

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

Date of Decision: 4 October 2023



Email: planning@folkestone-hythe.gov.uk

Mr Ben Geering
Quinn Estates Ltd
The Cow Shed
Highland Court Farm
Bridge
Canterbury
CT45HW

TOWN AND COUNTRY PLANNING ACT 1990

Application Number: 23/1359/FH/NMA

Proposal: Non Material Amendment to planning permission 21/0279/FH to allow for amendment to wording of condition 1 to update phasing plan.

Site Location: Land Rear Rhodes House, Main Road, Sellindge, TN25 6JA

DECISION: APPROVE WITH CONDITIONS in accordance with the planning application and plans.

Subject to the following conditions:

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:

- 20-103-407 Rev M, Received 29 August 2023

Reason:

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

Informatives and notes

- 1 You are reminded that the conditions attached to 21/0279/FH still apply and that this decision must be read in conjunction with that original planning approval.

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.

The Council as Local Planning Authority expects the above Conditions to be complied with promptly. Where Conditions require details or other matters to be approved by the Council prior to commencement or occupation of the development, these must be submitted to the Council for its consideration well in advance, to ensure that there is no delay or loss to your project. Failure to observe the Conditions may result in enforcement action by the Council

A handwritten signature in black ink, appearing to read 'H. G. G.', is positioned above the 'Issued by' text.

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.

Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online at www.gov.uk/government/organisations/planning-inspectorate.

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