

Our Ref: Y16/0383/SH
Telephone: 01303 853000
E-mail: planning@shepway.gov.uk
Date: 18 November 2016

Mr M Withers
15 Rhettendon Drive
Sittingbourne
Ken ME10 2PJ

Town and Country Planning Act 1990

PLANNING PERMISSION : Y16/0383/SH

**LOCATION: LAND ADJOINING THE PADDOCK
BOSSINGHAM ROAD
STELLING MINNIS
KENT**

DEVELOPMENT : Construction of a Class B1 use unit with ancillary parking, following the demolition of the existing building on the site.

I hereby give formal notice that the Council has decided the conditions application as set out below:

3 *No work on the construction of the building above foundation level shall take place until samples of the materials to be used in the construction of the external surfaces of the building hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.*

Reason:

To ensure the satisfactory appearance of the completed development and in the interests of visual amenity.

Your proposal is to use the following facing materials : Brick plinth – Ivanhoe Katrina Multistock; Cladding - Marley Cedral weatherboard (light oak); Windows – uPVC woodgrain effect (cream); Tiles – Marley Ashdowne clay tiles (Ashurst mix).

These are considered to be appropriate for this development and therefore, subject to the works being carried out in accordance with the approved details, condition 3 of Y16/0383/SH **is discharged**.

4 *Standard 5 part condition*

You have submitted the following report : 'Desk top Study and Walkover Survey Report, Your Environment, ref YE2459, June 2016)

We are satisfied with the findings of this report and concur that intrusive site investigation is not required. However the report sets out a requirement for basic radon protection and also for a watching brief for contamination during groundworks (particularly given the gas oil tank on site.) We are aware that you have commenced work at this site and as such the verification of the radon protection and a report of the findings for the presence/absence of contamination during the watching brief need submission now to allow for the discharge of this condition.

We therefore await the submission of these last details.

At this time condition 4 of Y16/0383/SH **is not discharged**.

Please note this does not constitute any approval under Building Regulations.

Yours sincerely

A handwritten signature in black ink, appearing to be 'B. Geering' with a stylized flourish at the end.

Mr Ben Geering
Head of Planning