

26 June 2026

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**NOTIFICATION OF DECISION OF THE LOCAL PLANNING AUTHORITY: Town and Country Planning Act 1990 (as amended)**

|                       |                                                                                                                         |
|-----------------------|-------------------------------------------------------------------------------------------------------------------------|
| <b>Case Reference</b> | <b>21/00150/AS</b>                                                                                                      |
| <b>Site Address</b>   | <b>Land rear of 2 to 16 Longsfield off, Quarry Wood, Aldington, Kent</b>                                                |
| <b>Proposal</b>       | <b>Erection of three dwellings accessed from Quarrywood together with associated landscaping and engineering works.</b> |

**DECISION: PLANNING PERMISSION IS GRANTED** in accordance with the application and plans subject to the following conditions:

**Conditions:**

- 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 Prior to above ground works taking place, details (including source/manufacturer and colour) and samples (where required) of all materials to be used on the external surfaces of the buildings, including but not limited to brick, tiles and cladding shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the details so approved and retained for the lifetime of the development.

Reason: In the interests of the visual amenity of the locality.

- 3 A landscaping scheme for the site (which may include entirely new planting, retention of existing planting or a combination of both) shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced. Thereafter, the approved landscaping/tree planting scheme shall be carried out fully within 12 months of the completion of the development. Any trees or other plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species unless the Local Planning Authority give prior written consent to any variation.

Reason: In order to protect and enhance the amenity of the area.

- 4 Details of walls and fences to be erected within the development shall be submitted to and approved in writing by the Local Planning Authority before their erection on sites. The walls and fences shall then be erected in accordance with the approved details prior to the occupation of the dwelling to which they relate..

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

- 5 No vents, flues, stacks, extractor fans and meter boxes shall be located on the front elevations of plots 1 & 2.

Reason: In the interest of visual amenity

- 6 Prior to the works progressing beyond slab level the following details shall be submitted to and approved in writing by the Local Planning Authority:

1. Scaled drawings showing sections of ridge detail, eaves details, porches and canopies.

The works shall thereafter be carried out in accordance with the approved plans.

Reason: To ensure a high quality development in the interest of visual amenity

- 7 Prior to the completion of the development, details of any external lighting to be installed within the site shall be submitted to and approved in writing by Local Planning Authority. No further lighting shall be installed on the site and the approved external lighting shall be installed in accordance with the approved details.

Reason: In the interests of visual amenity and in accordance with Local Plan policy ENV4.

- 8 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, no development shall be carried out within Classes A, B & D of Part 1 and Class A of Part 2 of Schedule 2 of that Order or any Order revoking and re-enacting that Order.

Reason: In order to protect the visual amenity of the locality.

- 9 The dwellings shall be used for C3 purposes only and not for any other purpose whether or not in the same use class of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or any subsequent Order revoking or re-enacting that Order), or whether the alternative use is permitted by virtue of the provisions within the Town and Country Planning (General Permitted Development) Order 2015 (or any subsequent Order revoking or re-enacting that Order)

Reason: So that any other proposal for the use of the site is the subject of a separate application to be determined on its merits, having regard to the amenity of the area.

- 10 Prior to the completion of the development hereby approved, details of how the development will enhance biodiversity shall be submitted to and approved in writing by

the Local Planning Authority. The approved details will be implemented prior to the first occupation of the dwellings hereby approved and thereafter retained.

Reason: To enhance biodiversity and the ecological value of the site and surrounding area

- 11 Prior to the commencement of the development details of drainage works, designed in accordance with the principles of sustainable urban drainage, shall be submitted to and approved in writing by the Local Planning Authority and the works shall be carried out and maintained in accordance with these details.

Reason: In order to reduce the impact of the development on flooding, manage run-off flow rates, protect water quality and improve biodiversity and the appearance of the development.

- 12 Part 1  
If unexpected contamination is found at any time when carrying out the approved development it must be reported in writing to the Local Planning Authority. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of Part 2.

Part 2  
Following completion of the remediation scheme a verification report that demonstrates the effectiveness of the remediation carried out must be prepared and submitted for approval in writing by the Local Planning Authority.

Reason: To ensure that risks from land contamination to the future users of land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

- 13 No development including any preparation works prior to building operations shall take place on site until a Construction and Transport Management Plan has been submitted to, and approved in writing by the Local Planning Authority. The Construction and Transport Management Plan shall include, but not be limited to the following:

- a) Details of areas on site for parking and turning for site personnel;
- b) Details of areas on site for parking loading and unloading of plant and materials,
- c) Details of areas for the storage of plant and materials;
- d) Details of the form and location of any proposed temporary works compounds/welfare facilities;
- e) Details of facilities, by which vehicles will have their wheels, chassis and bodywork effectively cleaned and washed free of mud and similar substances;
- f) Hours of working

The approved Construction and Transport Management Plan shall be adhered to throughout the duration of the demolition and construction period.

Reason: To prevent obstruction of the highway and to protect the residential amenity of the occupiers of neighbouring properties.

- 14 Prior to the first occupation of each dwelling with a designated car parking space hereby approved, at least 1 Electric Vehicle Charging Point per dwelling shall be installed. All

Electric Vehicle charger points shall be provided to Mode 3 standard (providing up to 7kw) and SMART (enabling Wifi connection). The charging point shall thereafter be retained available, in a working order for the charging of electric vehicles. Approved models are shown on the Office for Low Emission Vehicles Homecharge Scheme approved chargepoint model list: <https://www.gov.uk/government/publications/electric-vehicle-homecharge-scheme-approved-chargepoint-model-list>.

Reason: To take into account the cumulative impacts of development on air quality and to encourage the use of sustainable transport modes including incorporation of facilities for charging plug-in vehicles in accordance with Local Plan policy ENV12.

- 15 The area shown on the drawing number 20.127.03 Rev E as vehicle parking space, garages and turning shall be provided, before the use is commenced/the dwelling(s) is occupied, and shall be retained for the use of the occupiers of, and visitors to, the development, and no permanent development, whether or not permitted by the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order), 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 accommodation for the parking of vehicles is likely to lead to parking inconvenient to other road users

- 16 Prior to the commencement of development above foundation level details of the bicycle storage facilities showing a covered and secure space have been submitted to an approved in writing by the Local Planning Authority. The approved bicycle storage shall be completed prior to occupation of the development and shall thereafter be retained.

Reason: To ensure the provision and retention of adequate off-street parking facilities for bicycles in the interests of highway safety.

- 17 Prior to the commencement of development (including site clearance), the reptiles within the application site shall be captured and relocated to a suitable receptor site (to be submitted to, and approved in writing by, the Local Planning Authority) and in accordance with good practice guidelines as outlined in the Update PEA December, 2020. The receptor site shall be prepared and managed appropriately for the translocated reptiles, and thereafter retained.

Reason: In order to safeguard protected species/ in the interests of matters of ecological importance.

- 18 Prior to first occupation of any of the dwellings details of the refuse storage facilities shall be submitted to an approved in writing by the Local Planning Authority. The approved refuse storage shall be completed prior to occupation of the development and shall thereafter be retained.

Reason: To ensure the provision and retention of adequate off-street parking facilities for bicycles in the interests of highway safety.

- 19 The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

**Description**

PLOT 3 PROPOSED PLANS & ELEVATIONS - 20.127. 05 REV B

**Date**

25 January

|                                                     |                            |
|-----------------------------------------------------|----------------------------|
| PLOTS 1 & 2 PROPOSED PLANS & ELEVATIONS - 20127 04B | 2021<br>25 January<br>2021 |
| PROPOSED SITE LAYOUT DIMENSIONS - 20.127.06 REV C   | 3 February<br>2021         |
| PROPOSED SITE LAYOUT - 20.127.03 REV E              | 3 February<br>2021         |
| PARAMETER SITE LAYOUT - 20.127.07 REV C             | 3 February<br>2021         |
| SITE LOCATION PLAN - 20.127.01 REV D                | 3 February<br>2021         |

Nutrient Credit Certificate Number SEC\_NN\_00009 12 May 2026

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

- 20 The dwellings hereby permitted shall be designed so as to ensure that the estimated water consumption does not exceed 110 litres per person per day.

Reason: In the interests of sustainability, water efficiency and to ensure no harm to Stodmarsh Lakes.

#### **Informatives:**

- In accordance with paragraph 38 of the NPPF Ashford Borough Council (ABC) takes a positive and proactive approach to development proposals focused on solutions. ABC works with applicants/agents in a positive and proactive manner by; • offering a pre-application advice service, • as appropriate updating applicants/agents of any issues that may arise in the processing of their application • where possible suggesting solutions to secure a successful outcome.

In this instance • the applicant/agent was updated of any issues after the initial site visit, • The application was considered by the Planning Committee where the applicant/agent had the opportunity to speak to the committee and promote the application.

- 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/highway-land/highway-boundary-enquiries> The applicant must also ensure that the details shown on the approved plans agree in every aspect with those approved under such legislation and common law. It is therefore important for the applicant to contact KCC Highways and Transportation to progress this aspect of the works prior to commencement on site. The applicant is reminded that, under the Wildlife and Countryside Act 1981, as amended (section 1), it is an offence to remove, damage or destroy the nest of any wild bird while that nest is in use or being built. Planning consent for a development does not provide a defence against prosecution under this Act. Trees and scrub are likely to contain nesting birds between 1st March and 31st August inclusive. These habitats are present on the application site and are to be assumed to contain nesting birds between the above dates, unless a recent survey has been undertaken by a competent ecologist to assess the

nesting bird activity on site during this period and has shown it is absolutely certain that nesting birds are not present.

Signed



Simon Cole  
Assistant Director - Planning and Development

### Important Notes

#### 1 Limitation of Permission

This decision is for planning purposes only and for no other purpose including Building Regulations. Separate approval may be required for these works.

**Advice is available from the Building Control Section** - 01233 330282 Email [building.control@ashford.gov.uk](mailto:building.control@ashford.gov.uk)

Where plans for the erection or extension of a building are submitted for Building Regulations approval, Section 53 of the County of Kent Act 1981 requires that the Plans are rejected unless they show;

- a. adequate means of access for the Fire Brigade to the building or buildings as extended and;
- b. that the building and extension will not render inadequate, existing means of access for the Fire Brigade to a neighbouring building.

**The Fire Prevention Officer** can be contacted at Ashford Fire Station Henwood, Ashford, Kent TN24 8YF

This grant of planning permission does not give any legal right to carry out the development on, over or under the land of another person or contrary to the rights of any such person. If there is any doubt the applicant should seek his/her own independent legal advice before implementing the planning permission. Your attention is also drawn to the Party Walls Act

#### 2 Appeals to the Secretary of State

If you are unhappy with the disclosed Decision to grant permission subject to conditions, you may appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

Details of how to appeal can be obtained from the Planning Inspectorate, Customer Support Unit, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or via their website at <https://www.gov.uk/government/publications/planning-appeals-procedural-guide>

#### 3 Beneficial Use

If permission to develop land is granted subject to conditions, whether by the Borough Council or by the Secretary of State and you, as owner of the land, claim that it has become incapable of reasonable beneficial use, you may serve on the Borough Council a Purchase Notice requiring the Borough Council to purchase your interest in the land in accordance with the provision of Part IV of the Town and Country Planning Act 1990. Before following this course of action it is suggested that you seek the advice of a Planning Consultant or a Solicitor.

#### 4 Discharging of Conditions

Some conditions attached to the grant of permission may require you to submit details and/or information before you start work. The necessary forms can be found on the Council's website. Please note that we aim to deal with these requests within 8 weeks. There is a fee for 'Approval of details reserved by a condition'. These fees are set by Government and the current level can be found at <https://1app.planningportal.co.uk/FeeCalculator/Standalone?region=1>