

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

Date of Decision: 15 November 2024



Email: planning@folkestone-hythe.gov.uk

Mr Giles Campbell
C/o Mrs Sara Tucker
North & Letherby
St Andrews House
St Andrews Road
Avonmouth
Bristol
BS11 9DQ

TOWN AND COUNTRY PLANNING ACT 1990

Application Number: 20/0304/FH

Proposal: Use of land for the stationing of a mobile home for a temporary period for key agricultural workers and the use of part of an agricultural building for the incubation and hatching of poultry.

Site Location: LONGLAND FARM, EXTED HILL, ELHAM, CANTERBURY, CT4 6UD

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

Subject to the following conditions:

- 1 The mobile home hereby permitted shall be removed, the land restored to its former condition and the residential use shall cease on or before a date three years from the date of this permission.

Reason: Due to its design and appearance the structure is unsuitable for permanent retention on the site, and in order to reassess the viability of the enterprise.

- 2 The development hereby permitted shall not be carried out except in accordance with the details shown on the submitted plans Longland Farm Plan 1 - Location Plan; Longland Farm Plan 3 - Block Plan Proposed.

Reason: For the avoidance of doubt and in order to ensure the satisfactory implementation of the development.

- 3 No more than 1 caravan/mobile home (as defined in the Caravan Sites and

Folkestone & Hythe District Council

Civic Centre, Castle Hill Avenue, Folkestone, Kent CT20 2QY

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Control of Development Act 1960 and the Caravan Sites Act 1968, as amended) shall be stationed on the site at any one time, and the caravan / mobile home shall only be stationed in the position as shown on the approved block plan.

Reason: In order to maintain control over the visual impact of the proposal.

- 4 Details of the external colour finish of the caravan/mobile home, shall be submitted to the Local Planning Authority for approval in writing, prior to its placement upon the land, and no caravan / mobile home shall be stationed on the site unless in accordance with the approved details.

Reason: In order to maintain control over the visual impact of the proposal.

- 5 Full details of the proposed surface water drainage and sewage disposal arrangements shall be submitted to and approved by the Local Planning Authority before the development commences. The approved scheme shall be carried out prior to the occupation of the mobile home and maintained in a functional condition thereafter.

Reason: To ensure proper drainage and avoid pollution of the area surrounding the site

- 6 No external lighting shall be installed on the land or structures, the subject of this application, without the prior submission to and approval of details by 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.

- 7 The occupation of the caravan/mobile home shall be limited to a person solely or mainly employed, or last working, in the locality in agriculture or in forestry, or a widow or widower of such a person, and to any resident dependants.

Reason: The site is outside any area in which residential development would normally be permitted and permission is granted as the development is considered to be essential to the local needs of agriculture.

Informatives and notes

- 1 Only clean uncontaminated water should drain to the surface water system. Roof drainage shall drain directly to the surface water system (entering after the pollution prevention measures). Appropriate pollution control methods (such as trapped gullies and interceptors) should be used for drainage from access roads and car parking areas to prevent hydrocarbons from entering the surface water system. There should be no discharge into land impacted by contamination or land previously identified as being contaminated. There should be no discharge to made ground. There must

be no direct discharge to groundwater, a controlled water.

The Applicant is advised to contact Southern Water with regard to the disposal of foul sewage.

- 2 It is recommended, in the submission of details pursuant to condition 4, that consideration is given to a dark green or black colour for the external finish of the caravan.

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



Issued by the Chief Planning Officer

This decision notice consists of 4 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.