

TOWN AND COUNTRY PLANNING ACT 1990

Notification of Grant of Planning Permission to Develop Land

Ms Fleur Record
C/o Jenny Owen
Jennifer Owen & Associates Ltd
Bargrove Farm
Newington
Folkestone
Kent
CT18 8BH

Take notice that The Folkestone & Hythe District Council, the Local Planning Authority under the Town and Country Planning Acts has **GRANTED PERMISSION** for the development of land

situate at: **HAYNE BARN HOUSE, TRACK SANDY LANE , SALTWOOD
HYTHE KENT**

and being: **SECTION 73 APPLICATION FOR VARIATION OF CONDITIONS 5
AND 6 OF PLANNING PERMISSION Y16/0520/SH (REMOVAL OF
EXISTING MARQUEE AND ERECTION OF DETACHED ORANGERY
FOR USE IN CONNECTION WITH THE EXISTING WEDDING AND
EVENTS VENUE) TO EXTEND HOURS OF OPERATION TO ALLOW
EVENTS TO FINISH AT 23.30 AND INCREASE THE NUMBER OF
WEDDINGS PER ANNUM TO 90.**

referred to in your application for permission for development received on 13th September 2018.

This Approval is subject to the following conditions:

CONDITIONS

- 1 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the approved plans under planning permission Y16/0520/SH: numbers 16.03 01; 16.03 02, received 11.05.2016 and 'principle elevation'; 'side elevation'; 'side 2 elevation'; 'rear elevation'; and 'plan'.

Reason:

For the avoidance of doubt and in order to ensure the satisfactory implementation of the development in accordance with the aims of saved policy SD1 of the Shepway District Local Plan Review.

- 2 The use of the building and grounds for the activities hereby permitted shall be limited to the hours between 1000 - 2330 on all days, except for 20 days per calendar year when the use shall end no later than 0000 (midnight) and on 31st December, when the use shall end no later than 0100 on 1st January. All guests, bar those staying overnight in the ancillary accommodation, shall vacate the site within 30 minutes of the permitted cessation time.

Reason:

In the interests of the amenities of local residents in accordance with saved policy SD1 of the Shepway District Local Plan Review and paragraph 17 of the National Planning Policy Framework.

- 3 The number of events to be carried out in any calendar year shall not exceed 90 weddings and 20 other events.

Reason:

In the interests of the amenities of local residents and to enable the Local Authority to assess the impact of such events in accordance with saved policy SD1 of the Shepway District Local Plan Review and paragraph 17 of the National Planning Policy Framework.

- 4 The number of guests attending any weddings or other events shall not exceed 130 at any individual event.

Reason:

In the interests of the amenities of local residents and to control the numbers of attendees to reduce any potential impacts on the local highway network in accordance with saved policies SD1 and TR11 of the Shepway District Local Plan Review.

- 5 No external lighting shall be installed on the land or building, the subject of this application, without the prior submission to and approval of details in writing from the Local Planning Authority. The installation of any external lights shall only be in accordance with the approved details.

Reason:

In order to reduce light pollution and preserve the rural character of the area in accordance with the Shepway District Local Plan Review saved policies CO1 and CO4.

- 6 The noise limiting device which has been installed under planning permission Y16/0520/SH shall be retained at the levels agreed with the Council's Environmental Health Officer and shall be in place and in working order at all times when events are held within the orangery structure and surrounding grounds. Any changes to the noise limiting equipment and the agreed sound levels shall only be made following approval by the Local Planning Authority in writing, following submission in writing of the changes proposed and the subsequent re-setting of levels in conjunction with the Council's Environmental Health Officer.

Reason:

In the interests of the amenities of local residents in accordance with saved policy SD1 of the Shepway District Local Plan Review.

- 7 No amplified music shall be played outside of the orangery building (approved under planning permission Y16/0520/SH) except with prior written approval of the Local Planning Authority..

Reason:

In the interests of the amenities of local residents in accordance with saved policy SD1 of the Shepway District Local Plan Review and paragraph 17 of the National Planning Policy Framework.

In accordance with paragraph 38 the National Planning Policy Framework 2018, Folkestone & Hythe District Council, as local planning authority, has taken a positive and proactive approach to the proposed development, focusing on finding solutions.

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

The application was determined within the relevant timescales.

The development proposed has been considered against the National Planning Policy Framework, Local Plan policy and relevant material planning considerations and it is the view of the Local Planning Authority that planning permission should be granted.

In coming to this decision regard has been had to the following policies:

Shepway District Local Plan Review saved policies: SD1 CO1 CO4
Shepway Core Strategy Local Plan: DSD SS1 SS3 CSD3 CSD4
Emerging Places & Policies Local Plan: HB1 T2 NE3
National Planning Policy Framework 2018



Dated this 7th day of November 2018

Folkestone & Hythe District Council,
Civic Centre, Castle Hill Avenue,
Folkestone, Kent CT20 2QY

Lisette Patching
Development Management Manager

APPEAL GUIDANCE NOTES

Note:

This permission is confined to permission under the Town and Country Planning Act 1990 (as amended) and does not obviate the necessity for compliance with any enactment, bye-law or other provision whatsoever or of obtaining from the appropriate authority any permission, consent, approval or authorisation which may be required.

NOTIFICATION TO APPLICANT

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or the grant of it, subject to conditions, then you can 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 within six months of the date of the notice, using a form which you can get from Initial Appeals, The Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN or online at www.planningportal.gov.uk/pcs.

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provision of a development order and to any directions given under the order. In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based its decision on a direction given by him.

PURCHASE NOTICES

If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which had been or would be permitted. In these circumstances, the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase his interests in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.