

NOTIFICATION OF DECISION OF THE LOCAL PLANNING AUTHORITY

Date of Decision

15 August 2019



ASHFORD
BOROUGH COUNCIL

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Town and Country Planning Act 1990 (as amended)

Application for Certificate of Lawfulness of Existing Use or Development

APPLICATION NO: 19/01099/AS

PROPOSAL: Lawful development certificate - existing use or operation - building works undertaken pursuant to planning permission reference 14/00906/AS

LOCATION: Land On The North Side Of, Highfield Lane, Sevington, Kent

APPLICANT: Aviva Life and Pensions UK Ltd C/O Agen

The ASHFORD BOROUGH COUNCIL hereby certify that on 31/07/2019 the use/operations/matter described in the First Schedule to this certificate in respect of the land specified in the Second Schedule to this certificate and edged black on the plan attached to this certificate **was lawful** within the meaning of Section 191 of the Town and Country Planning Act 1990 (as amended) for the following reason(s)

- 1 Sufficient evidence has been submitted to demonstrate that, on the balance of probability, development has commenced in relation to outline planning permission 14/00906/AS and associated phase 1A works approved under reserved matters application reference 19/00579/AS.

FIRST SCHEDULE

Lawful development certificate - existing use or operation - building works undertaken pursuant to planning permission reference 14/00906/AS

SECOND SCHEDULE

Land On The North Side Of, Highfield Lane, Sevington, Kent

Plans/Documents approved by this decision

Application Form for a Lawful Development Certificate of Existing Development;
Site Location Plan;
Covering letter dated 30 July 2019

Appendix 1 - Copy of the Decision Notice for the Outline Permission;
Appendix 2 - Copy of the Decision Notice for the Phase 1 RMA;
Appendix 3 – Copy of Decision Notices for Discharge of Outline Planning Conditions;
Appendix 4 – Location of Meaningful Start on Site (Steer – Ref. DR-D-00101_P01);
Appendix 5 – Invitation to Tender Email, dated 03/06/19, 17:33 from Corderoy;
Appendix 6 – Daily Site Diaries (08/07/19 – 13/07/19);
Appendix 7 – Internal SHEQ Site Audit Report (Toureen Group);
Appendix 8 – Operation and Maintenance Manual (Toureen Contractors);
Appendix 9 – Health and Safety (Toureen Contractors);
Appendix 10 – Site Progress Photographs (08/07/19 – 15/07/2019); and
Appendix 11 – Completed Works Photographs (29/07/19).

Notes to Applicant

'None'

The Council as Local Planning Authority expects the above Conditions to be complied with promptly. Where Conditions require details or other matters to be approved by the Council prior to commencement or occupation of the development, these must be submitted to the Council for its consideration well in advance, to ensure that there is no delay or loss to your project. Failure to observe the Conditions may result in enforcement action by the Council.



Head of Development Management and Strategic Sites

Please refer to the statement of the Applicants rights following this decision and the general information enclosed with this notice.

NOTES:

- 1 This certificate is issued solely for the purpose of section 191 of the Town and Country Planning Act 1990 (as amended).
- 2 It certifies that the use /operations/ matter specified in the First Schedule taking place on the land described in the Second Schedule was lawful, on the specified date and, thus would not have been liable to enforcement action under Section 172 of the 1990 Act on that date.
- 3 This certificate applies only to the extent of the use /operations/ matter described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any use/operations/ matter which is/ are materially different from that /those described or which relate/s to other land may render the owner or occupier liable to enforcement action.