

**NOTIFICATION OF DECISION
OF THE LOCAL PLANNING AUTHORITY**

Date of Decision

19 October 2017



ASHFORD
BOROUGH COUNCIL

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Ashford
Kent TN23 1PL
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Spacely Ltd
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KT3 3BY

**ACKNOWLEDGMENT OF PRIOR APPROVAL NOTIFICATION OF CHANGE OF USE:
FROM RETAIL, BETTING OFFICE, PAY DAY LOAN SHOP OR CASINO TO RESTAURANT
CAFE**

Town and Country Planning Act 1990 (as amended) Town and Country Planning (General Permitted Development) Order 2015, Schedule 2 Part 3 Class C

APPLICATION NO: 17/01279/AS
PROPOSAL: Prior approval for the change of use of the ground floor from Retail (Class A1) to a Delicatessen (Class A3)
LOCATION: 3 Highbury Lane, Tenterden, Kent, TN30 6LE
APPLICANT: Montalbano 75 High Street Tenterden Kent TN3 6BB

DECISION: **PRIOR APPROVAL IS NOT REQUIRED**, in accordance with the details submitted in the application

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 Class C, Part 3, Schedule 2 of the Town and Country (General Permitted Development) Order 2015.

2 The premises shall not be open to the public other than between the hours of 08:00am - 7:00pm Monday to Sunday.

Reason: To protect the residential amenity of the locality

3 The development approved shall be made available for inspection, at a reasonable time, by the local Planning authority to ascertain whether a breach of planning control may have occurred on the land (as a result of departure from the plans hereby approved and the specific terms of this permission/consent/approval).

Reason: In the interests of ensuring the proper planning of the locality, the protection of amenity and the environment, securing high quality development through adherence to the terms of planning approvals and to ensure community confidence in the operation of the planning system.

Notes to Applicant

Working with the Applicant

In accordance with paragraphs 186 and 187 of the NPPF Ashford Borough Council (AC) takes a positive and proactive approach to development proposals focused on solutions. AC 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 and,
- by adhering to the requirements of the Development Management Customer Charter.

In this instance.

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

Plans/Documents approved by this decision

Site Location Plan - Scale 1:1250

Block/Site Plan - Scale 1:500

Ground Floor Plan proposed - Scale 1:50

Email from agent confirming ground floor - 17/10/2017



Head of Development, Strategic Sites and Design