

**NOTIFICATION OF DECISION OF
THE LOCAL PLANNING AUTHORITY**

Date of Decision: 30 April 2020



Email: planning@folkestone-hythe.gov.uk

Mr Steve Bourne
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43 Haywain Close
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Kent
TN23 3QL

TOWN AND COUNTRY PLANNING ACT 1990

Application Number: Y18/1148/FH

Proposal: Conditions 3,4,5,6,8,9,11,12,13,16 & 17 of planning permission Y17/1310/SH.

**Site Location: Home Farm, Longage Hill, Rhodes Minnis,
Canterbury, Kent, CT4 6XS**

DECISION: APPROVED in accordance with the planning application and plans.

Informatives and notes

- 1 The roof tiles, facing bricks and weather boarding detail, including the submission of drawing no's 400 and 401, received 30 April 2020, are considered acceptable in accordance with save Local Plan Review Policies SD1, BE1, BE5, BE8 and CO19, pursuant to the requirements of Condition 3.
- 2 Drawing no's 200 and 502 (received 10 September 2018) and 400 and 401 (received 30 April 2020) have been submitted pursuant to condition 4 and are considered acceptable in accordance with save Local Plan Review Policies SD1, BE1, BE5, BE8 and CO19.
- 3 The details provided within drawing no's 200 and 502, received 10 September 2018 and drawing no's 400 and 401, received 30 April 2020 are considered acceptable pursuant to condition 5 in accordance saved policies SD1, BE1, BE5, BE8 and CO19.
- 4 Drawing no. 200, received 10 September 2018, and drawing no's 400 and 401, received 30 April 2020 are considered acceptable, pursuant to the

requirements of condition 6 in accordance with Policies SD1, BE1, BE5, BE8 & CO19.

- 5 Drawing no. MHS199.18.001, received 10 September 2018 has been submitted pursuant to the requirement of condition 8 and is considered acceptable in accordance with saved Policies SD1, BE5, BE16 and CO1..
- 6 The details contained within submitted plan MHS199.18-001, received 10 September 2018 pursuant to the requirement of Condition 8, are considered acceptable under saved Policies SD1, BE1, BE5, BE8, CO1, and CO19.
- 7 Drawing no's 101, received 10 September 2018 and 400 & 401, received 30 April 2020 are considered acceptable pursuant to the requirement of Condition 11 in accordance with saved Policy TR5.
- 8 A Phase 1 Environmental Assessment (Desk Study Report) by Soiltec (dated 16 May 2018) has been submitted pursuant to the requirements of this condition and is considered acceptable in accordance with Local Plan Review Policy U10a and the National Planning Policy Framework.
- 9 Drawing no 101 has been submitted pursuant to condition 13 and is considered acceptable, ensuring proper drainage of the area surrounding the site, in accordance with Policies SD1, U1 and U4 and the NPPF.
- 10 A Biodiversity Enhancement Strategy dated 29 May 2018 has been submitted pursuant to the requirement of Condition 16, and is considered acceptable in accordance with saved Policies SD1 and CO11.
- 11 The Water Efficiency Calculator for new dwellings (by GDA Kent) has been submitted pursuant to condition 17 and is considered acceptable in accordance with policies CSD5 and SS3.

In determining this planning application, the Council has had due regard for all relevant matters and particularly the National Planning Policy Framework. This includes the duty to work positively with the applicant to resolve potential issues and seek acceptable solutions.

This decision relates ONLY to the requirements of Town and Country Planning Act 1990. Separate determinations are required for other aspects of the planning regime, building regulations and environmental legislation. Any other permissions must be obtained separately from the relevant body.



Issued by the Chief Planning Officer

This decision notice consists of 3 pages

NOTIFICATION TO APPLICANT

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of your local planning authority then you may be able appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990. If you want to appeal, then you must do so promptly using a form which you can get from The Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN or online at www.planningportal.gov.uk/pcs.

The Inspectorate's website also gives details of timescales and the processes which would apply to this type of application.