

05 March 2026

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

Case Reference PA/2025/2348

Site Address Doublequick Farm, Lenham Heath Road, Charing, Maidstone, ME17 2JN

Proposal Erection of an ancillary commercial building and extensions to the south of the main building, together with landscape enhancements.

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

Description	Date
Proposed Site Plan - 2022-789 (P)-004 Rev P01	18 December 2025
Proposed Plans and Elevations Main Building - 2022-789 (P)-1000 Rev P02	18 December 2025
Location Plan - 2022-789 (P)-001 Rev P01	18 December 2025
Proposed Layout and Usability Plan - 2022-789 (P)-005 Rev P01	18 December 2025
Proposed Plans and Elevations - 2022-789 (P)-1001 Rev P02	18 December 2025

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

- 3 The premises/site shall be used for Classes B2, B8 and E(g)(iii) industrial processes 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 2005 or any subsequent Order revoking or re-enacting that Order, or whether the alternative use is permitted by virtue of Article 3 and Schedule 2, Part 3 of the Town and Country Planning (General Permitted Development) Order 2015 or any Order revoking or re-enacting that Order.

Reason: To ensure the development is provided as specified in the proposal and to protect the amenity of the locality.

- 4 The storage building hereby permitted shall only be used for storage purposes ancillary to the use of the existing building within the application site and shall not be used for any other purpose at any time.

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

- 5 All plant and processes associated with the use of the site shall be limited to no more than 45dB LAr,Tr at the nearest noise sensitive receptors.

Reason: To protect the amenity of residents in the locality.

- 6 No machinery shall be operated, no process shall be carried out and no deliveries taken at or dispatched from the site outside the following times: Monday to Saturday 08:00 and 18:00 hours and not at any time on Sundays, Bank or Public Holidays.

Reason: To protect the amenity of residents within the locality.

- 7 Industrial processing shall only take place inside the main building as identified on the approved plans.

Reason: To protect the amenity of the locality.

- 8 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended), no development shall be carried out within Class H, Part 7 of Schedule 2 of that Order (or any Order revoking and re-enacting that Order), without prior approval of the Local Planning Authority.

Reason: In the interests of protecting the character and amenities of the locality.

- 9 There shall be no external storage on the site other than within the area shown on drawing number P(004) Rev P01. The height of any storage within that area shall not exceed 2 metres above ground level.

Reason: To enable the Local Planning Authority to regulate and control the proposed development in the interests of the amenity of the area.

- 10 The areas shown on drawing number P(004) Rev P01 as vehicle parking and turning and for loading/unloading shall be provided before the use of the storage building

hereby approved is commenced, and shall be retained thereafter for the use of the occupiers of, and visitors to, the site, 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 space.

Reason: Development without provision of adequate accommodation for the parking, turning and loading/unloading of vehicles is likely to lead to parking inconvenient to other road users

- 11 No external lighting shall be installed at the site without the prior written consent of the Local Planning Authority.

Reason: In the interests of amenity of adjacent residents and to protect the character of the surrounding landscape.

- 12 No development above slab level shall take place until details of the drainage for the site have been submitted to and approved in writing by the Local Planning Authority. The drainage shall be installed in accordance with the approved details before the commencement of the use of the building hereby permitted.

Reason: In order to reduce the impact of the development on flooding and reduce surface water runoff in the locality.

- 13 No development shall take place until a Construction Management Plan has been submitted to and approved in writing by the local planning authority. The Plan shall include the following:

- (a) Parking and turning areas for construction and delivery vehicles, which may require supporting vehicle tracking/swept paths.
- (b) Parking for site personnel,
- (c) Provision of wheel washing facilities prior to commencement of work on site and for the duration of construction. Details should also be provided of contingency working protocol for action taken should the wheel washing be ineffective and spoil is dragged onto the highway.

Reason: In the interests of highway safety.

- 14 The development shall be carried out in accordance with the details of external materials specified in the application which shall not be varied.

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

- 15 No development above slab level shall take place until details of the landscaping scheme proposed have been submitted to and approved in writing by the Local Planning Authority. The details shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; and an implementation programme. Thereafter, the approved landscaping/tree planting scheme shall be carried out fully within 12 months of the completion of the new building. If any trees or other plants which within a period of five years from the completion of the new building 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.

- 16 Prior to any works above slab level, a Biodiversity Enhancement Plan (BEP) shall be submitted to and approved in writing by the local planning authority. The plan shall include full details of biodiversity enhancements to be provided. The approved plan shall be implemented as described and retained thereafter.

Reason: To protect and enhance biodiversity.

Informatives:

- In accordance with paragraph 39 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,
- informing applicants/agents of any likely recommendation of refusal prior to a decision

In this instance, the application was acceptable as submitted and no further assistance was required.

Biodiversity Net Gain

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The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition “(the biodiversity gain condition)” that development may not begin unless:

- a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission, would be Ashford Borough Council.

There are statutory exemptions which mean that the biodiversity gain condition does not always apply and these are set out in [The Biodiversity Gain Requirements Exemptions Regulations 2024](#).

This permission will not require the approval of a Biodiversity Gain Plan before development is begun because one or more of the statutory exemptions or transitional arrangements are considered to apply.

The effect of section 73D of the Town and Country Planning Act 1990

If planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 (application to develop land without compliance with conditions previously attached) and a Biodiversity Gain Plan was approved in relation to

the previous planning permission (“the earlier Biodiversity Gain Plan”) there are circumstances when the earlier Biodiversity Gain Plan is regarded as approved for the purpose of discharging the biodiversity gain condition subject to which the section 73 planning permission is granted.

Those circumstances are that the conditions subject to which the section 73 permission is granted:

- i) do not affect the post-development value of the onsite habitat as specified in the earlier Biodiversity Gain Plan, and
- ii) in the case of planning permission for a development where all or any part of the onsite habitat is irreplaceable habitat the conditions do not change the effect of the development on the biodiversity of that onsite habitat (including any arrangements made to compensate for any such effect) as specified in the earlier Biodiversity Gain Plan.

- The applicant is reminded of the need for the development to satisfy the requirements of the Building Regulations and in respect of climate change in particular the following documents:
 - Approved Document L (Conservation of fuel and power)
 - Approved Document F (Ventilation)
 - Approved Document O (overheating)
 - Approved Document S (Infrastructure for electric charging vehicles)

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

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>