

Mr N Claringbould  
c/o Miss K Banks  
Lee Evans Planning  
St John's Lane  
Canterbury  
Kent  
CT1 2QQ

**Town and Country Planning Act 1990 (As Amended)**

**APPLICATION NUMBER DOV/14/01213**

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**NOTIFICATION OF GRANT OF Full Planning Permission**

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Proposal: Use of barn for a mixed use of agricultural and building business storage  
Location: The Barn rear of 7 Millfield, St. Margaret's-at-Cliffe, CT15 6JL

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**TAKE NOTICE** that Dover District Council, the District Planning Authority under the Town and Country Planning Act, **HAS GRANTED** Full Planning Permission for the proposal in accordance with the application and accompanying plans received on 22/12/14

**SUBJECT TO SUCH CONDITIONS AS ARE SPECIFIED** hereunder together with the reasons for their imposition:-

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.  
Reason: In pursuance of Section 91 of the Town and Country Planning Act 1990 (as amended) and to enable the matter to be considered in the light of any material change in planning circumstances.
- 2 The proposed partition, as shown on drawing nos. P03157-PL-(00) - 0- 01B & 02B, shall be installed in the position as shown on the approved drawings, within the barn building within 56 days of the date of this decision notice. The partition shall be of solid construction with no openings and shall remain in situ and as such thereafter.  
Reason: To limit the business use of the building in the interests of safeguarding residential amenity.

- 3 Details of a suitable scheme of noise insulation measures for the internal section of the barn to be used for the building business storage use, shall be submitted to the local planning authority for approval within 28 days of the date of this decision notice. The noise insulation measures shall be installed in accordance with the approved details within 28 days of the approval of those details. Once installed the noise insulation measures shall remain in situ and as such thereafter.  
Reason: In the interests of safeguarding residential amenity.
- 4 The barn building shall only be used for the purposes of storing plant and machinery in connection with a single building business and for the purposes of agriculture and for no other use, or purpose, notwithstanding the provisions of the Town and Country Planning (Use Classes Order) 1987, as amended, apart from a use for agricultural business purposes being carried out on an established agricultural unit within the control of the operator of the agricultural business, whether or not permitted by the Town and Country Planning (General Permitted Development) (England) Order 2015 or not, or any Order revoking or re-enacting that Order.  
Reason: In the interests of safeguarding residential amenity.
- 5 Only plant and machinery used in connection with the building business storage use hereby permitted shall be stored or kept within the designated building business storage use area within the barn building, as shown on drawing 01B, and not elsewhere on the land, at any time. No building materials to be used in connection with any building business use shall be stored or kept in the building or on the land at any time  
Reason: In the interests of safeguarding residential amenity.
- 6 Access and egress to and from the site in connection with the building business storage use shall not take place outside of the following times: 0800 hours to 1800 hours Mondays to Fridays, 0800 hours to 1300 hours on Saturdays and at no time on Sundays, Public or Bank Holidays. No building business related activities or operations, shall take place on the land or within the building outside those times.  
Reason: In the interests of safeguarding residential amenity.
- 7 Loading and unloading of plant and machinery in connection with the building business storage use hereby permitted shall only take place within the designated building business storage use area of the barn building itself and shall only take place whilst the doors to the building business storage use section of the barn are closed.  
Reason: In the interests of safeguarding residential amenity.
- 8 No vehicle exceeding 7.5 tonnes shall be permitted to access the site in connection with the building business storage use hereby permitted at any time.  
Reason: In the interests of safeguarding residential amenity
- 9 No cleaning, repairing or servicing of any plant, machinery or vehicles in connection with the building business storage use hereby permitted shall take place within building or on the application site at any time.  
Reason: In the interests of safeguarding residential amenity.

- 10 No building business storage use related employee or contractor vehicle parking shall take place on or at the site or within the building business storage area of the barn at any time  
Reason: In the interests of visual and residential amenity
- 11 Within 28 days of the date of this approval, details and drawings of suitable CCTV monitoring equipment to be installed, which shall demonstrate that any recordings will clearly identify vehicle registration plates, vehicle markings and vehicle types from recordings made, and which shall be so located to clearly record access and egress movements to and from the barn building from the public highway and to and from both sets of doors to the barn building itself, shall be submitted to the Local Planning Authority for approval. Details and drawings shall give the operational details for and show the appearance and precise siting of the CCTV monitoring equipment. Installation of the monitoring equipment shall be carried out in accordance with the approved details and shall be brought into recording operation within 28 days of the approval of the submitted details. The monitoring equipment shall be operated, retained and maintained in accordance with the approved operation and installation details, as such, thereafter.  
Reason: To ensure adequate monitoring of the use of the Barn and access to/from Millfield in the interests of the residential amenities of the occupiers of nearby properties.
- 12 CCTV recordings (using the equipment approved under condition 11 above) shall be continuous for 24 hours per day during daytime and nighttime hours of each day of the year and all recordings shall be retained for inspection, on request, at any reasonable time by the local planning authority for 28 days after their recording.  
Reason: To ensure adequate monitoring of the use of the barn and the access in the interests of safeguarding residential amenity.

In reaching the decision to grant planning permission, the Local Planning Authority has taken into account the requirement in Section 38(6) of the Planning and Compulsory Purchase Act 2004 to determine the application in accordance with the Development Plan, the policies of the Development Plan and all other material considerations. Policies are referred to in conditions where appropriate.

In accordance with paragraphs 186 and 187 of the NPPF, Dover District Council (DDC) takes a positive and proactive approach to development proposals focused on solutions. DDC works with applicants/agents in a positive and proactive manner 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:

- 1 The application was considered by the Planning Committee where the applicant/agent has the opportunity to speak to the committee and promote the application.

Dated: 09/10/2015

DISTRICT COUNCIL OFFICES  
WHITE CLIFFS BUSINESS PARK  
DOVER KENT CT16 3PJ  
TEL:DOVER (01304) 821199

Signed:

For Mike Ebbs  
Head of Regeneration & Development

**YOUR ATTENTION IS DRAWN TO THE REQUIREMENTS OF THE CONDITIONS SET OUT IN THIS DECISION NOTICE. THE PLANNING PERMISSION IS CONDITIONAL ON COMPLIANCE WITH THESE REQUIREMENTS. SOME CONDITIONS MAY REQUIRE THE SUBMISSION AND APPROVAL OF FURTHER DETAILS BEFORE ANY WORK IS COMMENCED AND SUCH SUBMISSIONS WILL BE SUBJECT TO A FURTHER FEE.**

**ANY CHANGE TO THE APPROVED PLANS IS LIKELY TO REQUIRE A FURTHER PLANNING PERMISSION.**

**FAILURE TO COMPLY WITH THESE REQUIREMENTS MAY LEAD TO LEGAL ACTION BY THE DISTRICT COUNCIL AND /OR MEAN THAT THE PERMISSION IS VOID.**

**YOUR ATTENTION IS ALSO DRAWN TO THE NOTES AND ANY LETTER ACCOMPANYING THIS NOTICE**