



Mr Mark Lilly  
C/O Julian Bluck  
Julian Bluck Designs Ltd  
Briar House  
Nash Street  
Golden Cross  
Hailsham

19 May 2021

## PLANNING DECISION NOTICE

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<b>APPLICANT:</b>	<b>Mr Mark Lilly</b>
<b>DEVELOPMENT TYPE:</b>	<b>Minor Dwellings</b>
<b>APPLICATION REFERENCE:</b>	<b>21/00728/FULL</b>
<b>PROPOSAL:</b>	<b>Conversion of two detached single storey outbuildings to form two holiday lets</b>
<b>ADDRESS:</b>	<b>Cowbeech Farm, Back Road, Sandhurst, Cranbrook, Kent, TN18 5JX</b>

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The Council hereby **GRANTS** permission/consent for the proposal referred to above subject to the following Condition(s):

- (1) The development hereby permitted shall be begun before the expiration of 3 years from the date of this decision.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- (2) The development hereby permitted shall not be carried out except in complete accordance with the details shown on the following submitted plans:

02B Proposed Plans and Elevations Holiday Let 1  
03 Site and Location Plans  
04B Proposed Floor Plans and Elevations

Reason: To clarify which plans have been approved.

- (3) The development shall be carried out in accordance with the details of external materials specified in the application which shall not be varied, unless otherwise approved in writing by the local planning authority.

Reason: In the interests of visual amenity.

- (4) Before the first use of the development hereby permitted the window(s) on the western elevation of the former stable building (holiday let 1) shall be non-opening up to a maximum height of 1.7m above internal floor level. The windows shall thereafter be retained as such.

Reason: In the interests of protecting the residential amenities of adjacent dwellings

- (5) The buildings shall be used as holiday let accommodation only and shall not be occupied or let as an independent sole/main residence for any individual or group. The development shall not be occupied by the same person for a period longer than six weeks. The same person shall not occupy the unit within a period of four months of vacating the accommodation. Full and up-to-date records must be kept of all the staying guests and access to the records shall be available to an officer of the Local Planning Authority, after giving 24 hours notice.

Reason: To ensure the premises are used for short-term holiday let purposes only in the interests of sustainable planning in the countryside.

Informative(s):

- (1) As the development involves demolition and / or construction broad compliance with the Mid Kent Environmental Code of Development Practice is expected.
- (2) Southern Water requires a formal application for a connection to the public foul sewer to be made by the applicant or developer. To make an application visit: [southernwater.co.uk/developing](http://southernwater.co.uk/developing) and please read the New Connections Services Charging Arrangements documents which are available on our website via the following link: [southernwater.co.uk/developing-building/connection-charging-arrangements](http://southernwater.co.uk/developing-building/connection-charging-arrangements)

It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

- (3) Please note that this development would be deemed as a commercial venture and disposal of any waste generated from it should be arranged via a registered waste carrier/disposal company

**The Council's approach to this application:**

In accordance with paragraph 38 of the National Planning Policy Framework (NPPF), the Council takes a positive and proactive approach to development proposals focused on solutions. We work with applicants/agents in a positive and proactive manner by:

- Offering pre-application advice.
- Where possible, suggesting solutions to secure a successful outcome.
- As appropriate, updating applicants/agents of any issues that may arise in the processing of their application.

In this instance:

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

A handwritten signature in black ink, consisting of a large 'S' followed by a stylized, cursive signature.

**Stephen Baughen**  
**Head of Planning**  
**Tunbridge Wells Borough Council**

**IMPORTANT: YOUR ATTENTION IS DRAWN TO THE ATTACHED NOTES**

## **NOTIFICATION TO APPLICANT FOLLOWING REFUSAL OF CONSENT OR GRANT OF CONSENT SUBJECT TO CONDITIONS**

### **Appeals to the Secretary of State**

If you are aggrieved by the decision of your local planning authority (LPA) to refuse permission for the proposed development, or to grant it subject to Conditions, then you can appeal to the Secretary of State (SoS) under the Town and Country Planning Act 1990, the Planning (Listed Buildings and Conservation Areas) Act 1990 or Control of Advertisements Regulations 1989.

Please see “Development Type” on page 1 of the decision notice to identify which type of appeal is relevant for the following:

- If this is a decision to refuse planning permission for a Householder application or a Minor Commercial application and you want to appeal the decision, or any of the conditions imposed, then you must do so within 12 weeks of the date of this notice.
- In all other cases, you will need to submit your appeal against the decision, or any of the conditions imposed, within 6 months of the date of this notice.

For applications relating to Enforcement Notices:

- If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice and if you want to appeal against the decision on your application, then you must do so within 28 days of the date of this notice.
- If an enforcement notice is subsequently served and relates to the same or substantially the same land and development and if you want to appeal against the decision on your application, then you must do so within 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder or minor commercial application decision] of the date of this notice, whichever period expires earlier.

Appeals must be made using a form which you can get from The Planning Inspectorate, Room 3/13, Temple Quay House , 2 The Square, Temple Quay, Bristol BS1 6PN or online at [www.planningportal.gov.uk/pcs](http://www.planningportal.gov.uk/pcs).

The SoS 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 SoS need not consider an appeal if it seems to the SoS that the LPA could not have granted advertisement consent 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.