

**TOWN AND COUNTRY PLANNING ACT 1990**

*Notification of Grant of Planning Permission to Develop Land*

Sainsbury's Supermarkets Limited  
C/o Mr S Wilson  
WYG Planning & Design  
100 St John Street  
Farringdon  
London  
EC1M 4EH

Take notice that The Shepway District Council, the Local Planning Authority under the Town and Country Planning Acts has **GRANTED PERMISSION** for the development of land

**situate at:** **SMITH INDUSTRIES MILITARY ROAD HYTHE KENT**

**and being:** **DEMOLITION OF EXISTING BUILDINGS, CONSTRUCTION OF A NEW 5573 SQUARE METRE RETAIL SUPERSTORE, TOGETHER WITH ASSOCIATED ENGINEERING OPERATIONS, CAR PARKING, DELIVERY YARD AND VEHICULAR ACCESS.**

referred to in your application for permission for development received on 24th June 2009.

This Approval is subject to the following conditions:

**CONDITIONS**

- 1 The development must be begun within three years of the date of this permission.

**Reason:**

As required by Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 No development shall take place until samples of all materials (including colour and paving materials and a sample panel showing the construction detail of the Kentish Ragstone Wall) to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details

**Reason:**

To ensure the satisfactory appearance of the completed development and in the interests of visual amenity in accordance with policies SD1, BE1, BE4 and BE5 of the Shepway District Local Plan Review and BE1 and BE6 of the South East Plan



- 3 The development hereby permitted shall be constructed to secure an overall minimum "Very Good" rating for BREEAM standards. Full details shall be submitted, for consideration, to a BRE trained and licensed independent assessor, these details and the assessors report shall then be submitted to and approved by the Local Planning Authority. The development shall then be constructed in accordance with the approved details before occupation.

**Reason:**

To ensure the development contributes to the principles of sustainable development as outlined in policy SD1 of the Shepway District Local Plan Review, , policies EN1 and CC4 of the South East Plan and Government advice contained in PPS1, "Planning and Climate Change- Supplement to PPS1" and PPS22.

- 4 Prior to the commencement of development details at a scale of 1:20 of all eaves treatments, the entrance canopy, windows, doors, external vents (including venting to roofs), ballustrading, railings, the plinth detail and other external fittings to the building shall be submitted to and approved in writing by the Local Planning Authority and no further alterations shall be made without subsequent prior approval.

**Reason:**

To ensure the satisfactory appearance of the completed development and in the interests of visual amenity in accordance with policies SD1, BE1, BE4 and BE5 of the Shepway District Local Plan Review and BE1 and BE6 of the South East Plan

- 5 Prior to the commencement of development details of decentralised and renewable low/zero carbon technologies, to provide a minimum of 10% of the developments energy use shall be submitted to for approval by the Local Planning Authority. Such technologies shall be installed prior to the first opening of the development and thereafter be retained in use.

**Reason:**

To ensure the development contributes to the principles of sustainable development as outlined in policy SD1 of the Shepway District Local Plan Review, , policies EN1 and CC4 of the South East Plan and Government advice contained in PPS1, "Planning and Climate Change- Supplement to PPS1" and PPS22.

- 6 The foodstore hereby permitted shall not be open for trading outside the hours 0800 to 2200 Monday to Saturday and 1000 -1600 on Sundays unless otherwise agreed by the Local Planning Authority.

**Reason**

In accordance with the details of the application and in the interests of the residential amenity of the occupants of nearby dwellings and the requirements of policies SD1 and BE1 of the Shepway District Local Plan Review, PPS1 and PPG24

- 7 No deliveries shall take place to the store between 2200 and 0800 Monday to Friday and outside of the hours 1000 -2200 Saturdays and 1000 -1700 on Sundays and Bank Holidays and no unloading activity shall occur within the service/delivery yard after 2240 hours Monday to Saturday and 1740 on Sundays and Bank Holidays unless otherwise agreed by the Local Planning Authority in writing.

**Reason**

In accordance with the details of the application and in the interests of the residential amenity of the occupants of nearby dwellings and the requirements of policies SD1 and BE1 of the Shepway District Local Plan Review, PPS1 and PPG24

- 8 Prior to the commencement of development 1:50 drawings of any external trolley storage areas and shelters shall be submitted to and approved in writing by the LPA. All trolleys shall be stored within the approved locations which shall not be varied without the prior approval of the LPA.

**Reason:**

To ensure the satisfactory appearance of the completed development and in the interests of visual amenity in accordance with policies SD1, BE1, BE4 and BE5 of the Shepway District Local Plan Review and BE1 and BE6 of the South East Plan

- 9 Prior to the commencement of development details of all external lighting to be installed, including details of light spill, levels of illumination and measures to reduce the impact of lighting on the wider landscape shall be submitted to the Local Planning Authority in writing for approval. The development shall thereafter be carried out in accordance with the approved details.

**Reason**

To ensure the development would not result in harm to the character and appearance of the countryside in accordance with policies SD1, BE1, BE4 and BE5 of the Shepway District Local Plan Review and Government guidance contained in PPS23.

- 10 Prior to the commencement of development a management plan for the operation of the car park (including details of on site staff car parking) to allow for its reasonable, uncharged short term use by the general public, for a minimum of 3 hours, shall be submitted to and approved by the LPA, such measures as approved to be implemented at the time of the first opening of the premises to the general public and permanently retained thereafter.

**Reason**

To ensure adequate off street parking is provided for customers and staff and encourage linked trips to the High Street, in accordance with policies SD1, TR12 and S2 of the Shepway District Local Plan Review and Government guidance contained in PPS6, draft PPS4 and the "Good Practice Guide."

- 11 Prior to the commencement of development, details of proposals for the provision of in-store information to members of the public regarding shopping opportunities in the High street shall be submitted to and approved in writing by the LPA, such measures as approved to be implemented at the time of the first opening of the premises to the general public and permanently retained thereafter.

**Reason**

To encourage linked trips to the High Street, in accordance with policies SD1, TR12 and S2 of the Shepway District Local Plan Review and Government guidance contained in PPS6, draft PPS4 and the "Good Practice Guide."

- 12 Prior to the commencement of development, details of noise attenuation measures and management arrangements for the service yard, delivery vehicles and external plant and equipment shall be submitted to and approved in writing by the LPA, such measures as approved to be implemented prior to the first use and retained thereafter.

**Reason**

In the interests of the residential amenity of nearby occupants, policy SD1 of the Shepway District Local Plan Review and Government advice contained in PPG24

- 13 The net retail sales area of the foodstore hereby approved shall not exceed 3508 sq/m without the prior approval of the local planning authority.

**Reason**

In accordance with the details of the application and to ensure the LPA retains control over the operation of the store, in accordance with policy S2 of the Shepway District Local Plan Review and Government guidance contained in PPS6, draft PPS4 and the "Good Practice Guide."

- 14 Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (or any order revoking or re-enacting that Order) the foodstore hereby permitted shall be used primarily for the sale of convenience goods and at no time shall more than 20% of the net retail sales area hereby approved be used for the sale of comparison goods without the prior written approval of the LPA.

**Reason**

In accordance with the details of the application and to ensure the LPA retains some control over the operation of the store, in accordance with policy S2 of the Shepway District Local Plan Review and Government guidance contained in PPS6, draft PPS4 and the "Good Practice Guide."

- 15 No part of the store hereby permitted shall be used as a café, coffee shop, restaurant, pharmacy or offer dry cleaning services, key cutting services, shoe repair, photographic services, opticians, or post office counter services without the prior written approval of the Local Planning Authority.

**Reason**

It is considered such ancillary uses would be of detriment to the vitality and viability of the High Street, reducing the likelihood of linked trips. The LPA therefore wish to restrict such uses in accordance with the details of the application and policy S2 of the Shepway District Local Plan Review and Government guidance contained in PPS6, draft PPS4 and the "Good Practice Guide."

- 16 Prior to the commencement of development details of secure, covered cycle parking facilities for staff and customers shall be submitted to and approved by the Local Planning Authority in writing. The development shall thereafter be carried out in accordance with the approved details and the facilities provided shall be retained for cycle storage thereafter.

**Reason**

To ensure that facilities are available for the parking of bicycles so as to encourage access to the site by means other than private motor car in accordance with policy TR5 of the Shepway District Local Plan Review.

- 17 Prior to the commencement of development full details of acoustic enclosures for the air conditioning and condensing units shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details prior to the first use of the retail unit and retained and maintained at all times.

**Reason**

In the interests of the residential amenity of the occupants of nearby dwellings and the requirements of policies SD1 and BE1 of the Shepway District Local Plan Review, PPS1 and PPG24

- 18 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (and any Order revoking and re-enacting those Orders) (with or without modification), no additional openings shall be constructed within the building hereby approved.

**Reason:**

To safeguard the privacy of the occupants of adjoining dwellings and ensure the LPA retain control over the appearance of the building, in accordance with policies BE1 and SD1 of the Shepway District Local Plan Review.

- 19 No part of the foodstore hereby permitted shall be brought into first use unless and until a detailed Waste Management Plan (WMP) has been submitted to and approved by the Local Planning Authority. The detailed WMP shall cover the entire operation of the store and will include how the following matters are addressed:

- i. Separation of waste
- ii. Recycling of waste packaging
- iii. Recycling of waste food stuffs

The approved details shall be implemented at the store hereby permitted and shall thereafter be maintained, unless otherwise agreed by the Local Planning Authority.

**Reason:**

To ensure the development contributes to the principles of sustainable development as outlined in policy SD1 of the Shepway District Local Plan Review, , policies EN1 and CC4 of the South East Plan and Government advice contained in PPS1, "Planning and Climate Change- Supplement to PPS1" and PPS23.

- 20 Notwithstanding the provisions of the Town and Country Planning Control of Advertisement Regulations 1992 Schedule 3 part 1 Class J no advertisements shall be placed within 1 metres of any of the ground floor level windows to the foodstore contained within the south facing and south west facing "feature glazed corner" of the approved building and all glazing to such windows shall only be installed as clear glazing which shall thereafter be retained in perpetuity and shall not be obstructed at any time, unless otherwise agreed in writing by the LPA.

**Reason**

To ensure the building provides appropriate interaction with the street and to avoid the over proliferation of advertisements, in accordance with policies SD1, BE1 and BE4 of the Shepway District Local Plan Review and BE1 of the South East Plan.

- 21 No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority including an implementation programme and maintenance schedule. The details submitted shall include indications of all existing trees, shrubs and hedgerows on the land and details of any to be retained together with measures for their protection in the course of development. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed with the Local Planning Authority. The soft landscape works shall be maintained in accordance with the agreed maintenance schedule.

**Reason:**

In order to protect and enhance the appearance of the area in accordance with policies SD1, BE1, BE4 and BE16 of the Shepway District Local Plan Review.

- 22 Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; and an implementation programme.

**Reason:**

In order to protect and enhance the appearance of the area in accordance with policies SD1, BE1, BE4 and BE16 of the Shepway District Local Plan Review.

- 23 No development shall take place until full details of a biodiversity enhancement scheme have been submitted to and approved in writing by the Local Planning Authority including an implementation programme and maintenance schedule. The details submitted shall incorporate features which are beneficial to wildlife, such as the incorporation of roosting opportunities for bats or the installation of bird nest boxes. The enhancement scheme shall be carried out in accordance with the approved details. The enhancement scheme shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed with the Local Planning Authority.

**Reason**

In order to enhance the biodiversity of the area in accordance with policy SD1 Shepway District Local Plan Review and government guidance in PPS9.

- 24 No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority.

**Reason:**

In order to safeguard any remaining archaeological interest on the site in accordance with policies BE7 of the Shepway District Local Plan Review.

- 25 No development shall take place until measures to prevent debris and spoil being deposited on the public highway have been submitted to and approved by the Local Planning Authority in writing and installed and maintained in a functioning condition in accordance with these approved measures during the construction works. Any spoil or debris deposited on the public highway shall be cleared by the applicants or contractors as soon as is reasonably practicable.

**Reason**

In the interests of highway safety and the requirements of policy TR11 of the Shepway District Local Plan Review.

- 26 Details of acoustic fence and solid gates to be provided to service yard to be submitted to the LPA for approval prior to the commencement of development.

**Reason**

In the interests of the residential amenity of the occupants of nearby dwellings and the requirements of policies SD1 and BE1 of the Shepway District Local Plan Review, PPS1 and PPG24

- 27 Prior to works commencing full details of the demolition and construction works environmental management plan shall be submitted to the local planning authority for approval.

**Reason**

In the interests of the residential amenity of the occupants of nearby dwellings and the requirements of policies SD1 and BE1 of the Shepway District Local Plan Review, PPS1, PPS23 and PPG24.

- 28 Prior to the first opening to the public of the superstore hereby approved the plaque commemorating the former musket school shall be relocated in a position of public prominence, the location of which shall first be submitted to and approved by the LPA in writing.

**Reason**

To identify the historic use of the site and its relationship to the adjacent listed buildings and scheduled ancient monument.

- 29 Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority.

1. A preliminary risk assessment which has identified:

- All previous uses
- Potential contaminants associated with those uses
- A conceptual model of the site indicating sources, pathways and receptors
- Potentially unacceptable risks arising from contamination at the site.

2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
3. The site investigation results and the detailed risk assessment (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (3) are complete and identifying any requirements for longer-term monitoring of pollutant images, maintenance and arrangements for contingency action.

Any changes to these components require the express consent of the local planning authority. The scheme shall be implemented as approved.

**Reason**

In order to avoid risk to the public when the site is developed in accordance with policies SD1 and U10a of the Shepway District Local Plan Review and Government advice contained on PPS23.

- 30 Prior to the first occupation of development, a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the local planning authority.

**Reason**

In order to avoid risk to the public when the site is developed in accordance with policies SD1 and U10a of the Shepway District Local Plan Review and Government advice contained on PPS23.

- 31 If, during development contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out on that part of the site affected by the newly found contamination until the developer has submitted, and obtained written approval from the Local Planning Authority for, an amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with.

**Reason**

In order to avoid risk to the public when the site is developed in accordance with policies SD1 and U10a of the Shepway District Local Plan Review and Government advice contained on PPS23.

- 32 Before the development, including any site clearance works, is begun, tree protection measures in accordance with BS5837 : 2005 Trees in Relation to Construction - Recommendations shall be erected for each tree or group of trees to be retained on this site, or such measures as may be agreed with the Local Planning Authority shall be provided. The protection measure shall be retained in position at all times until the completion of the development, and the land so enclosed shall be kept clear of all contractors' materials and machinery. The existing soil levels around the boles of the trees shall not be altered.

**Reason:**

To ensure that the trees are not damaged during the period of construction in accordance with policies SD1 and BE16 of the Shepway District Local Plan Review.

- 33 Prior to the commencement of the development hereby approved, detailed drawings of all underground works and foundation details for the retaining wall to the Military Road frontage and any additional precautions necessary to prevent damage by root action, shall be submitted to and approved in writing by the Local Planning Authority such details to be in accordance with BS5837 : 2005 Trees in Relation to Construction - Recommendation. The development shall be carried out in accordance with the approved details.



**Reason:**

In order to prevent future pressure to remove the trees in the interests of visual amenity in accordance with policies SD1 and BE16 of the Shepway District Local Plan Review.

- 34 No goods waste or other materials shall be stored outside the buildings at any time unless within the designated service yard area.

**Reason:**

In the interests of visual amenity in accordance with policies BE1 of the Shepway District Local Plan Review.

- 35 Details of a trolley lock or similar system to prevent trolleys being taken outside of the car park shall be submitted to and approved by the Local Planning Authority in writing. The approved scheme shall be implemented on site prior to the opening of the store.

**Reason**

In the interests of visual amenity and highway safety, as set out in policies SD1, BE1 and TR11 of the Shepway District Local Plan Review.

- 36 Full details of the proposed surface water drainage, a surface water attenuation scheme 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 buildings and maintained in a functional condition.

**Reason:**

To ensure proper drainage and avoid pollution of the area surrounding the site in accordance with policies SD1, U1, U2, U3, U4 and U7 of the Shepway District Local Plan Review.

- 37 The development hereby permitted shall be carried out in complete accordance with the details shown on the submitted plans, numbers:

- 7495-000 – Site location plan
- 7495-002 'd' – Proposed site plan
- 7495-003 'b' – Proposed store plan
- 7495-004 'e' – Proposed elevations
- 7495-005 'a' – Site sections
- 7495-006 'a' – Proposed roof plan
- 7495-008 – Topographical survey
- 7495-009 'a'; – Stair, plinth and planter details
- 7495-010 'a' – Service yard and surrounding detail

**Reason:**

For the avoidance of doubt.

- 38 Prior to the commencement of development details of visibility splays shall be submitted to and agreed in writing by the Local Planning Authority in conjunction with Kent Highways Services. The approved splays shall be provided either side of the proposed access(es) before the buildings are occupied and maintained so there is no obstruction in excess of 0.6 metres in height above the carriageway within the splay area.

**Reason:**

To secure adequate visibility for vehicles entering or leaving the site in the interests of highway safety in accordance with policy TR11 of the Shepway District Local Plan Review.

- 39 Before the new accesses are made available for use a scheme for the permanent closure of the existing accesses shall be submitted to and approved by the Local Planning Authority and the approved scheme shall be implemented before the new access is made available for use.

**Reason:**

In the interests of highway safety in accordance with policy TR11 of the Shepway District Local Plan Review.

- 40 Prior to the commencement of any work, including site clearance works, details of a method of construction, including times of working, siting of compounds, site personnel parking and lorry routing shall be submitted to and approved by the Local Planning Authority and the construction of the development shall not be carried out otherwise than in strict accordance with the approved details.

**Reason**

In the interest of the amenities of nearby residents and in accordance with policy SD1 of the Shepway District Local Plan Review.

- 41 Prior to the first opening of the retail store hereby permitted, the provision of a pelican crossing across Military Road, located as shown on the approved plans shall be constructed and retained for use at all times. The details for the pelican crossing, including further traffic modelling shall be submitted to the Local Planning Authority for approval prior to the commencement of development, with all works carried out in accordance with the approved details.

**Reason**

In the interests of highway safety and to encourage pedestrian trips to the superstore, in accordance with policy TR11 of the Shepway District Local Plan Review.

- 42 Before any part of the development hereby permitted is occupied and/or first brought into use a Travel Plan indicating how it is intended to encourage and implement proposals at the site which will result in a reduction in the need for employees and customers to travel to and from the site by means of a private motor car shall have been submitted to and approved in writing by the Local Planning Authority. The Plan shall provide for the monitoring and periodic review of the measures being implemented and the scheme shall be carried out and implemented in accordance with the approved details immediately upon first occupation/use of the development hereby approved and shall be retained thereafter incorporating the details as may be amended upon review with the agreement in writing of the Local Planning Authority.

**Reason**

In the interests of sustainability and environmental impact of the development and in accordance with policies SD1, TR12 and TR13 of the Shepway District Local Plan Review.

## **INFORMATIVES**

- 1 The proposed development is located at the former Smiths Industries site on Military Road which has a mixed unrestricted B1 (office/light industrial/research and development) B8 (storage and distribution) use. The application site is not afforded protection as Employment Land by the Shepway District Local Plan Review, nor other Development Plan policy.

A full appraisal of the development and decision is set out in the committee report of the 15th December 2009 together with the relevant meeting minutes. The proposal is considered to be in accordance with the Development Plan and National Planning Policy Guidance.

The site is classified as an "edge of centre site." It is considered that the application successfully meets the requirements of policies BE4 and SP3 of the South East Plan and policy S2 of the Local Plan. The building is considered to be of an appropriate sustainable design, meeting with policies SD1 and BE1 of the local plan and BE1, NRM11 and CC1, CC2, CC4 and CC6 of the South East Plan.

The application site is adjacent to listed properties and directly opposite the Hythe Town Centre Conservation Area and Scheduled Ancient Monument, the Royal Military Canal. It is considered, on balance that the development would not be detrimental to the character and setting of the adjacent listed buildings, Conservation Area and Scheduled Ancient Monument and therefore the development meets with local plan policies BE4 and BE5 and policy BE6 of the Southeast plan.

Kent Highways raise no objection to the proposal, which allows for access from a variety of modes of public and private transport. Further, it is not considered the proposal will be of detriment to the amenity of nearby residents. It has been demonstrated that the proposed development would not be at risk of flooding and appropriate decontamination measures can be achieved. Given the above the proposal is considered to comply with policies SD1, TR5, TR6, TR11, TR12, TR13, U2, U4, U10a and U15 of the Shepway District Local Plan Review.

- 2 This decision is also conditional upon the terms of the Planning Agreement which has been entered into by the developer and the Local Planning Authority under Section 106 of the Town and Country Planning Act 1990. The Agreement runs with the land and not with any particular person having an interest therein.
- 3 The applicant is made aware that the detailed design of the feature canopy, required by condition 2 above should be of well considered, high quality design that gives some elegance to the building. It should be a strong feature demonstrating an imaginative use of materials and a considered application of structural principles.

In the view of the Local Planning Authority, and having taken into account all material planning considerations, there is insufficient demonstrable harm or conflict with policy arising from the proposal to warrant withholding planning permission.

In coming to this decision, regard has been had to the following policies:

The following policies of the Shepway District Local Plan Review – SD1, S2, BE1, BE2, BE4, BE5, U2, U4, U10a, U15, TR5, TR6, TR11, TR12, TR13.,

The following policies of the South East Plan – SP3, CC1, CC2, CC4, CC6, T4, NRM1, NRM4, NRM11, BE1, BE4, BE6,

The following Supplementary Planning Documents and Government Guidance apply:

PPS1 – Creating Sustainable Communities  
PPS1 Supplement – Planning for Climate Change  
PPS4 - Planning for Prosperous Economies  
PPS6 – Planning for Town Centres  
PPS9 – Biodiversity and Geological Conservation  
PPG13 – Transport  
PPG15 – Planning and the Historic Environment  
PPS22 – Renewable Energy  
PPS23 - Planning and pollution control  
PPG24 – Planning and Noise,  
Planning for Town Centres – Good Practice Guide on Need, Impact and the Sequential Approach (living draft)


**Note:**

You are advised that there may be conditions attached to this permission which require the submission of further details to this Authority before the development hereby approved commences or by other specified periods. Such details must be approved by the Local Planning Authority before development commences, or by any other such period specified.

From the 1st June 2008, a fee is payable for the discharge of and compliance with conditions of £85.00 per request or £25.00 if relating to planning permission for extending or altering a dwelling house or other development in the curtilage of and ancillary to a dwelling house. (This does not apply to the discharge of conditions on listed building consents)

Requests must be made in writing and should be on the standard 1App form for Approval of Details Reserved by Condition which is enclosed. If a decision is not reached within 12 weeks of receipt of a valid submission the fee will be refunded.

Please ensure that all requests for discharge of and compliance with conditions are addressed to the Planning Manager and not sent to any other section of the Council and that they are clearly marked with the planning application reference number at the top of this decision notice.



Dated this 12th day of February 2010

Shepway District Council,  
Civic Centre, Castle Hill Avenue,  
Folkestone, Kent CT20 2QY

C Lewis  
Head of Planning Services