



Wierton Place Homes Ltd  
C/O Woodstock Associates  
FAO. Mr Keith Plumb  
53 Woodstock Road  
Sittingbourne  
ME10 4HJ

5 November 2024

## PLANNING DECISION NOTICE

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<b>APPLICANT:</b>	<b>Wierton Place Homes Ltd</b>
<b>DEVELOPMENT TYPE:</b>	<b>N/A</b>
<b>APPLICATION REFERENCE:</b>	<b>24/502169/SUB</b>
<b>PROPOSAL:</b>	<b>Submission of details pursuant to condition 4 - Archaeology, condition 6 - Details of foundations designs, condition 8 - Materials, condition 10 - Surface treatment, condition 17 - boundary treatments, condition 19 - Details of colour of the external finish, condition 20 - Details of external lighting, condition 26 - Code of Construction Practice, in relation to plots 20 to 24 of planning permission 11/0511.</b>
<b>ADDRESS:</b>	<b>Wierton Place, Wierton Road, Boughton Monchelsea, Maidstone, Kent, ME17 4JW</b>

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The Council hereby **APPROVES** the detail(s) reserved by the Condition(s) as listed above.

Informative(s):

(1) The plans used to arrive at the decision were as follows:

Application form  
Drawing number: BD/21/131.01 CMP Plots 20-24 Condition 26 Construction Management Plan

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**MKPS – Working in Partnership with:** Maidstone Borough Council

**Please Note:** All planning related correspondence for MBC 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.maidstone.gov.uk](http://www.maidstone.gov.uk); or submit an application via [www.planningportal.co.uk](http://www.planningportal.co.uk)

Drawing number: S1868-1600-008 Rev A Plots 20-24 Condition 6 Foundation Plan Plot 20

Drawing number: S1868-1600-010 Rev A Plots 20-24 Condition 6 Foundation Plan Plot 21

Drawing number: S1868-1600-012-Rev A Plots 20-24 Condition 6 Foundation Plan Plot 22

Drawing number: S1868-1600-014 Rev A Plots 20-24 Condition 6 Foundation Plan Plot 23

Drawing number: S1868-1600-016 Rev A Plots 20-24 Condition 6 Foundation Plan Plot 24

Plots 20-24 - Conditions 8-10-19 External Materials-External Brick Photo

Plots 20-24 - Conditions 8-10-19 External Materials - Road and Parking Area

Plots 20-24 - Conditions 8-10-19 External Materials - Sedum Roof and Wall

All received 23 May 2024.

Drawing number: BD/21/131.01 LND Rev A Plots 20-24 Conditions 16-17-20 Walls Lighting Parking Plan - received 29 July 2024.

Plots 20-24 Conditions 8-10-19 External Materials- External Elevations Rev A- Render - received 29 July 2024.

Plots 20-24 Conditions 8-10-19 External Materials Windows and Doors Rev A- Received 29 July 2024.

Plots 20-24 Conditions 8-10-19 External Materials - External Boarding Rev A- received 29 July 2024.

Specification for Archaeological Evaluation - received 17/10/2024.

- (2) Condition 16 (details of parking/turning areas) was stated in the description. However, condition 16 does not require active discharge, it is a compliance condition. Therefore, condition 16 removed from the description. And an e-mail received from the applicant/agent dated 15/07/2024 to confirm that they agree the removal of condition 16 from the description.

*R. L. Jarman*

Rob Jarman  
Head of Development Management  
Maidstone Borough Council

## NOTIFICATION TO APPLICANT FOLLOWING REFUSAL OF PERMISSION OR GRANT OF PERMISSION SUBJECT TO CONDITIONS

This decision does not give approval or consent that may be required under any act, bylaw, order or regulation other than Section 57 of the Town and Country Planning Act 1990.

### 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 Section 78 of the Town and Country Planning Act 1990. **Please see “Development Type” on page 1 of the decision notice to identify which type of appeal is relevant.**

- 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 LPA's decision on your application, then you must do so within **28 days** of the date of this notice.
- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against the LPA's 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.
- If this is a decision to refuse planning permission for a **Householder** application or a **Minor Commercial** application and you want to appeal the LPA's 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 LPA's decision, or any of the conditions imposed, within **6 months** of the date of this notice.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>.

If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority ( [planningappeals@midkent.gov.uk](mailto:planningappeals@midkent.gov.uk) ) and Planning Inspectorate ([inquiryappeals@planninginspectorate.gov.uk](mailto:inquiryappeals@planninginspectorate.gov.uk)) at least 10 days before submitting the appeal. [Further details are on GOV.UK.](#)

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 planning permission 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.