

Application No: Y16/1380/SH

Location of Site: The Old Vicarage Aldington Road Lympne Hythe

Development: Erection of a two storey dwelling with associated garage following demolition of existing outbuilding

Applicant: Mr & Mrs East
The Old Vicarage
Aldington Road
Lympne
Hythe
Kent
CT21 4LE

Agent: Mr Matt Whitby
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Date Valid: 14.12.16

Expiry Date: 08.02.17

Date of Committee: 28.03.17

Officer Contact: Mr Alexander Kalorkoti

RECOMMENDATION: That planning permission be granted subject to the conditions set out at the end of the report.

1.0 THE PROPOSAL

- 1.1 The proposal seeks consent for the demolition of an existing two storey coach house in the curtilage of the main dwelling, with the erection of a two storey dwelling with attached garage in its place. The proposed new dwelling would have a total of three bedrooms, with two of these, a bathroom and a store room at first floor, and an entrance hall, bathroom, study, bedroom, kitchen/dining room and living room at ground floor. The proposed dwelling would have an attached side garage with store/workshop to the rear of this, but this is intended for use by the Old Vicarage. To the rear of the new dwelling would be a private amenity space to serve the new dwelling in the form of a patio. The new dwelling would have two allocated off-street parking spaces to the front with a pathway leading to the main entrance and a refuse/bin store. The proposal utilises part of the existing residential curtilage of the Old Vicarage, whilst sharing a vehicle access point and driveway.
- 1.2 The external surfaces of the proposed new dwelling would be constructed of ragstone walls, brickwork, vertical timber cladding, aluminium framed windows, timber doors, grey aluminium sliding doors, slate pitched roofs and sedum flat roofs. The proposed dwelling also includes an aluminium box bay window to the rear elevation. The proposed replacement building would measure approximately 7.25 metres to the ridge.

- 1.3 The application is accompanied by a design and access statement, a visual impact study, a bat building survey and plans of the proposed dwelling.

2.0 LOCATION AND DESCRIPTION OF SITE

- 2.1 The application site is located immediately adjacent to but outside of the defined settlement boundary, which runs parallel with the Aldington Road to the north. It is within the Kent Downs Area of Outstanding Natural Beauty and the North Downs Special Landscape Area, and within an area identified as having archaeological potential, due to its location adjacent to a Roman road. The site is located approximately 95 metres west of the Lymgne Conservation Area.
- 2.2 The application site is served by two vehicle access points from Aldington Road, with a large driveway within the site which currently connects both access points with the main house of The Old Vicarage. There is existing mature vegetation and trees between The Old Vicarage and Aldington Road, which significantly reduce the visibility of the house and the outbuildings from the streetscene.
- 2.3 The existing outbuilding is that is proposed to be demolished is a single storey store with additional storage within the roofspace. The outbuilding has ragstone walls with red brick quoins and a slate pitched roof, and is approximately 5.35 metres high, at the ridge.

3.0 RELEVANT PLANNING HISTORY

- 3.1 The planning history for the application site includes a refusal in 1959 for outline residential development the east of the Vicarage and an approval from 1969 for a new Vicarage. In addition, the planning history includes three refusals during the 1980s for further residential development, including the conversion of the existing Coach House, and a first floor rear extension and side porch, which were approved with conditions in 2001. The most relevant planning history in relation to this application is listed below:

CH/8/59/101	-	Outline - residential development (east of Vicarage). Refused. 18.08.59.
CH/8/69/150	-	O/A New vicarage. Approved.
83/0083/SH	-	outline application for the erection of a detached dwelling. Refused. 14.03.83.
83/0084/SH	-	conversion of coach house into a dwelling. Refused. 14.03.83.
89/1323/SH	-	outline application for the erection of a dwelling. Refused. 01.12.89.

Y01/0483/SH - Erection of a first floor rear extension and a porch on the side elevation. Approved with conditions. 25.07.01.

4.0 CONSULTATION RESPONSES

4.1 Lympne Parish Council

There were no objections,

However, Lympne PC wish to make the following comments.

- The Council wish to make the Planning Authority aware of the shared sewer which runs through the Old Vicarage Land. This sewer serves the Village Hall and those who use it. As Landlords of the Village Hall the Council need assurances that the additional waste created by the new dwelling will not over burden the existing sewer which has been identified by the owners of the Old Vicarage to become blocked on occasions. The sewer pipe from the village hall is 6" in diameter and has been joined to a 4" pipe. This is being investigated by the Council and the householder at this time.
- They also wished to be satisfied that care should be taken during the demolition and construction that no damage or interruption to flow occurs regarding the foul sewer as this will result in the hall being closed due to health and safety issues.
- They wish to be satisfied that the footprint of the building will not exceed the footprint building due to be demolished.
- They also wish to be satisfied that the materials used to construct the dwelling will be sympathetic to the surrounding area given that the dwelling is within a conservation area and within the AONB.
- As with all new submission the Lympne Parish Council remain concerned about the impact of additional accommodation being constructed in the village on the already overburdened foul water system and other amenities.

4.2 KCC Highways And Transportation

No comment

4.3 K.C.C. (Planning - Archaeology)

KCC Archaeology noted that the site lies in an area of archaeological potential associated with its position close to the possible junction of two Roman roads and in an area where a number of past discoveries of Prehistoric, Romano-British, early medieval and medieval activity have been recorded.

It was therefore recommended that provision be made in any forthcoming planning consent for an archaeological watching brief so that the development groundworks may be monitored and any finds or features of archaeological interest examined. The following planning condition covers what would be required:

No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a watching brief to be undertaken by an archaeologist approved by the Local Planning Authority so that the excavation is observed and items of interest and finds are recorded. The watching brief shall be in accordance with a written programme and specification, which has been submitted to and approved by the Local Planning Authority.

Reason: To ensure that features of archaeological interest are properly examined and recorded.

4.4 KCC Ecology

KCC Ecology's consultation response highlighted the following:

- The building proposed for demolition may provide suitable features for roosting bats
- The existing garden may provide suitable habitat for protected/notable species which may be lost as a result of the proposed development.

In response to these concerns, the applicant submitted a further photographic record of the Coach House proposed for demolition and the residential curtilage of The Old Vicarage. Following further consultation, KCC Ecology agree that the Coach House has limited potential for roosting bats to be impacted by the proposed works and that the area not covered by the ecological survey have reduced potential to contain protected/notable species. As a result, KCC Ecology did not require any updated ecological survey to be carried out prior to determination of the planning application. An informative recommended by KCC Ecology would be added to any planning approval to address the issues of breeding birds and biodiversity enhancements.

4.5 Southern Water

Southern Water requires a formal application for a connection to the public sewer to be made by the applicant or developer. An informative recommended by Southern Water would be added to any planning approval in relation to the required application to connect to the public sewerage system. An informative would also be added to any approval to ensure that if any sewer is found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site.

4.6 Environmental Health

Environmental Health has no objections to the granting of this planning application subject to a condition being attached in relation to contamination.

4.7 Arboriculture Manager

Shepway's Arboriculture Manager visited the site and advised that the loss of a single Holly tree was acceptable and that the new parking spaces would not encroach into the root protection area of the Sycamore tree to an extent

which would create any issues for the long term health of the tree. No objection is raised.

5.0 PUBLICITY

5.1 Neighbours notified by letter. Expiry date 20.01.17

5.2 Site Notice. Expiry date 31.01.17

5.3 Press Notice. Expiry date 02.02.17

6.0 REPRESENTATIONS

6.1 One written representation was received and is available in full on the planning file. The main points raised are summarised below:

No objection in principle, however the following comments were made:

- A residential dwelling will be replacing a building that has not been occupied as a dwelling, close to the boundary of the Village Hall and Play Park.
- The current Playgroup use the outside space next to the boundary and in close proximity to this new building. Although the staff of the Playgroup do control the noise made by the children in their charge, the applicants will need to accept there will be a certain level of noise from these children whilst playing.
- The Play Park adjoins the boundary within metres of where the new dwelling is proposed. The Play Park is available for use by local residents for children under 12 years of age. The Village Hall Committee cannot be expected to control the noise of the children using this community facility.
- Additionally, the new dwelling will be in close proximity to the Village Hall, which is used extensively for a variety of activities throughout the week. These activities generate varying levels of noise, which is to be expected from a Community Hall and this requires a degree of tolerance and acceptance from the applicants.
- Although we were reassured by the applicants that any noise from these play areas would not cause them a problem, we would need similar reassurance from future owners of the property.
- The foul drain which serves the Village Hall and passes through the Vicarage site before discharging into the manhole in Aldington Road need to be protected and the flow maintained at all times. The Village Hall will have to be closed if its welfare facilities (toilets and washbasins) become non-operational due to the foul drain being out of use.
- We note no specific mention of this drain/sewer has been made in any of the documents submitted with the application to date. The proposed 2 storey dwelling's foul drainage will have to discharge into this sewer, and we assume the same comments received from Southern Water concerning the Village Hall Annexe application Y16/1210/SH will apply to this application.

7.0 RELEVANT POLICY GUIDANCE

- 7.1 The full headings for the policies are attached to the schedule of planning matters at Appendix 1.
- 7.2 The following policies of the Shepway District Local Plan Review apply: SD1, HO1, BE1, CO1, CO4, U1, TR11 and TR12
- 7.3 The following policies of the Shepway Local Plan Core Strategy apply: DSD, SS1, SS3, CSD2, CSD3 and CSD4
- 7.4 The following Supplementary Planning Documents and Government Guidance apply:

National Planning Policy Framework: Paragraphs 17, 49 and 55
National Planning Policy Guidance
Kent Design Guide: Interim Guidance Note 3

8.0 APPRAISAL

- 8.1 The main considerations in the determination of this application are the principle of residential development in this location, visual impact, design, amenity, ecology, highways and parking, drainage, archaeology and arboriculture.

Principle

- 8.2 The application site is located outside of any established settlement boundary as identified on the policies map of the Development Plan and consequently, for planning purposes, is considered to be within the open countryside. The principle policies applicable to the proposal in this regard are saved policies SD1, BE1 and CO1 of the Shepway District Local Plan Review and policies SS1, SS3 and CSD3 of the Shepway Core Strategy Local Plan 2013. In summary, saved policy SD1 concerns sustainable development and specifically states that all development proposals should take account of the broad aims of sustainable development by ensuring, amongst other things, that the character of the countryside in general is protected, unless there is an overriding social or economic need. Policy CO1 also seeks to protect the countryside for its own sake and to resist development that would be detrimental to its character, again with the caveat of an overriding social or economic need providing justification, should development proposals conflict with these aims. Policy BE1 seeks to ensure that development accords with the existing development in the locality.
- 8.3 Policy SS1 addresses the primary Core Strategy aims and sets out the strategic priorities for each of the defined character areas of the district. Policy SS3 of the Shepway Core Strategy Local Plan 2013 directs development toward existing sustainable settlements in order to protect the open countryside, with table 4.3 in the preamble to this policy setting out the settlement hierarchy in relation to accommodating place-shaping change,

clarifying places not regarded as countryside, guiding regeneration priorities and co-ordinating development location decisions overall. Within this table, Lymgne is identified as a primary village for Shepway that can “contribute to strategic aims and local needs”. However, it is made clear at paragraph 4.63 that “To maintain the character and integrity of the countryside, and protect small rural places, the extent of settlements is defined through boundaries separating settlements from open countryside.” As stated previously, the policies map shows that the application site is outside of these boundaries. At paragraph 4.64 in the Core Strategy, it is also set out that the focussing of attention within these boundaries in relation to development, underpins the protection of the open countryside and seeks the achievement of sustainable places through driving a complimentary mix of uses within a locality that minimises the length of journeys to services, employment and other regular trips, as well as increasing the proportion of people who regularly walk or cycle. In addition, Policy SS1 directs that the future spatial priority for new development in the North Downs is on development outside of the Kent Downs Area of Outstanding Natural Beauty and without material impact on its setting.

- 8.4 This aligns with the presumption in favour of sustainable development that runs through the National Planning Policy Framework, which further identifies that the development plan is the starting point for decision making, with proposed development that conflicts with this refused, unless other material considerations indicate otherwise. As noted above, the application site falls predominantly on the footprint of the Coach House outbuilding within the curtilage of The Old Vicarage. As such, there is an assessment to be made with regard to how much additional visual impact the proposal would have on the countryside, which is made in subsequent sections.
- 8.5 Within the Shepway Core Strategy Local Plan 2013, policy CSD3 seeks to protect the countryside from inappropriate development that does not require a countryside location. The policy sets out that new development will be allowed within defined settlements, but that where sites are unavailable within settlements, it may also be acceptable on the edge of Strategic towns and Service Centres, and failing that, Rural Centres and Primary Villages. Consequently, whilst the application site is outside of the defined settlement boundary, it could be considered an acceptable location with regard to being immediately adjacent to the Primary Village of Lymgne and its associated services and employment. It is considered that the proposed single new dwelling would not unduly extend the built form outside of the settlement boundary, as it would replace an existing structure.
- 8.6 The Council’s Annual Monitoring Report 2015, identifies that Shepway has a supply of deliverable housing sites within the next five years (April 2016 – March 2021), with expected completions being up to 106% of the Core Strategy requirement. National policy is clear (NPPF paragraph 49) that where local planning authorities can demonstrate a five year supply, all relevant policies for the supply of housing must be considered. Consequently, other development plan policies must still be addressed in the context of the proposed development, which is done in the following sections.

Visual Impact

- 8.7 Policy CSD4 of the Shepway Core Strategy states that planning decisions will have close regard to the need for conservation and enhancement of natural beauty in the AONB and its setting, which will take priority over other planning considerations. Additionally, saved policy CO4 of the Shepway District Local Plan Review sets out that proposals within a Special Landscape Area (SLA) must protect or enhance the natural beauty of the SLA.
- 8.8 It was noted during the site visit that a high quantity of natural screening in the form of a dense, evergreen hedge exists between the site and the larger Lympne Village Hall building to the west, with existing large trees and established evergreen planting at the common boundary with the highway to the north of the proposed dwelling. This vegetation precludes ready views from the street scene, but it is noted that the roof of the existing outbuilding can be seen from the Village Hall car park. The proposal includes the removal of one small Holly tree closest to the new dwelling as the result of the proposed parking spaces, however no trees or vegetation which currently provide screening from the highway or the neighbouring Village Hall are proposed for removal. Should permission be granted, a planning condition would be attached to any approval to ensure that suitable tree protection measures are in place for the duration of construction works.
- 8.9 The proposed new dwelling would be a replacement for the existing single-storey, pitched-roof outbuilding, as opposed to the creation of new built form in the open countryside, which would have a far greater visual impact outside of the settlement boundary. Consequently, the net additional visual impact would predominantly arise from the increased eaves and ridge height when compared to the existing, as well as the single storey elements. The new structure would have an approximate ridge height of 7.25 metres, an increase of approximately 1.89 metres.
- 8.10 For the street scene of Aldington Road, it is considered that the proposed development would not have a significant additional visual impact given its location set back within the site, the existing strong boundary vegetation that would obscure the single storey elements, and the minor increase in scale overall. Similarly, although the new dwelling would be more visible than the existing structure when viewed from the Village Hall car park, it is considered that this view is not a primary public vantage point, which together with the strong, established boundary vegetation and the view also being in the context of the existing Village Hall structure in the foreground, there would be no significant detrimental visual impact created as a result of the proposal.
- 8.11 Further, the sympathetic, high quality design and materials, as discussed below in the design section, will ensure that the building would create a positive visual impact that is respectful of the existing structure and countryside setting.

Design

- 8.12 The proposed structure is a contemporised version of the existing structure that maintains its overall form and material palette, with ragstone walls, slate roof, grey aluminium windows and architectural features including a contemporary box bay window at first floor level, as well as adding more strongly contemporary single storey elements at ground floor level, clad with timber and incorporating sedum roofs.
- 8.13 The positioning and scale reflect the current relationship between the Old Vicarage and the existing outbuilding, maintaining the historic functional relationship positioning and the subservient scale, and it is considered that the design, materials and layout of the proposed new dwelling are of high quality and reflect the local vernacular architecture.
- 8.14 Overall, the proposal will result in a high quality contemporary building which mixes traditional materials of local origin with modern materials, and echoes the architectural styling of the Coach House to be demolished, whilst updating the form with contemporary features.

Amenity

- 8.15 In relation to the amenity of future occupiers of the proposed dwelling, it is considered that the defensible private amenity space created by the patio area to the rear of the house, together with the allocated parking spaces to the front of the property, will be sufficient to serve the occupants of the new house and also avoid any amenity issues from parking conflict. In addition, it is considered that the openings within the proposed new dwelling will ensure that adequate natural light reaches the rooms within the dwelling and provides an acceptable outlook. It is noted that the attached garage included within this application would be for the use of the Old Vicarage, but it is considered that the close relationship would be unlikely to give rise to a detrimental impact, given the domestic level of use. With regard to the potential for noise disturbance from the neighbouring Lympne Village Hall and outdoor play area, Environmental Health were consulted and raised no objection.
- 8.16 Turning to the amenity of neighbouring occupiers, given the minor increase in the overall scale and the preservation of the existing location of the proposed dwelling in relation to the Old Vicarage, it is considered that there would be no significant additional overbearing or enclosing presence. The new dwelling has been designed with the ridge of the pitched roof aligned front to back, with the roof slope facing The Old Vicarage having only a single roof light serving a landing within it. As such, it is considered that the design of the new dwelling avoids any significant or detrimental impact on the amenity of neighbouring occupiers in relation to overshadowing or overlooking.
- 8.17 Concern has been raised by Village Hall and the play group that operates from the Village Hall, regarding their activities and the potential for the new residential use to curtail these as a consequence of complaints. The relationship between the Old Vicarage and the Village Hall and associated uses already exists with no record of complaints.

- 8.18 The concerns raised are noted, but the outdoor area of the play group is likely to be used mainly in working hours on weekdays, with evenings and weekends when occupants are less likely to be in the property, less likely to be affected. As for the use of the Village hall, this is an enclosed space and will, to some extent, contain the noise and disturbance from functions. Overall, it is considered that there will be no detrimental impact upon the amenity of future occupiers from the existing uses.

Ecology

- 8.19 Given the age of the Coach House to be demolished, an ecology survey has been submitted to ascertain if bats are present within the building and to propose suitable mitigation as appropriate. As set out in section 4 above (Consultation Responses), KCC Ecology requested further photographic evidence regarding the potential for suitable features for roosting bats within the building proposed for demolition and that the existing garden may need to be surveyed as it may provide suitable habitat for protected/notable species which may be impacted by the proposed development.
- 8.20 A photographic addendum to the submitted ecological survey was provided and following consultation, KCC Ecology are satisfied that the Coach House has limited potential for roosting bats to be impacted by the proposed works. In addition, it was agreed that areas not covered by the ecological survey have reduced potential to contain protected/notable species and as a result KCC Ecology did not require an updated ecological survey.
- 8.21 As noted above, an informative recommended by KCC Ecology would be added to any planning approval to address the issues of breeding birds and biodiversity enhancements. On the basis of submitted ecological survey, addendum and consultation responses from KCC Ecology, it is considered that the proposal is acceptable with regard to ecology.

Highways and Parking

- 8.22 Although a new access is not proposed, the intensification of use of the existing vehicle access points will need to be considered. Kent Highways and Transportation were consulted on the application and raised no comments in relation to the application. Given that the proposal includes a single new dwelling with a parking requirement of two additional parking spaces, as assessed below, it is considered that the current access arrangements for the application site are sufficient to ensure that an issue of highway safety is not created from the relatively minor intensification of use.
- 8.23 It is important that the new dwelling has sufficient off-street parking provision in accordance with saved policy TR12 of the Shepway District Local Plan Review and the 'Kent Design Guide: Interim Guidance Note 3'. The standards would require the new three-bedroom dwelling to have 2 independently accessible spaces per unit (not including the new garage). Given the two allocated off-street parking spaces indicated on the submitted plans, with a path following the desire line leading from the parking spaces to the main entrance, it is considered that the proposal would not result in

additional on-street parking in the surrounding area and is acceptable with regard to parking and highways matters.

Drainage

8.24 With regard to foul sewage, the application proposes to connect the new dwelling to the mains sewer, with surface water to infiltrate to ground via soakaway. Southern Water were consulted on the application and raised no objection subject to an informative being added to any planning approval in relation to the required application to connect to the public sewerage system. An informative would also be added to any approval to ensure that if any sewer is found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site, as recommended by Southern Water. On this basis and in light of Southern Water's consultation response, it is considered that the proposal is acceptable with regard to drainage.

Archaeology

8.25 Due to the site's location in an area identified as having archaeological potential, due to its location adjacent to a roman road, with pottery and coin remains likely, any subsequent approval of planning permission will be subject to a planning condition requiring an archaeological watching brief throughout the construction phase and the approval of measures to preserve archaeological remains, as recommended by KCC Archaeology in their consultation response.

Arboriculture

8.26 The proposal includes the removal of a single Holly due to the location of the parking spaces proposed to serve the new dwelling. Shepway's Arboriculture Manager has visited the site and advised that the loss of the small Holly tree is acceptable, which the Officer agrees with due to its limited stature and therefore visual presence in the street scene an wider area.

8.27 The proposed parking spaces would encroach on the root protection area of a mature Sycamore tree, with the edge of the parking area being 6 metres from the centre of the tree. Details submitted by the applicant demonstrate that the parking spaces would occupy 9% of the root protection area of the Sycamore tree and following consultation with Shepway's Arboriculture Manager it is considered that due to the limited extent of the encroachment, the long term of health of the Sycamore tree would not be compromised.

8.28 For the existing trees and vegetation which currently provide screening from the highway and the neighbouring Village Hall, these will be retained. As a result, the proposal is considered to be acceptable with regard to arboriculture, subject to a condition regarding tree protection measures during the construction phase.

Local Finance Considerations

- 8.29 Section 70(2) of the Town and Country Planning Act 1990 (as amended) provides that a local planning authority must have regard to a local finance consideration as far as it is material. Section 70(4) of the Act defines a local finance consideration as a grant or other financial assistance that has been, that will, or that could be provided to a relevant authority by a Minister of the Crown (such as New Homes Bonus payments), or sums that a relevant authority has received, or will or could receive, in payment of the Community Infrastructure Levy.
- 8.30 A figure for the New Homes Bonus payment has been requested and will be reported on the supplementary sheets, however this is not considered to be a material consideration in the determination of this application.
- 8.31 In accordance with policy SS5 of the Shepway Core Strategy Local Plan the Council has introduced a CIL scheme, which in part replaces planning obligations for infrastructure improvements in the area. The CIL levy in the application area is charged at £100 per square metre (CIL Residential Zone C) for new dwellings, subject to the applicable deduction of the floorspace within the outbuilding and ancillary stores proposed for demolition. This figure will also be reported in the supplementary sheets.

Human Rights

- 8.32 In reaching a decision on a planning application the European Convention on Human Rights must be considered. The Convention Rights that are relevant are Article 8 and Article 1 of the first protocol. The proposed course of action is in accordance with domestic law. As the rights in these two articles are qualified, the Council needs to balance the rights of the individual against the interests of society and must be satisfied that any interference with an individual's rights is no more than necessary. Having regard to the previous paragraphs of this report, it is not considered that there is any infringement of the relevant Convention rights.
- 8.33 This application is reported to Committee as a departure from the local plan, given the proposal comprises a new residential dwelling outside of the settlement boundary.

9.0 SUMMARY

- 9.1 As the proposed application site is immediately adjacent to other residential uses that are equidistant to existing services and employment within the settlement of Lympne, it is considered that it cannot reasonably be said that the application site is in an unsustainable location, but as the Council has a current five year housing supply, all relevant adopted policies must be considered.
- 9.2 The proposed new dwelling is considered to be of high quality design and in a visually unobtrusive location, which would not create any unacceptable significant or detrimental impact on the amenity of future or neighbouring occupiers. Following consultation with statutory bodies as part of the consultation on the application, it is considered that the proposal does not

raise any unacceptable impacts with regard to relevant matters including ecology, highways and parking, drainage or archaeology.

- 9.3 On the basis of the submitted documents and the appraisal set out above, it is considered that, in this instance, the proposal for a dwelling outside of the defined settlement boundary may be considered to be acceptable, subject to conditions.

10.0 BACKGROUND DOCUMENTS

- 10.1 The consultation responses set out at Section 4.0 and any representations at Section 6.0 are background documents for the purposes of the Local Government Act 1972 (as amended).

RECOMMENDATION – That planning permission be granted subject to the following conditions:

1. Standard Three Year Condition
2. Submitted Plans
3. Samples of Materials
4. Archaeological Watching Brief
5. Tree Protection Measures
6. Retention of parking
7. Bin store details/retention
8. PD rights removal
9. Boundary treatment
10. Landscaping
11. Contamination

Decision of Committee

Y16/1380/SH
The Old Vicarage
Aldington Road
Lympe

