

REPORT SUMMARY

REFERENCE NUMBER: 24/500914/FULL		
APPLICATION PROPOSAL: Siting of 2(no) static caravans for residential occupation by Gypsy family and 2(no) touring caravans.		
ADDRESS: Land at Woodside Place, Goudhurst Road, Staplehurst, Kent, TN12 0HB		
RECOMMENDATION: GRANT PLANNING PERMISSION subject to 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 for application to be considered by Planning Committee if officers are minded to recommend approval. This request is made for the reasons outlined in the consultation section below.		
WARD: Staplehurst	PARISH: Staplehurst	APPLICANT: Mr D. Coster AGENT: Martin Potts Associates
CASE OFFICER: Kate Altieri	VALID DATE: 02/04/24	DECISION DUE: 24/06/24
ADVERTISED AS A DEPARTURE: NO		

RELEVANT PLANNING HISTORY

- 23/504919 – 6 static caravans pitches for Gypsy & Traveller use – Refused (in summary):
 1. *Submission would harmfully consolidate sporadic and urbanising development in countryside, resulting in development that would cause significant harm to landscape and rural character of area hereabouts. This failure to maintain and enhance local distinctiveness would be contrary to policies SP17, DM1, DM15 and DM30 of 2017 Local Plan; policy PW2 of Staplehurst NP (2016-2031); Maidstone Landscape Character Assessment and Capacity Study; and aims of NPPF (2023).*
 2. *Submission failed to demonstrate acceptability of proposal in relation to highway safety. This would be contrary to aims of policy DM1 of Maidstone Local Plan (2017); and paragraph 115 of NPPF (2023).*
- 18/503222 – Vary condition 3 of MA/08/1620 to allow 2 additional caravans to be stationed at site (total of 5 mobile homes & 1 touring caravan) - Approved
- MA/08/1620 – Vary condition 3 of MA/97/0513 to allow further 2 caravans together with touring caravan - Approved
- MA/03/1175 – Erection of stable building - Approved
- MA/02/0438 – Change of use of agricultural land to keeping and exercising of 2 horses together with erection of field shelter - Approved
- MA/97/0513 – Continued stationing of mobile home for occupation by gypsy family and retention of double garage - Approved
- MA/92/0017 – Erection of garage/utility room/store - Refused
- MA/89/0104 – Erection of bungalow – Refused (Dismissed at appeal)
- MA/86/1727 - Change of use of land for use as private gypsy caravan site for one family - Approved
- MA/85/0682 – Outline for agricultural - Refused

3.0 RELEVANT POLICY & GUIDANCE

- Maidstone Borough Local Plan Review 2021-2038 (adopted March 2024)
- Staplehurst Neighbourhood Plan (2016-2031)
- Landscape Character Assessment (2013) & Landscape Capacity Study (2015)
- National Planning Policy Framework (2023) & National Planning Practice Guidance
- Planning Policy for Traveller Sites (2023)
- Gypsy & Traveller & Travelling Showpeople Accommodation Assessment (Sept 2023)
- Gypsy, Traveller and Travelling Showpeople Development Plan Document – Scoping, Issues & Options Public Consultation (Reg 18a)

3.01 **Maidstone Borough Local Plan Review (LPR):** The LPR was adopted by the Council on 20th March 2024 and this document attracts full weight. The LPR effectively deletes the 2017 Local Plan from Maidstone’s Development Plan and it has no weight as a result. Please note here that elements of the 2017 Local Plan that were still relevant have been absorbed into the LPR. Relevant policies within the LPR are considered to be: LPRSS1 (Spatial strategy); LPRSP9 (Development in countryside); LPRSP10(A) (Housing mix); LPRSP10(C) (Gypsy & Traveller site allocations); LPRSP14 (The environment); LPRSP14(A) (Natural environment); LPRSP15 (Design); LPRHOU8 (Gypsy & Traveller accommodation); LPRTRA2 (Assessing transport impacts); LPRTRA4 (Parking); LPRQD1 (Sustainable design); LPRQD2 (External lighting); and LPRQD4 (Design principles in countryside).

3.02 **Staplehurst Neighbourhood Plan:** 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 **NPPF:** 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, with section 12 of the NPPF referring to ‘achieving well-designed and beautiful places’.

3.04 **Council’s 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’.

4.0 LOCAL REPRESENTATIONS

4.01 **Local residents:** No representations received.

5.0 CONSULTATION RESPONSES

(Please note that summaries of consultation responses are set out below; and comments are discussed in more detail in the appraisal section where considered necessary)

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

MBC Local Plan Review 2021-2038 Policies: LPRQD1 (Sustainable design) - proposal is unsustainable; and LPRQD4 (Design principles in countryside) – proposal against good design in countryside. Staplehurst NP policy PW2 (Proposals for new development in countryside) - proposal would spoil rural character.

5.02 **KCC Highways:** Raise no objection.

5.03 **MBC Environmental Protection Team:** Raise no objections (see main report).

5.04 **Upper Medway Internal Drainage Board:** Have made comments (see main report).

6.0 APPRAISAL

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

Issues of need and supply

6.02 The Local Plan Review included policies relating to site provision for Gypsies and Travellers. Local authorities also have responsibility for setting their own target for the number of pitches to be provided in their areas in their Local Plans. Further to this, the 2012 GTAA has been superseded by the 2023 Gypsy & Traveller & Travelling Showpeople Accommodation Assessment (GTAA).

6.03 The 2023 GTAA has indicated a significant emerging need for Gypsy and Traveller accommodation in the borough. Indeed, as of 1st April 2023, the Council has published the 5yr supply for Gypsy and Traveller Pitches, that being a 1.2yr supply. This is made up of: Carried forward unimplemented 2017 Local Plan allocations; turnover on the two public sites in the borough; and windfall allowance for pitches which will be granted planning permission in the future.

6.04 This formal acknowledgement of a lack of a 5yr supply for Gypsy and Traveller Pitches triggers paragraph 27 of the Government's Planning Policy for Traveller Sites (PPTS):

If a LPA cannot demonstrate an up-to-date 5 year supply of deliverable sites, this should be a significant material consideration in any subsequent planning decision when considering applications for the grant of temporary planning permission⁹. The exception is where the proposal is on land designated as Green Belt; sites protected under the Birds and Habitats Directives and/or sites designated as Sites of Special Scientific Interest; Local Green Space, an AONB, or within a National Park (or the Broads).

⁹ There is no presumption temporary grant of permission should be granted permanently.

6.05 Moving on from this, the Local Plan Review is now given full weight, but the Council has chosen to separate the matter of gypsy and traveller policy from the Local Plan Review and is pursuing a separate DPD on this matter. This DPD is yet to go out to first stage consultation. As part of this work, two call for sites exercises ran between 1st February and 31st March 2022, and 28th February and 17th April 2023. The Gypsy, Traveller and Travelling Showpeople DPD is at its early stages and further public consultation is expected on this towards the end of 2024.

6.06 In the interim, Local Plan Review policy LPRSP10(c) (Gypsy & Traveller Site Allocations), includes extant allocations carried forward from the 2017 Local Plan policy GT1; and development management policy LPRHOU8 for windfall applications.

6.07 The DPD will be informed by the outcome of a Pitch Deliverability Assessment (to assess what proportion of the need can be met on existing sites through intensification or expansion) and a targeted Call for Sites exercise to identify potential new sites so the needs of the community can be adequately, and appropriately addressed and appropriate engagement can take place.

6.08 With regard to the Maidstone Gypsy, Traveller and Travelling Showpeople DPD, the Local Development Scheme (LDS) timetable indicates a Reg 18b consultation taking place from February to March 2024. Evidence gathering ahead of a Reg 18b consultation is currently ongoing and the Council is considering whether it is appropriate to formally amend the LDS in relation to the DPD.

Gypsy status/personal circumstances

6.09 Following the judgment in the Court of Appeal in the case of *Smith v SSLUHC & Ors*, it should be noted that the land-use needs of potential future occupants of the site may only relate to their ethnicity and the government has reverted the definition of Gypsies and Travellers used in the PPTS to that adopted in 2012 for plan and decision making. The current definition is therefore as follows:

'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 or permanently, but excluding members of an organised group of travelling showpeople or circus people travelling together as such.'

6.10 The submission confirms that the two additional mobile homes would be occupied by the two eldest grandchildren of the applicant and that the proposal is necessary to maintain the wider close knit family unit as an entity. Whilst the submission does not provide specific details regarding how they would meet the above definition, it is considered unreasonable to request further information on this matter. The argument is, that when granting planning permission for a farm worker's dwelling for example, the Council does not require the farmer to prove that the intended occupant is a bone fide farm worker. Instead, the Council would rely on an occupancy condition to ensure that the dwelling is used for its intended purpose.

6.11 There is also a 2014 appeal decision (APP/Y3940/C/13/2206152: Sharkays, Whaddon Lane, Hilperton, Trowbridge, Wiltshire), where the Planning Inspector considered that the site was in an acceptable location for a gypsy site, in accordance with local and national policies, and granted planning permission subject to an occupancy condition, despite the fact that they found that the existing site occupiers did not comply with that condition. It is evident that the gypsy status of the appellants was not determinative of the appeal.

6.12 With everything considered no objection is raised to the application on the grounds of Gypsy status as future occupants would have to fall within the Government's PPTS definition, and this can be secured by way of condition.

Location

6.13 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 Review 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.

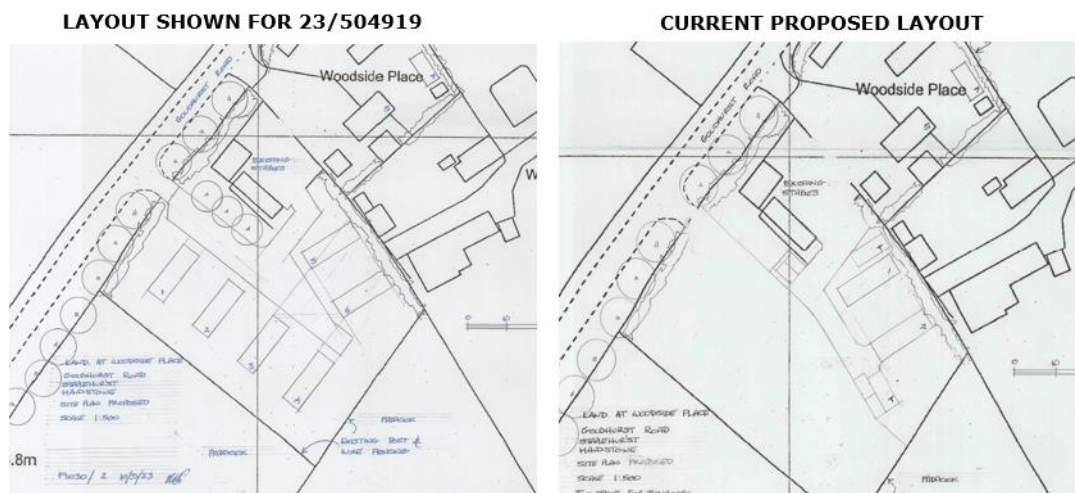
Visual impact

6.14 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 relevant Local Plan Review policies and the NPPF. Specifically, policy LPRHOU8 of the Local Plan Review 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, and impact on these aspects will be assessed with particular regard to:

- i. Local landscape character;*
- ii. Landscape impact arising as result of development in combination with existing lawful caravans;*
- iii. Development is well screened by existing landscape features and there is a reasonable prospect of such features' long-term retention;*
- iv. Additional planting should be used to supplement existing landscaping but should not be the sole means of mitigating the impact of the development;*
- v. Prominent boundary treatments should be screened/softened by existing and/or proposed landscaping.*

6.15 The site also falls within the Sherenden Wooded Hills LCA and the landscape guidelines for this area are to 'CONSERVE'; and within the Council's Landscape Capacity Study, it assesses this LCA as being of 'HIGH' overall landscape sensitivity and is 'sensitive to change'.

6.16 The previously refused application at Woodside Place (23/504919) related to a much larger site area that sprawled significantly more formal development into largely undeveloped countryside. The previously refused scheme also saw the proposed mobile homes make use of a different vehicle access, opening up more public views of the development and resulting in a significant amount of new hardsurfacing:



6.17 When compared to the previous refusal, this current proposal would read more in the context of Woodside Place and Woodside, the neighbouring property. Indeed, the smaller site area and the reduction in the number of mobile homes; the location of the mobile homes behind the stable buildings, that would not project beyond the existing development at Woodside; the use of the existing vehicle access to Woodside; the noticeable reduction in the level of hardsurfacing; and the scope for native hedgerow planting along the north-eastern and south-eastern boundaries of the site, would clearly result in a better contained development that would not significantly erode the area's current sense of openness, nor adversely change the character of the area. Moreover, the mobile homes themselves are of a typical style and appearance and they appear to fall within the definition of a caravan (Section 29 of the Caravan Sites and Control of Development Act 1960).

6.18 Further to this there is well-established roadside planting along Goudhurst Road and Cork Lane that does rise up southwards giving some views across the site. There is no reasonable doubt to suggest that this mature roadside landscaping would not remain for the long-term and any glimpses of the proposal site from these public vantage points would be at a short/medium range and very much read in the context of existing surrounding development, as opposed to the sprawl of greater development refused under 23/504919. With the merits of this current proposal considered, as outlined above, it is considered that any additional planting sought as part of the scheme would now supplement existing landscaping, rather than being the sole means of mitigating the impact of the development, in accordance with LPR policy LPRHOU8. Details of new hard boundary treatments can also be secured by way of condition, to safeguard the character and appearance of the countryside hereabouts.

6.19 With everything considered and subject to the recommended conditions, the view is taken that the proposal would not appear visually dominant nor incongruous within the landscape, and would not therefore cause significant harm to the intrinsic character and appearance of the countryside hereabouts, in accordance with LPR policy LPRHOU8 and policy PW2 of the Staplehurst Neighbourhood Plan. As such, the development would accord with the relevant policies of the Development Plan and the aims of the NPPF.

Highway safety

6.20 Under 23/504919, one of the reasons for refusal related to the application failing to demonstrate the acceptability of proposal in relation to highway safety. This current proposal would now utilise the existing vehicle access for Woodside Place, where there has been no reported traffic incident reported within the last 24yrs (www.crashmap.co.uk); the current proposal is for two mobile homes and not six as previously proposed; it is evident that vehicles associated to the

proposal could turn within the site and leave in a forward gear; and there is sufficient parking on the site. It is also noted that KCC Highways no longer raise an objection to the proposal. On this basis, it is considered that this current submission would not have an unacceptable impact upon highway safety, and nor would the residual cumulative impacts on the road network be severe.

Other matters

- 6.21 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.
- 6.22 The Council's Environmental Protection Team have raised no objection in terms of: Land contamination; Noise; air quality; lighting; and foul sewage disposal. This is subject to recommended conditions relating to foul sewage; electric vehicle charging points; external lighting and the need to obtain a caravan site licence. If the application were to be approved, details of foul sewage could be secured by way of condition; in the interests of amenity, external lighting could be controlled by way of appropriate condition; electric vehicle charging points are dealt with under Building Regulations; and the applicant would be reminded by way of informative of the need to require a caravan licence. Furthermore, the application site is not located in an area at risk from flooding (Flood Zone 1) and no objections are raised in terms of surface water disposal.
- 6.23 The Upper Medway Internal Drainage Board have confirmed that the submission would require Land Drainage Consent from them and that there would be the potential for conflict between the planning process and their regulatory regime. Whilst there is the potential for conflict between the planning process and the Board's regulatory regime, in this instance it is not considered reasonable to delay the determination of this application for this purpose and a suitable informative will be added to remind the applicant of this separate requirement under the under Land Drainage Act 1991 and the Board's Byelaws.
- 6.24 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 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. This application is not caught by the national 10% BNG and Local Plan Review 20% BNG requirements, as it was received before 2nd April 2024, and a 'reasonable' attempt had been made at a valid application before 2nd April 2024.
- 6.25 The issues raised by Staplehurst Parish Council have been considered in the assessment of this application. The submission is not EIA development.

7.0 CONCLUSION

- 7.01 Regard should be given to the Human Rights Act 1998 and rights under Articles 3 and 8, and the Public Sector Equality Duty 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. 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, 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.

- 7.02 In Local Plan policy terms, there is resistance to residential caravans in the countryside. As an exception to this general policy constraint, LPR policy LPRHOU8 allows for gypsy and traveller accommodation in the countryside provided certain criteria are met; and LPR policies LPRSP9 and LPRQD4 allow for development provided it does not result in significant harm to the character and appearance of the area.
- 7.03 In this instance, there is no reasonable justification to object to the development on Gypsy status and sustainability grounds in terms of location. Furthermore, the development is not considered to cause significant harm to the character and appearance of the countryside; and there are no other planning objections raised to the development. Significant material consideration has also been given to paragraph 27 of the PPTS given that the Council is unable to demonstrate an up-to-date 5 year supply of deliverable sites.
- 7.04 With everything considered, the development is therefore acceptable with regard to the relevant provisions of the Development Plan (including Staplehurst Neighbourhood Plan), the NPPF and all other material considerations such as are relevant. In consequence of this finding, a permanent permission is recommended and to be restricted only by a Gypsy and Traveller occupation condition.

8.0 RECOMMENDATION - GRANT PLANNING PERMISSION subject to following conditions with delegated powers to the Head of Planning and Development to be able to settle or amend any necessary planning conditions and/or informatives 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 approved shall be carried out in accordance with the following approved plans/documents: Site location plan (1:1250); and P1030/1A; 2A; and 3A.

Reason: To clarify which plans have been approved and in the interests of proper planning.
3. The site shall not be occupied by any persons other than Gypsies and Travellers, defined as 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 or permanently, but excluding members of an organised group of travelling showpeople or circus people travelling together as such.

Reason: The site is in an area where the stationing of residential caravans/mobile homes is not normally permitted.
4. There shall be no more than 2 pitches on the site and on each of the pitches approved there shall be no more than one static caravan and one touring caravan stationed at any time.

Reason: To safeguard the character and appearance of the countryside.
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.

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.

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; and to safeguard the character and appearance of the countryside.

8. Prior to the first occupation of the mobile homes hereby approved details of the proposed method of foul sewage treatment, along with details regarding the provision of potable water and waste disposal for these caravans shall be submitted to and approved in writing by the local planning authority. These details shall include the size of individual cess pits and/or septic tanks and/or other treatment systems, specify exact locations on the site, and provide information as to where each system will discharge to. The approved details shall then be fully implemented prior to the first occupation of the mobile homes hereby approved and shall be maintained as such thereafter.

Reason: To safeguard adequate foul sewage disposal.

9. Prior to the first occupation mobile homes hereby approved, details of a scheme of hard and soft landscaping, using indigenous species, together with a programme for the scheme's implementation, shall be submitted to and approved in writing by the local planning authority. The scheme shall include indications of all existing trees and hedgerows on the land, identify those to be retained and set out measures for their protection throughout the course of development and shall also include:

- (i) A scheme designed in accordance with principles of Council's landscape character guidance (Landscape Character Assessment Supplement 2012);
- (ii) Details of the number, size, species, maturity, spacing and position of proposed native trees and landscaping to be planted within the site;
- (iii) Details of mixed (100% native) double staggered hedgerows to be planted along the north-eastern and south-eastern boundaries of the site;
- (iv) A ten year landscaping management plan;
- (v) Details of hardsurfacing within the site; and
- (vi) Details of hard boundary treatments in and around the 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: In the interests of landscape, visual impact, and amenity of the area and to ensure a satisfactory appearance to the development; and in the interests of biodiversity enhancement.

10. All landscaping specified in the approved landscape details shall be carried out in the first planting season (1 October to end of February) following the first occupation of the mobile homes hereby approved. The approved landscaping shall be retained for at least 10 years following its implementation and shall be managed and retained strictly in accordance with the approved specification/management plan, and any approved or retained seeding or turfing which fails to establish or any trees or plants which, before a period of 10 years from the completion of the development has expired, die or become so seriously damaged or diseased that their 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: In the interests of landscape, visual impact and amenity of the area and to ensure a satisfactory appearance to the development.

11. Prior to the first occupation of the mobile homes hereby approved details of a scheme for the enhancement of biodiversity on the site shall be submitted to and approved in writing by the local planning authority. The scheme shall include the enhancement of biodiversity through integrated methods into the fabric of the mobile homes by means such as bat tubes, and through the provision of bird and bat boxes, bug hotels and log piles on land within the applicant's ownership. The approved details shall then be fully implemented prior to the first occupation of the mobile homes hereby approved and all features shall be maintained as such thereafter.

Reason: To enhance the ecology and biodiversity.

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 and to safeguard the character and appearance of the countryside.

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 to safeguard the character and appearance of the countryside.

14. Notwithstanding the provisions of the Town and Country Planning General Permitted Development (Amendment) (England) Order 2015 (or any order revoking and reenacting that order with or without modification), and except for what is approved under condition 9 of this permission, no development within Schedule 2, Part 2, Class A, shall be carried out on the site hereby approved.

Reason: To safeguard the character and appearance of the countryside.

Informative(s):

1. The applicant is reminded that it is 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 this planning permission.
2. 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 Community Protection Team in respect of a licence.
3. The applicant is advised to contact the Environment Agency to establish whether a discharge consent from them is required. Further information on how to apply for an environmental permit and general binding rules applicable to small discharges of domestic sewage effluent is available at: [Environment Agency - GOV.UK \(www.gov.uk\)](http://www.gov.uk)

NB: For full details of all papers submitted with this application please refer to the relevant Public Access pages on the council's website.