

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

Date of Decision: 17 July 2026



Email: planning@folkestone-hythe.gov.uk

Mr Chris Stace
C/o Mr Tim Parrett
Rubicon Chartered Building Consultancy
The Office
One Step Beyond
Etchinghill
CT18 8BT

TOWN AND COUNTRY PLANNING ACT 1990

Application Number: 26/0776/FH/CON

Proposal: Approval of details pursuant to condition 11 (verification report) of planning application 20/1267/FH (plots 3 & 4 only).

Site Location: Land adj Framlea, Rye Road, Brookland, TN29 9RQ

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

Informatives and notes

- 1 Condition 11 - (plots 3 & 4 only) -
This application has been approved on the basis of the following documents:
Application Form – 18.05.2026
Contaminated Land Remediation Strategy & Verification Plan dated 21/12/2020 – 18.05.2026
Remediation Verification Report (updated) dated 15/06/2026 – 16.06.2026
TDX delivery note dated 04/12/2024 – 15.07.2026

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.

Notification of permission under the Planning Acts does NOT convey consent under The Building Regulations.

- The development to which the attached planning permission relates may also require a separate approval under the Building Regulation
- If the planning permission refers to amended plans, any necessary Building Regulations approval should also cover those amendments
- If the development involves any demolition work, notice of this may be required under the Building Act 1984

Guidance on any Building Control matter is available from the links below or email building.control@folkestone-hythe.gov.uk

- Building control – Folkestone & Hythe District Council
- www.labcfrontdoor.co.uk

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

Issued by the Chief Planning Officer

This decision notice consists of 3 pages

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 to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

Householder application – Within 12 weeks of the date of the notice

Minor commercial application - Within 12 weeks of the date of the notice

Express consent for the display of an advertisement – Within 8 weeks of the date of receipt of the notice

Tree Preservation Orders - Within 28 days of the date of the notice

Planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice - Within 28 days of the date of the notice

If an enforcement notice is served relating to the same or substantially the same land and development as in your application - Within 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier

All others - Within 6 months of the date of the notice

Appeals should be made online via Appeal a planning decision (<https://appeal-planning-decision.service.gov.uk/before-you-start>). If someone does not have access to the internet and needs help completing the appeal digitally, they should contact the Planning Inspectorate customer service team on 0303 444 5000 who will provide details of support options available.

Before making an appeal, you may find it helpful to review guidance and watch a video explaining the appeals process at Make an appeal to the Planning Inspectorate and associated guidance (<https://www.gov.uk/government/collections/make-an-appeal-to-the-planning-inspectorate-and-associated-guidance>).

The Secretary of State can allow a longer period for giving notice of an appeal but 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 the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.