of existing landscaping and the potential for mitigation/further planting, it is considered that the development would cause some harm to the character and appearance of the countryside hereabouts that falls within the Low Weald Landscape of Local Value, but that in landscape terms it would be in accordance with Local Plan policy DM15 as this harm to the landscape and rural character of the area is not considered to be significant. In visual amenity terms, the development is therefore considered to be in accordance with the relevant policies of the Local Plan; the Staplehurst Neighbourhood Plan; the aims of the revised NPPF.

Other matters

- 6.27 The application site is not located in an area at risk from flooding (Flood Zone 1); no additional hardstanding is proposed; surface water disposal would be via soakaway; and foul sewage would be via a septic tank. A submitted Flood Risk Assessment and Drainage report also concludes that no objection should be raised to the development in flood risk terms. With everything considered, no objections are raised to the application in this respect and no further details are required. Furthermore, no objections are raised in terms of land contamination and air quality.
- 6.28 The development would make use of the existing access for The Acorns, and this would be acceptable in highway safety terms; there is sufficient parking/turning provision on the site; and the traffic generation as a result of the additional mobile homes would not have a severe impact upon the local road network.
- 6.29 Given the separation distances of the development from any dwelling, given the existing use of the site, and given that a residential use is not generally a noise generating use, this development would not have an adverse impact upon the living conditions of any neighbouring resident, including in terms of general noise and disturbance. Furthermore, after assessing the potential impact on the existing residential community, the proposal is found to be acceptable, when considered on its own merits and then cumulatively with other lawful gypsy sites in the vicinity. In the interests of amenity, external lighting can be controlled by way of appropriate condition.
- 6.30 With the managed character of the land, the development is unlikely to have had an adverse impact upon any protected species, and so no further details on this are required prior to the determination of this application. Notwithstanding this, one of the principles of the NPPF (para 180) is that: *Opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.* On this basis, if the application were to be approved a suitable condition could be imposed to seek biodiversity enhancement on the site.

- 6.31 Regard should be given to the Human Rights Act 1998 and rights under Articles 3 and, and the Public Sector Equality Duty (PSED) under the Equality Act 2010. This protects the right of an individual to, amongst other things, a private family life and home; there is a duty to eliminate unlawful discrimination, harassment and victimisation, and to advance equality of opportunity and foster good relations between people who share a protected characteristic and people who do not share it; and the courts have held that the best interest of the children shall be a primary consideration in planning decisions concerning children, including requiring a settled base.
- 6.32 In addition to this, race is one of the protected characteristics under the Equality Act 2010 and ethnic origin is one of the things relating to race. Romany Gypsies and Irish Travellers are protected against race discrimination because they are ethnic groups under the Equality Act. This application has been considered with regard to the protected characteristics of the applicant and his family who will occupy the caravans, and it is considered that the requirements of the PSED have been met and approving this development would not undermine the objectives of the Duty.
- 6.33 Caravan Site Licence under the Caravan Sites and the Control of Development Act 1960 within 21 days of planning consent having been granted.
- 6.34 The issues raised by Staplehurst Parish Council and the one local resident have been considered in the assessment of this application. The submission is not EIA development.

7.0 CONCLUSION

- 7.01 There is a general policy constraint on development in the countryside but there is an exception for Gypsy accommodation. Due to the age of the GTAA it would be challenging to argue that there is no general need. Local Plan policy DM15 allows for gypsy and traveller accommodation in the countryside provided certain criteria are met; and policies SP17 and DM30 allow for development provided it does not result in harm to the character and appearance of the area. The Council's Regulation 22 Local Plan, although not apportioned much weight at this time, states that there is a potentially significant emerging need for Gypsy & Traveller accommodation.
- 7.02 In this instance, the occupation of the additional mobile homes will be restricted by way of condition and there is no reasonable justification to object to this type of development on sustainability grounds in terms of location. Furthermore, the development is not considered to cause significant harm to the character and appearance of the countryside that falls within the Low Weald Landscape of Local Value; it is considered to be acceptable in flood risk terms; and there are no other planning objections raised to the development.
- 7.03 With everything considered, the development is acceptable with regard to the relevant provisions of the Development Plan, the NPPF and all other material considerations such as are relevant. A recommendation of permanent approval is therefore made on this basis, subject to the suggested conditions.

8.0 RECOMMENDATION

- 8.01 GRANT PLANNING PERMISSION subject to the following conditions with delegated powers to the Head of Planning and Development to be able to settle or amend any necessary planning conditions in line with the matters set out in the recommendation and as resolved by the Planning Committee.

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 Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans: 1121v2-Location; 1121v2-ExistBlock; 1121v2-PropMobile; 1121v2a-PropBlock; and 1121v2a-PropDay.

Reason: For the avoidance of doubt and in the interests of proper planning.

3. The site shall not be used as a caravan site by any persons other than Gypsies or Travellers, as defined in Annex 1 of the Planning Policy for Traveller Sites 2015 (or any subsequent definition that supersedes that document).

Reason: The site is in an area where the stationing of caravans/mobile homes is not normally permitted.

4. No more than 4 caravans, as defined by the Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968, shall be stationed on the land at any one time, of which no more than 3 shall be a static caravan or mobile home. The mobile homes shall be positioned on the site as set out on the submitted drawings and the touring caravan shall only be used for the purposes ancillary to the residential use of the mobile home hereby approved.

Reason: To safeguard the character and appearance of the countryside that falls within the Low Weald Landscape of Local Value.

5. If the lawful use of the site ceases, all caravans, structures, equipment and materials bought onto the land for the purposes hereby permitted including hardstandings and buildings shall be removed within two months from the date of the use ceasing.

Reason: To safeguard the character and appearance of the countryside that falls within the Low Weald Landscape of Local Value.

6. No vehicles over 3.5 tonnes shall be stationed, stored or parked on the site at any time.

Reason: To safeguard the character and appearance of the countryside that falls within the Low Weald Landscape of Local Value.

7. No commercial or business activities shall take place on the land, including the storage of vehicles or materials or any livery use.

Reason: To prevent inappropriate development; to safeguard the character and appearance of the countryside that falls within the Low Weald Landscape of Local Value; and in the interests of residential amenity.

8. Prior to the first occupation of the development hereby approved, written details of the materials to be used in the external surfacing and roofing of the mobile homes and the day room hereby approved shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved materials and maintained as such thereafter.

Reason: To safeguard the character and appearance of the countryside that falls within the Low Weald Landscape of Local Value.

9. Prior to the first occupation of the additional mobile homes hereby approved, details of a scheme of soft landscaping, using indigenous species, together with a programme for the approved scheme's implementation, shall be submitted to and approved in writing by the local planning authority. The landscape scheme shall be designed using the principles established in the Council's adopted Landscape Character Assessment (2012) and shall include:

- (i) Location, species, number and size of all new trees, perennials and shrubs to be planted within site; and
- (ii) Provision of new 100% mixed native species hedgerow planting along northern boundary of application site.

Only non-plastic guards shall be used for the new trees and hedgerows, and no Sycamore trees shall be planted. The landscaping of the site and its management thereafter shall be carried out in accordance with the approved details.

Reason: To safeguard the character and appearance of the countryside that falls within the Low Weald Landscape of Local Value; and in the interests of biodiversity enhancement.

10. The approved landscaping scheme shall be in place at the end of the first planting and seeding season following the first occupation of the additional mobile homes hereby approved. Any planting which, within a period of 5 years from the first occupation of the development die, are removed, or become seriously damaged or diseased that their long term amenity value has been adversely affected, shall be replaced in the next planting season with plants of the same species and size as detailed in the approved landscape scheme.

Reason: To safeguard the character and appearance of the countryside that falls within the Low Weald Landscape of Local Value; and to enhance ecology and biodiversity on the site in line with the requirement to achieve a net biodiversity gain from all development.

11. Prior to the first occupation of the additional mobile homes hereby approved, a scheme for the enhancement of biodiversity on the site, to include the installation of a minimum of one bat tube on each of these mobile homes, shall be submitted to and approved in writing by the local planning authority. The development shall be implemented in accordance with the approved details prior to the first occupation of the additional mobile homes and all features shall be maintained as such thereafter.

Reason: To enhance ecology and biodiversity on the site in line with the requirement to achieve a net biodiversity gain from all development.

12. No external lighting, whether temporary or permanent, shall be placed or erected within the site unless details are submitted to and approved in writing by the local planning authority. Any details to be submitted shall be in accordance with the 2005 Institute of Lighting Engineers Guidance Notes for the Reduction of Obtrusive Lighting, GN01 (and any subsequent revisions), and shall include a layout plan with beam orientation and a schedule of light equipment proposed (luminaire type; mounting height; aiming angles and luminaire profiles) and an ISO lux plan showing light spill. The development shall thereafter be carried out in accordance with the subsequently approved details and maintained as such thereafter.

Reason: In the interest of amenity.

13. Notwithstanding the provisions of Schedule 2 Part 4 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and reenacting that Order with or without modification), no temporary buildings or structures shall be stationed on the land other than those expressly authorised by this permission (as shown on the approved plans).

Reason: To prevent inappropriate development and safeguard the amenity, character and appearance of the countryside that falls within the Low Weald Landscape of Local Value; and in the interests of residential amenity.

Informatives

1. The applicant is advised that it will be necessary to make an application for a Caravan Site Licence under the Caravan Sites and the Control of Development Act 1960 within 21 days of planning consent having been granted. Failure to do so could result in action by the Council under the Act as caravan sites cannot operate without a licence. The applicant is advised to contact the Maidstone Housing & Communities Support Team in respect of a licence or apply online at: <https://www.gov.uk/apply-for-a-licence/caravanand-camping-site-licence/maidstone/apply-1>