



Mr Christian Early
The Maplesden Noakes School
Buckland Road
Great Buckland
Maidstone
Kent
ME16 0TJ

1 September 2023

PLANNING DECISION NOTICE

APPLICANT:	Mr Christian Early
DEVELOPMENT TYPE:	All other minor development
APPLICATION REFERENCE:	23/502360/FULL
PROPOSAL:	Installation of 12no. LED floodlights to existing 8no. 15m masts.
ADDRESS:	The Maplesden Noakes School , Buckland Road, Maidstone, Kent, ME16 0TJ

The Council hereby **GRANTS** permission/consent for the proposal referred to above subject to the following Condition(s):

- (1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission;

Reason: In accordance with the provisions 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 shall be carried out in accordance with the following plans and documents:

Application for planning permission

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

Access planning services online at: www.maidstone.gov.uk; or submit an application via www.planningportal.co.uk

HMs Description
Football Floodlighting x2
Midstream LED Proposal
Modus S1500 Tech Spec
0103 Rev A Pitch Site Plan
1003 Rev C03 Proposed Site Plan
Existing Block Plan
Lighting Mast
Proposed Block Plan
Site Location Plan
Heritage Statement
Existing Masts (Photos)
Existing Mast Elevation
Proposed Lighting on Existing Mast Elevation
Site Location Plan
Existing Block Plan
Proposed Block Plan

Reason: In the interests of safeguarding the general amenity of the area.

- (3) The floodlights within the site shall not be illuminated except between the hours of 0900hrs and 2200hrs Monday to Friday and 0900hrs and 1600hrs on Saturday and Sunday.

Reason: To safeguard the amenity of neighbouring occupants.

- (4) A lighting management plan shall be submitted to and approved in writing by the Local Planning Authority prior to the first use of the new lighting. The lighting management plan shall include:
- o measures to ensure that the lighting minimises spillage and that the lighting is maintained as it is installed with these measures.
 - o procedures for responding to complaints from residents or the local authority and a review mechanism to respond to justified complaints.
 - o a named contact where complaints can be directed.
- The approved lighting shall only operate in accordance with the approved lighting management plan.

Reason: To safeguard the enjoyment of their properties by adjoining residential occupiers.

The Council's approach to this application:

In accordance with paragraph 38 of the National Planning Policy Framework (NPPF), July 2021 the Council takes a positive and proactive approach to development proposals focused on solutions. We work with applicants/agents in a positive and creative way 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:

The application was acceptable as submitted and no further assistance was required.
The application was approved without delay.

If your decision includes conditions that need to be discharged, please be advised that there is a separate application process to discharge them which includes a fee. For more information on this please visit https://www.planningportal.co.uk/info/200126/applications/60/consent_types/12 and to submit an application for approval of details (discharge conditions) please use this link <https://www.planningportal.co.uk/applications>

R. L. Jarman

Rob Jarman
Head of Development Management
Maidstone Borough Council

Please be advised that irrespective of whether your proposal requires planning permission or not, it may still require Building Regulation Approval. For more information on this please visit our website <https://www.maidstone.gov.uk/home/primary-services/planning-and-building/primary-areas/building-control>

IMPORTANT - YOUR ATTENTION IS DRAWN TO THE ATTACHED NOTES

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) and Planning Inspectorate (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.