



Mr Steven Jarrett, Clarendon Homes
C/O Ms Holly Stewart
Clarendon Homes
Clarendon House
Ashford Road
Harrietsham
Maidstone
Kent, ME17 1BW

19 December 2023

PLANNING DECISION NOTICE

APPLICANT:	Mr Steven Jarrett, Clarendon Homes
DEVELOPMENT TYPE:	Major Dwellings
APPLICATION REFERENCE:	23/02500/FULL
PROPOSAL:	Variation of Condition 10 of Planning Permission 21/00825/OUT - Alterations to landscaping to the garden of plot 8
ADDRESS:	8 Millers Meadow, Marsh Quarter Lane, Sandhurst, Cranbrook, Kent, TN18 5BE,

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 carried out in accordance with the following approved plans:

Drawing Number P(0)8000 - Revised Landscaping Plan for Plot 8 (received 14/09/23)

Reason: To clarify which plans have been approved as part of this application.

- (2) The development shall be carried out in accordance with the details of the Management Plan as permitted by ref: 22/01946/SUB. Any subsequent changes shall be submitted to and approved in writing by the Local Planning Authority prior to implementation and the development shall be carried out in accordance with the approved details.

Reason: In order to protect the amenity of local residents and in the interests of highway safety.

- (3) The development shall be carried out in accordance with the details of foul and surface water disposal as permitted under ref: 21/03689/SUB. Any subsequent changes shall be submitted to and approved in writing by the Local Planning Authority prior to implementation and the development shall be carried out in accordance with the approved details.

Reason: To ensure adequate means of foul and surface water disposal.

- (4) The development shall be carried out in accordance with the details of outfall for surface water disposal as permitted under ref: 21/03689/SUB. Any subsequent changes shall be submitted to and approved in writing by the Local Planning Authority prior to implementation and the development shall be carried out in accordance with the approved details.

Reason: To ensure the development is served by satisfactory arrangements for the disposal of surface water.

- (5) The development shall be carried out in accordance with the details of sustainable water drainage system as permitted under ref: 21/03689/SUB. Any subsequent changes shall be submitted to and approved in writing by the Local Planning Authority prior to implementation and the development shall be carried out in accordance with the approved details.

Reason: To ensure the development is served by satisfactory arrangements for the disposal of surface water and to ensure that the development does not exacerbate the risk of on/off site flooding.

- (6) The development shall be carried out in accordance with the details of highway works as permitted under ref: 21/03689/SUB. Any subsequent changes shall be submitted to and approved in writing by the Local Planning Authority prior to implementation and the development shall be carried out in accordance with the approved details.

Reason: In the interests of highway safety.

- (7) The development shall be carried out in accordance with the details of external lighting as permitted under ref: 22/00417/SUB. Any subsequent changes shall be submitted to and approved in writing by the Local Planning Authority prior to implementation and the development shall be carried out in accordance with the approved details.

Reason: In the interests of sustainable development, visual amenity, residential amenity, biodiversity and to protect dark skies.

- (8) The development shall be carried out in accordance with the details of boundary treatments as permitted under ref: 23/01071/SUB. Any subsequent changes shall be submitted to and approved in writing by the Local Planning Authority prior to implementation and the development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory appearance for the development in the interests of visual amenity and to secure a reasonable degree of privacy for occupiers of the proposed dwellings.

- (9) The development shall be carried out in accordance with the details of works to the public right of way as permitted under ref: 22/00417/SUB. Any subsequent changes shall be submitted to and approved in writing by the Local Planning Authority prior to implementation and the development shall be carried out in accordance with the approved details.

Reason: To enhance the permeability of the site and in the interests of sustainable development and visual amenity.

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, but the agent did provide some further detail about the proposed changes after the original submission of the application.



Carlos Hone
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 to the Planning Inspectorate and further details can be found at <https://www.planningportal.co.uk/info/200207/appeals>.

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.

SGN Advisory note

There are a number of risks created by built over gas mains and services; these are:

1. Pipework loading – pipes are at risk from loads applied by the new structure and are more susceptible to interference damage.
2. Gas entry into buildings – pipework proximity increases risk of gas entry in buildings.
3. Leaks arising from previous external pipework able to track directly into main building from unsealed entry.
4. Occupier safety – lack or no fire resistance of pipework, fittings, or meter installation.
5. Means of escape could be impeded by an enclosed meter.

Please note therefore, if you plan to dig, or carry out building work to a property, site, or public highway within our gas network, you must:

1. Check your proposals against the information held at <https://www.linerearchbeforeudig.co.uk/> to assess any risk associated with your development **and**
2. Contact our Plant Protection team to let them know. Plant location enquiries must be made via email, but you can phone us with general plant protection queries. See our contact details below:

Phone 0800 912 1722 / Email plantlocation@sgn.co.uk

In the event of an overbuild on our gas network, the pipework must be altered, you may be temporarily disconnected, and your insurance may be invalidated.

Further information on safe digging practices can be found here:

<https://www.sgn.co.uk/damage-prevention>

Our free Damage Prevention e-Learning only takes 10-15 minutes to complete and highlights the importance of working safely near gas pipelines, giving clear guidance on what to do and who to contact before starting any work

Further information can also be found here:

<https://www.sgn.co.uk/help-and-advice/diggingsafely>