

## APPENDIX A

Mr Richard Cope  
 C/O Bedfords Surveyors Ltd  
 62 London Road  
 Maidstone  
 Kent  
 ME16 8QL



21 March 2019

## PLANNING DECISION NOTICE

<b>APPLICANT:</b>	Mr Richard Cope
<b>DEVELOPMENT TYPE:</b>	All other minor development
<b>APPLICATION REFERENCE:</b>	15/510051/FULL
<b>PROPOSAL:</b>	Retrospective planning application for the retention of the existing laundry building in its as-built condition
<b>ADDRESS:</b>	29 Ashford Road Faversham Kent ME13 8XN

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

1. The development hereby approved shall be carried out and maintained in accordance with the following:
  - o INF/3540/3 C (elevation drawing), and amended drawing nos. INF - 3540-2 Rev D (boundary treatment); INF-3540-1 Rev C (site plan)
  - o Brochure of Jakoustic barrier,
  - o Ivy Planting and maintenance schedule,
  - o Acoustic Report prepared by Sharps Gayler and dated 10 February 2017,
  - o Drainage details received by the Council on 17.01.20.17.

Reason: For the avoidance of doubt and in the interests of proper planning.

MKPS – Working in Partnership with: Swale Borough Council  
 Please Note: All planning related correspondence for SBC should be sent to:  
 Mid Kent Planning Support, Maidstone House, King Street, Maidstone ME15 6JQ  
 Email: [planningsupport@midkent.gov.uk](mailto:planningsupport@midkent.gov.uk)  
 Access planning services online at: [www.swale.gov.uk](http://www.swale.gov.uk) or submit an application via  
[www.planningportal.gov.uk](http://www.planningportal.gov.uk)

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2. The external finishing materials incorporated into the development shall be maintained in accordance with the approved details.  
  
Reason: In the interest of visual amenity and the special character and appearance of the Faversham conservation area and the setting of the listed building.
3. The renewable sustainable techniques (as specified on elevation drawing no. INF/3540/3 C - elevation drawing), hereby incorporated into the development shall be maintained in accordance with the approved details.  
  
Reason: In the interest of promoting energy efficiency and sustainable development
4. All mechanical ventilation system incorporated into the development shall be maintained and operated in a manner that prevents the transmission of odours, fumes, noise and vibration to neighbouring premises.  
  
Reason: In the interests of residential amenity
5. All dust or fume extraction or filtration equipment, or air conditioning, heating or ventilation equipment shall be as incorporated into the development and shall be maintained in accordance with the approved details.  
  
Reason: To safeguard the amenities of nearby residential properties
6. The method of disposal of foul and surface waters incorporated into the development shall be maintained in accordance with the approved details.  
  
Reason: In order to prevent pollution of water supplies
7. The scheme of soundproofing incorporated into the construction of the building shall be maintained as approved.  
  
Reason: In the interests of local amenity
8. The acoustic fence and ivy planting shall be carried out in accordance with the details specified on amended drawing nos. INF - 3540-2 Rev D (boundary treatment) and INF-3540-1 Rev C (site plan), and such works shall be carried out within 2 months from the date of this planning permission, and shall thereafter be maintained in accordance with the approved maintenance schedule (JB Landscape letter dated 14/2/17).  
  
Reason: In the interests of the visual amenities of the area
9. Upon completion of the approved landscaping scheme (as detailed on amended drawing no. INF/3540/1 rev C and elsewhere, any trees or shrubs that are removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced with trees or shrubs of such size and species as may be agreed in writing with the Local Planning Authority, and within whatever planting season is agreed.

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

10. Notwithstanding the landscaping detail shown on amended drawing no. INF/3540/1 rev C and elsewhere, a landscaping scheme for the car parking area shall be submitted to and approved in writing within 1 month from the date of this planning permission, and the scheme shall be implemented within 1 month from the date of approval of such detail. Any trees or shrubs that are removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced with trees or shrubs of such size and species as may be agreed in writing with the Local Planning Authority, and within whatever planting season is agreed.

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

11. The floodlighting, security lighting and external lighting installed or operated at the site, shall be maintained in accordance with the approved details (specified on INF/3540/3 C (elevation drawing)).

Reason: In the interests of visual amenity and the residential amenities of occupiers of nearby dwellings.

12. The area shown on the submitted site plan for loading, off-loading and vehicle parking space shall be maintained as approved and no permanent development shall be carried out on that area of land so shown or in such a position as to preclude vehicular access to this reserved parking space.

Reason: Development without provision of adequate space for the loading, offloading and parking of vehicles is likely to lead to parking inconvenience to other road users and be detrimental to highway safety and amenity.

13. The cycle shelters hereby approved shall be maintained in accordance with the approved details.

Reason: In the interests of ensuring that proper provision is made for cycle parking.

14. The use of the premises hereby permitted shall be restricted to the hours of 7 am to 10.30 pm on weekdays, 7 am to 4.30 pm on Saturdays and 7am to 8.30pm on Bank Holidays. The use shall not operate on Sundays unless for planned maintenance that has been agreed in writing by the Local Planning Authority.

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

15. Deliveries (or other vehicle movements to and from the site) shall only take place between 4.00am and 10.30pm Monday to Friday, 4.00am to 1200 noon on Saturdays, and between 4am and 2.30pm on Bank Holidays; and no more than a total of four lorry movements shall take place between 4am and 7.00am and between 7.00pm and 10.30 pm on any day. No deliveries shall take place on Sundays.

Reason: In the interests of the amenities of the in full.

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16. The operating hours and hours of delivery detailed herein under condition 14 and 15 shall only be operational after the acoustic fence and ivy planting have been implemented

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

17. The roller shutter doors shall be kept closed except for when vehicles need to pass in or out of the building.

Reason: In the interests of the amenities of the area

Informative(s):

- (1) This permission is also subject to an agreement under Section 106 of the Town and Country Planning Act 1990.

The Council's approach to this application:

In accordance with paragraphs 186 and 187 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:

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

In this instance, the applicant/agent was advised of changes required to the application and these were agreed and the application was amended.



**James Freeman**  
**Head of Planning Services**  
**Swale Borough Council**

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