



BOXLEY PARISH COUNCIL
www.boxleyparishcouncil.org.uk

Beechen Hall, Wildfell Close, Walderslade, Chatham, Kent. ME5 9RU
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Clerk Mrs Daniela Baylis **Assistant Clerk** Mrs Melanie Fooks

A G E N D A

To All Members of the Council, Press and Public

There will be a meeting of the **Environment Committee** on **Monday 11th November 2019 at 7.30 pm** at Beechen Hall, Wildfell Close, Walderslade ME5 9RU.

- 1 **Apologies and absences**
To receive and accept apologies for absence.
- 2 **Declaration of Interests, Dispensations, Predetermination or Lobbying**
Members are required to declare any interests, dispensations, predetermination or lobbying on items on this agenda. Members are reminded that changes to the Register of Interests should be notified to the Clerk.
3. **Minutes of the Meeting held on 14 October 2019 (previously circulated)**
To consider the minutes and if in order sign as a true record
4. **Matters Arising from the Minutes**
 - 4.1 Minute 3268/4.2 Junction 3 M2. Waiting Government response to 10 MPs request for action on local infrastructure. Cllr B Hinder to contact MP.
 - 4.3 Minute 3268/4.5 Land to rear of Tesco. Bob Hinder to contact Helen Whately MP an update will be provided at the meeting.
 - 4.4 Any other matters arising from the minutes not on the agenda.

To adjourn to allow members of the public to address the meeting

5. **Planning Applications for Consideration – DECISION**
To consider applications received. See report (page 3).
6. **Planning Decisions, Appeals and Appeals Decisions – INFORMATION**
To receive and consider any information. See report (page 3-11).
7. **Highways and Byways - DECISION**
 - 7.1 Speeding and speed reduction measures – update
 - 7.2 To consider any issues raised at the meeting.
8. **Policy and Procedures – REVIEW**
None scheduled for review.
9. **Members and Officer's Reports**
 - 9.1 To receive any reports or notification of issues from members.
10. **Consultations**
11. **Volunteer Groups – INFORMATION**
To receive any reports.

12. **Items for Next Agenda – DECISION**

Requests for items to be included on the next agenda.

13. **Next Meeting**

Next full Environment Committee meeting 11 November 2019 at Beechen Hall commencing at 7:30pm.

In view of the confidential nature (personal details and data) on the item about to be transacted, it is advisable that the public and press will be excluded from the meeting for the duration of or part of the item.

15. **Enforcement and CIL/Section 106 updates from MBC**

To consider any updates received.

Daniela Baylis

Daniela Baylis
Clerk to Boxley Parish Council

Date: 4 November 2019

Supporting agenda papers for the Environment Committee Meeting 9th September 2019. The Chairman will assume that these have been read prior to the meeting.

Councillors wishing to suggest changes to any policy or procedure document in this agenda should notify the office, in writing, at least three working days in advance of the meeting to allow details to be circulated at the meeting (or in advance if particularly contentious).

Item 5. Planning Applications for Consideration – DECISION

19/504937/FULL – Castle Vale, Castle Dene, Maidstone, ME14 2NH

Demolition of existing outbuilding and erection of 1 no dwelling with associated access, parking, landscaping and infrastructure works.

19/505305/FULL – Units 30 & 32 Newnham Court Shopping Village, Bearsted Road, Weaving.

Variation of condition 4 of application 18/502319/FULL (Variation of conditions 2 and 4 of application MA/09/1280 to allow use of the site as a children's gymnastics centre and to extend the opening hours to between 8.0am and 10.00pm) – to amend the opening hours to 07.00 and 10.00pm Monday to Friday, 8.00am to 10.00pm on Saturdays and 8.00am to 9.00pm on Sundays.

19/505258/TPOA - 10 Galena Close Boxley Chatham Kent ME5 9NE

Tree Preservation Order Application - One Hornbeam tree - 60% reduction and to leave a height of no more than 8 meters and a spread of 3 meters. Risk to the footings of the house, excessive shading, branches hanging over shed, too high so needs trimming in height and too wide for the area, risk in high winds.

Item 6. Planning Decisions, Appeals and Appeals Decisions – INFORMATION

19/503870/OUT - Land West Of Old Chatham Road Sandling Kent

Outline application with access matters reserved for up to 39 dwellings with associated infrastructure and works.

The Council hereby **REFUSES** Outline Planning Permission for the above for the following Reason(s):

- (1) The proposed quantum of development and associated works involve the encroachment of built development into currently undeveloped agricultural land, resulting in the loss of existing rural character, loss of the existing general sporadic character and layout and substantial harm to the character and appearance of this dominant part of the Kent Downs AONB and conflict with the objectives of the Medway Landscape Character Area - Boxley Vale Local Character Area. With the nature, scale and setting of the proposal this is a 'Major' development and there are no exceptional circumstances or public interest present that would outweigh the harm that has been identified. The proposal would fail to conserve or enhance the Kent Downs AONB and would be contrary to policies SP17, DM1 and DM30 of the adopted Local Plan (October 2017), paragraph 172 of the NPPF (February 2019) and policies SD1, SD2, SD3, LLC1 and FL1 of the Kent Downs Area of Outstanding Natural Beauty Management Plan 2014 - 2019
- (2) In the absence of an archaeological and geological assessment, the application fails to establish the likelihood that items of archaeological interest are present on the site and if present fails to demonstrate that the development will not harm these items of archaeological interest contrary to policy DM4 of the adopted Local Plan (October 2017), government guidance in paragraph 199 of the revised National Planning Policy Framework 2019.
- (3) The proposal represents an unsustainable development in a rural location which would

require future occupants of the proposed dwellings to be highly reliant on the use of private vehicles for their daily needs contrary to policy SS1 of the adopted Local Plan (2017).

Informative(s):

- (1) You are advised that as of 1st October 2018, the Maidstone Community Infrastructure Levy (CIL) Charging Schedule came into effect. Whilst the above application has been refused by the Local Planning Authority you are advised that CIL applies to all planning permissions granted on or after this date. Thus any successful appeal against this decision may therefore be subject to CIL (depending on the location and type of development proposed). Full details are available on the Council's website www.maidstone.gov.uk/CIL

The Council's approach to this application:

The Council's approach to this application: In accordance with paragraph 38 of the National Planning Policy Framework (NPPF), February 2019 the Council takes a positive and proactive approach to development proposals focused on solutions. We work with applicants/agents in a positive and creative way by offering a pre-application advice service, where possible, suggesting solutions to secure a successful outcome and as appropriate, updating applicants/agents of any issues that may arise in the processing of their application. In this instance the application was found to be contrary to policies SP17 of the adopted Local Plan (2017) and the guidance in paragraph 172 of the NPPF and there were no means of resolving this conflict.

Comment: Boxley Parish Council wishes to object to this application for the following reasons:

1 AONB

It is an intrusion on the AONB and strategic gap north of Maidstone. LP Policy ENV28 seeks to prevent development in the open countryside that would harm the character and appearance of the area, and the proposal falls outside any of the exceptions listed in the policy. This policy is consistent with the NPPF insofar as it recognises the intrinsic character and beauty of the countryside as one of its core principles. The proposal would lead to an unacceptable increase in the size of a small rural village with an estimated increase to the electoral roll of 13%. Maidstone Borough Council has a 5 year HLS. This site is not on the Local Plan for development.

2 Traffic Issues.

Pollution. The A229 already has frequent accidents leading to standing traffic which increases levels of pollution. There are many reports on the harmful effects of increased pollution from vehicles leading to health problems in nearby populations. In addition the 'Air Quality Study' commissioned by the Developers does not take into account the traffic projections from the new Lower Thames Crossing which will be completed in 2027. The projections estimate an increase of 1000 HGV movements per hour. Old Chatham Road: The works to this road to prevent lorry parking and all the associated nuisance were only completed last year. There is nothing on the plans to show how lorry parking will be prevented if the road is converted back to two way traffic flow. There has been no traffic assessment supplied for this proposal. The road is already used as a rat run by commuters.

Proposed crossing. The application sites this on a blind bend!

A229 - This development would prevent any future widening of the A229 should this prove necessary after the construction of the Lower Thames Crossing.

3 Sustainability: the development does not meet the sustainability requirements of the NPPF.

There are no local shops, schools, or GP surgeries which would make reliance on motor vehicles a necessity over more sustainable modes of transport for most journeys. There is a limited bus service that goes one way through Sandling but on the return journey the bus stop is located by the golf course on the other side of the A229 with an approximately 1.5 mile walk across the A229 footbridge and along the road to the development. This development does not meet the requirement of the NPPF, to locate new developments to give priority to pedestrian and cycle movements and to give access to high quality public transport facilities. Sandling already has problems with

services provision with poor broadband delivery and frequent power cuts and this development will put further strain on an already overstretched system.

- 4 Environmental Concerns; There are roosting bats, slow worms and common lizards on the site all of which are protected priority species. The provisions made by the developers for their protection are inadequate. The proposal is contrary to paragraphs 117 and 118 of the NPPF, which require local authorities to promote the preservation, restoration and re-creation of priority habitats, ecological networks and the protection and recovery of priority species

If the officer is minded to approve the Parish Council request the application be referred to the Planning Committee for determination.

19/504530/LAWPRO - 4 The Hedgerow Weaving Maidstone Kent ME14 5TG

Lawful Development Certificate (Proposed) for demolition of existing conservatory and erection of a single storey rear extension with associated works.

The Council hereby certify that on 11.09.2019 the use, operations or matter described in the First Schedule to this certificate in respect of the land specified in the Second Schedule to this certificate and edged red on the plan attached to this certificate.

The reasons for **approval** are:

- (1) The proposed development is permitted development by virtue of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Informative(s):

- (1) Development is permitted by Class A subject to the following conditions—(a) the materials used in any exterior work (other than materials used in the construction of a conservatory) must be of a similar appearance to those used in the construction of the exterior of the existing dwelling house;
- (b) any upper-floor window located in a wall or roof slope forming a side elevation of the dwelling house must be—
- (i) obscure-glazed, and
 - (ii) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed; and
- (c) where the enlarged part of the dwelling house has more than a single storey, the roof pitch of the enlarged part must, so far as practicable, be the same as the roof pitch of the original dwelling house.

Boxley Parish Council made no comment.

19/504474/FULL - 3 Bracken Hill Boxley Chatham Kent ME5 9QQ

Erection of a single storey front extension

The Council hereby **GRANTS** planning permission subject to the following Condition(s):

- (1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission;
- Reason:** In accordance with the provisions 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 be carried out in accordance with the following approved plans: 2722 (02) 1250; 2722 (02) 001; 2722 (02) 002; 2722 (08) 001; 2722 (08) 002.
- Reason:** To clarify which plans have been approved. (3) The materials to be used in the construction of the external surfaces of the alterations hereby permitted shall match those used in the existing building.
- Reason: To ensure a satisfactory appearance to the development.

Informative(s):

- (1) It is the responsibility of the developer to ensure, before the development hereby approved is commenced, that approval under the Building Regulations (where required)

and any other necessary approvals have been obtained, and that the details shown on the plans hereby approved agree in every aspect with those approved under such legislation.

The Council's approach to this application:

In accordance with paragraph 38 of the National Planning Policy Framework (NPPF), February 2019 the Council takes a positive and proactive approach to development proposals focused on solutions. We work with applicants/agents in a positive and creative way by offering a preapplication advice service, where possible, suggesting solutions to secure a successful outcome and 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.

The application was approved without delay.

Boxley Parish Council commented, 'no material reason to object'

19/504461/LAWPRO - Adarth Tyland Lane Sandling Maidstone Kent ME14 3BL

Lawful Development Certificate for proposed loft conversion with rear dormer and roof alterations.

The Council hereby certify that on 09.09.2019 the use, operations or matter described in the First Schedule to this certificate in respect of the land specified in the Second Schedule to this certificate and edged red on the plan attached to this certificate.

The reasons for **approval** are:

- (1) This proposal would be considered lawful development and would not require planning permission from the Local Planning Authority.
It would comply with Schedule 2, Part 1, Classes B and C of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Informative(s):

- (1) Development is permitted by Class B subject to the following conditions—(a) the materials used in any exterior work must be of a similar appearance to those used in the construction of the exterior of the existing dwelling house;
 - (b) the enlargement must be constructed so that—
 - (i) other than in the case of a hip-to-gable enlargement or an enlargement which joins the original roof to the roof of a rear or side extension—
 - (aa) the eaves of the original roof are maintained or reinstated; and
 - (bb) the edge of the enlargement closest to the eaves of the original roof is, so far as practicable, not less than 0.2 metres from the eaves, measured along the roof slope from the outside edge of the eaves; and
 - (ii) other than in the case of an enlargement which joins the original roof to the roof of a rear or side extension, no part of the enlargement extends beyond the outside face of any external wall of the original dwelling house; and
 - (c) any window inserted on a wall or roof slope forming a side elevation of the dwelling house must be—
 - (i) obscure-glazed, and
 - (ii) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.

Development is permitted by Class C subject to the condition that any window located on a roof slope forming a side elevation of the dwelling house must be—

- (a) obscure-glazed; and
 - (b) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.
- (2) The development that has hereby been granted the Certificate of Lawful Development was based on the following plans:
Existing Plans and Elevations - TA/08/19/1

Proposed Plans and Elevations - TA/08/19/2

Block Plan

Site Location Plan

The above plans were received 2nd September 2019.

Boxley Parish Council made no comment

19/504340/TPOA - 9 Round Wood Close Walderslade Chatham Kent ME5 9UL

TPO application to fell one Oak tree

Following consideration of your application the Local Planning Authority has **GRANTED CONSENT** under Tree Preservation Order number 1 OF 1969 for the tree work referred to above subject to the following conditions.

- (1) One replacement tree/s selected from the following list of suitable species shall be planted [on or near the land on which the tree/s stood during the planting season (October to February) in which the tree work hereby permitted is substantially completed
or, if the work is undertaken outside of this period, the season immediately following, except where an alternative proposal has been submitted to and approved in writing by the local planning authority one month prior to the end of the relevant planting season. The replacement tree/s shall be of not less than Nursery light STD size (6-8cm girth, 2.5-2.75m height), conforming to the specification of the current edition of BS 3936, planted in accordance with the current edition of BS 4428 and maintained until securely rooted and able to thrive with minimal intervention; Suitable Species:
Hornbeam (*Carpinus betulus*)
Silver Birch (*Betula pendula*)

Reason: To safeguard the amenity and nature conservation value of the tree/s that has/have been removed and to maintain and enhance the character and appearance of the local area

- (2) Any tree planted in accordance with the conditions attached to this permission, or in replacement for such a tree, which within a period of five years from the date of the planting is removed, uprooted, destroyed, dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, shall, in the same location, be replaced during the next planting season (October to February) by another tree of the same species and size as that originally planted, except where an alternative proposal has been submitted to and approved in writing by the local planning authority prior to that planting season;

Reason: To safeguard the amenity and nature conservation value of the tree/s that has/have been removed and to maintain and enhance the character and appearance of the local area

Informative(s):

- (1) The Council's decision does not override the need to seek appropriate professional advice to avoid any potential adverse impacts before commencing permitted tree work.
- (2) Works to trees could result in disturbance to wild animals, plants and important wildlife sites protected by law. Therefore, the works hereby permitted should be carried out in a manner and at such times to avoid disturbance. Further advice can be sought from Natural England and/or Kent Wildlife Trust.
- (3) The material generated from the tree work hereby permitted should be disposed of, or processed as necessary, to leave the site in a safe and tidy condition following each phase/ completion of the work.

Boxley Parish Council made no comment

19/504294/ADV - Plot 9 Eclipse Park Sittingbourne Road North Maidstone Kent

Advertisement consent for 10no. illuminated fascia signs, 2no. illuminated totem signs and 10no. vinyl's to trolley bays (2 vinyl's per trolley bay).

The Council hereby **GRANTS** advertisement consent subject to the following Condition(s):
Please note you must comply with all the Conditions attached to this consent. Otherwise the

consent may not be valid and any adverts may be unauthorised.

- (1) The development hereby permitted shall be carried out in accordance with the following approved plans: 0000-ECL001-A-08901_P01; 0000-ECL001-A-08902_P02; 0000-ECL001-A-08903_P01; 0000-ECL001-A-08904_P01; 0000-ECL001-A-08905_P01; 0000-ECL001-A-22901_P10

Reason: To ensure the quality of the development is maintained and for clarity.

- (2) (i) No advertisement is to be displayed without the permission of the owner of the Site or any other person with an interest in the site entitled to grant permission.
(ii) No advertisement shall be sited or displayed so as to-aerodrome (civil or military);
(b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or
(c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.
(iii) Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.
(iv) Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.
(v) Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

Reason: In accordance with the provisions of Regulation 14 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

- (3) The advertisement(s) for which consent is hereby granted must be removed in accordance with condition 1 (v) within five years of the date of this consent;

Reason: In accordance with the provisions of Regulation 14 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

- (4) The maximum luminance of the illuminated signs shall not exceed 800 cd/m2.

Reason: In the interests of the amenities of the area.

- (5) The illumination hereby permitted shall only be static.

Reason: In the interest of the visual amenity and highway safety.

- (6) The sign(s) shall not be illuminated except during the hours that the premises to which it/they relate are open for business.

Reason: In the interests of visual amenity.

Boxley Parish Council commented 'no material reason to object'.

19/505072/ADV Plot 9 Eclipse Park Sittingbourne Road North Maidstone Kent

Advertisement consent for 1no. illuminated fascia sign (sign 9)

Application Withdrawn

19/504002/FULL - Abbey Court Farm Lidsing Road Lidsing Gillingham Kent ME7 3NL

Conversion and single storey extension to existing agricultural building to form a single residential dwelling with associated parking and amenity space (Amendment to 18/506686/PNQCLA)

The Council hereby **REFUSES** Planning Permission for the above for the following Reason(s):

- (1) The development would result in additions added to the structure that are substantially beyond the scale and form of what was originally permitted as part of a residential use and these additions would have a detrimental impact upon the character and appearance of the host structure and the character and appearance of the wider landscape. The proposal is contrary to policies SP17, DM1, DM30 and DM31 of the Maidstone Borough Local Plan (2017) and the National Planning Policy Framework (2019)

The Council's approach to this application:

In accordance with paragraph 38 of the National Planning Policy Framework (NPPF), February 2019 the Council takes a positive and proactive approach to development proposals focused on

solutions. We work with applicants/agents in a positive and creative way by offering a preapplication advice service, where possible, suggesting solutions to secure a successful outcome and as appropriate, updating applicants / agents of any issues that may arise in the processing of their application.

In this instance:

This application was not considered to comply with the provisions of the Development Plan and NPPF as submitted, and would have required substantial changes such that a new application would be required

Boxley Parish Council made no comment.

19/503845/FULL - 6 Pinewood Drive Boxley Chatham Kent ME5 8XU

Creation of dropped kerb.

The Council hereby **GRANTS** planning permission subject to the following Condition(s):

- (1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission;

Reason: In accordance with the provisions 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 be carried out in accordance with the following approved plans: Site Location Plan; Existing Block Plan Scale 1:200; and Proposed Block Plan Scale 1:200.

Reason: To clarify which plans have been approved.

Informative(s)

- (1) It is the responsibility of the applicant to ensure, before the development hereby approved is commenced, that all necessary highway approvals and consents where required are obtained and that the limits of highway boundary are clearly established in order to avoid any enforcement action being taken by the Highway Authority. Across the county there are pieces of land next to private homes and gardens that do not look like roads or pavements but are actually part of the road. This is called 'highway land'. Some of this land is owned by The Kent County Council (KCC) whilst some are owned by third party owners. Irrespective of the ownership, this land may have 'highway rights' over the topsoil. Information about how to clarify the highway boundary can be found at <https://www.kent.gov.uk/roads-and-travel/what-we-look-after/highwayland/highway-boundary-enquiries>

The Council's approach to this application:

In accordance with paragraph 38 of the National Planning Policy Framework (NPPF), February 2019 the Council takes a positive and proactive approach to development proposals focused on solutions. We work with applicants/agents in a positive and creative way by offering a preapplication advice service, where possible, suggesting solutions to secure a successful outcome and 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.

The application was approved without delay.

Boxley Parish Council made no comment.

19/503835/TPOA- Alexandra Hospital Impton Lane Walderslade ME5 9PG

Tree Preservation Order application: - T1/2 - reduce maple trees from approx. 50 feet to 25 feet. T3 - reduce maple tree from approx. 35 feet to 15 feet. to previous cut points. T4 - reduce maple tree (approx. 20 feet tall) by approx. 6-8 feet , to be clear of cctv camera. T5 - hornbeam - remove two lower limbs growing towards main building.

Following consideration of your application the Local Planning Authority has **GRANTED CONSENT** under Tree Preservation Order number 1 OF 1969 for the tree work referred to above subject to the following conditions.

- (1) All works hereby permitted shall be carried out in accordance with the provisions of the

current edition of BS 3998 by a competent person;

Reason: To ensure the work complies with good arboricultural practice to safeguard the longevity, amenity and nature conservation value of the tree/s and its/their contribution to the character and appearance of the local area Informative(s):

- (1) Works to trees could result in disturbance to wild animals, plants and important wildlife sites protected by law. Therefore, the works hereby permitted should be carried out in a manner and at such times to avoid disturbance. Further advice can be sought from Natural England and/or Kent Wildlife Trust.
- (2) The material generated from the tree work hereby permitted should be disposed of, or processed as necessary, to leave the site in a safe and tidy condition following each phase/ completion of the work.

This consent is valid for two years from the date of this letter, and may only be carried out once unless otherwise stated. If you do not carry out the work within this period, you must submit a new application to the Local Planning Authority if you still want to proceed.

Comment: Boxley Parish Council do not wish to object, defer to the view of the Landscape Officer

19/503597/SUB - Bethany Boxley Road Walderslade Chatham Kent ME5 9JD

Submission of Details to Discharge Condition 1 (Development Shall be Begun Before Expiration of 3 Years) Condition 2 (Materials) Condition 3 (Parking/Turning Areas) Condition 4 & 5 (The landscaping Scheme) Condition 6 (Approved Plans) Condition 7 (Reinforced Upper Tier of Garden) Condition 8 (No Additional Fences, Gates Walls or Enclosures Without Permission) Condition 9 (No Alterations/Extensions Without Permission) Condition 10 (Biodiversity Scheme) and Condition 11 - (Renewable/Low-Carbon Energy) Subject to 16/502179/FULL.

The Council hereby **REFUSES** the details reserved by Condition(s) as listed above for the above for the following Reason(s):

- (1) The application submission does not provide sufficient information or samples of the proposed external finishes and the descriptions given on the accompanying application form do not correspond with the images shown on drawing numbers 00011/2 Rev B and 00022/3 Rev B. It is not therefore possible for the Local Planning Authority to determine the suitability, or not, of the finishes proposed and therefore condition 2 of planning permission 16/502179/FULL cannot be discharged. (2) The application submission in respect of condition 4 (landscaping) is not sufficiently detailed in that it does not provide a planting schedule or any plans/details of planting locations. It is not therefore possible for the Local Planning Authority to discharge condition 4 of planning permission 16/502179/FULL.
- (3) Condition 10 of planning permission 16/502179/FULL specifically required details of the enhancement of biodiversity through integrated methods in the design and appearance of the extension by means such as swift bricks, bat tubes or bricks. The submitted details do not fulfil this requirement and do not provide any specific details of what it is intended to provide and therefore this condition cannot be discharged.
- (4) The application form indicates that a rainwater harvesting system has been installed under the driveway to meet the requirements of condition 11 of planning permission 16/502179/FULL. No specifications of this installation have been provided and in addition, the requirements of the associated condition relate to the provision of low carbon/renewable energy sources and as such, the installation of a rainwater harvesting system would not meet this requirement. Accordingly, the requirements of condition 11 of planning permission 16/502179/FULL have not been met.

Informative(s):

- (1) The applicant is advised that a suitably detailed submission must be made without delay in order to fulfil the requirements of conditions 02; 04; 10; and 11 of planning permission 16/502179/FULL and that failure to do so could result in enforcement action being taken. All other conditions on the decision notice do not necessitate a formal submission although the applicant is advised to observe the requirements of each of the conditions.

- (2) This decision is issued in accordance with the following documents and plans:
Application Form;
Drawing No.00011/2 Rev B;
Drawing No.00022/2 Rev B;
Drawing No.00022/3 Rev B;
Photographs

Boxley Parish Council made no comment