

Decision Notice

MC/21/0608



Mr Sean Cosens
Chris Saunders Associates
Chris Saunders Associates
Office 16 apple Pie Farm
Cranbrook Road, Benenden
Cranbrook
TN17 4EU

Applicant Name:
c/o Elias Poli

Planning Service
Physical & Cultural Regeneration
Regeneration, Culture, Environment &
Transformation
Gun Wharf
Dock Road
Chatham
Kent
ME4 4TR
01634 331700
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Planning.representations@medway.gov.uk

Town and Country Planning Act 1990

Location: Stone House Farm, Dillywood Lane, Wainscott, Rochester, Medway

Proposal: Change of use and conversions of redundant agricultural buildings to 5 residential dwellings with associated parking.

Notification of Grant of Planning Permission to Develop Land.

Take Notice that the Medway Council in pursuance of its powers under the above Act HAS GRANTED PERMISSION for the development of land as described above in accordance with your application for planning permission received complete on 3 March 2021.

SUBJECT TO THE CONDITIONS SPECIFIED HEREUNDER:

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

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

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

Received 3 March 2021:

09 Oasthouse Proposed South East Elevation
10 Oasthouse Proposed North West Elevation
14 Oasthouse Proposed Section BB
15 Oasthouse Joinery and Details
107 South Barn Proposed Section and Details
108 South Barn Proposed Joinery
211 North Barn Joinery Details
212 North Barn Construction Details

Received 28 September 2021:

07A Oasthouse Proposed North East Elevation
08A Oasthouse Proposed South West Elevation
011A Oasthouse Proposed Ground Floor
012A Oasthouse Proposed First Floor
013A Oasthouse Proposed Section AA
104A South Barn Proposed Floor Plan
105A South Barn Proposed West and East Elevations
106A South Barn Proposed North and South Elevations
205A North Barn Proposed Ground Floor
206A North Barn Proposed First Floor and Garage
207A North Barn Proposed West and East Elevations
208A North Barn Proposed South and North Elevations
210A North Barn Proposed Sections AA and BB

Received 28 March 2022:

304B Block Plan revised with new access
305 Street View Access Dillywood Lane
306 Street View Access Stonehorse Lane

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

- 3 Prior to commencement of any part of the development, details and samples of any new or replacement materials including but not limited to the following shall be submitted to and approved in writing by the Local Planning Authority: -
- o Roof tiles
 - o Bricks
 - o Rooflights
 - o Rainwater goods (guttering, hoppers and downpipes) and surface water drainage

- o Weatherboarding
- o The vertical boarding noted on the 'south barn' in Plot 3
- o Details for the lime mortar mixes to be used
- o Details for the construction of the replacement cowls
- o Details of the construction and appearance of the new staircases to be inserted into the buildings
- o Details for the construction of new floors, walls (including the over-boarding of existing walls) and ceilings (including the over-boarding of existing ceilings) within the buildings

The development shall be implemented in accordance with the approved details.

Reason: To ensure that the appearance of the development is satisfactory and without prejudice to conditions of visual amenity in the locality, in accordance with Policies BNE1 and BNE18 of the Medway Local Plan 2003.

- 4 Prior to commencement of works to the windows, details of the windows at a scale of 1:10 elevation and 1:1 or 1:2 sectional detail, including the surrounding brickwork on any new openings shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details.

Reason: To ensure that the appearance of the development is satisfactory and without prejudice to conditions of visual amenity in the locality, in accordance with Policies BNE1 and BNE18 of the Medway Local Plan 2003.

- 5 Prior to commencement of works to the doors, details of the doors (both internal and external) at a scale of 1:10 elevation and 1:1 or 1:2 sectional detail shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details.

Reason: To ensure that the appearance of the development is satisfactory and without prejudice to conditions of visual amenity in the locality, in accordance with Policies BNE1 and BNE18 of the Medway Local Plan 2003.

- 6 Prior to the first occupation of any dwelling, full details of both hard and soft landscape works including:-

i. Plans and information providing details of existing and proposed finished ground levels, means of enclosure, car parking layouts, other vehicle and pedestrian access and circulation areas, all paving and external hard surfacing, lighting, and services (including drainage), tree grilles, minor artefacts, and

structures (seating, refuse receptacles and raised planters). Soft landscape works, including details of planting plans, tree positions, planting build ups, written specifications (including cultivation and other operations associated with grass, tree and planting establishment, aftercare, and maintenance); schedules of plants, noting species, plant sizes, root treatments and proposed numbers/densities where appropriate.

ii. Details for the design and specification of tree planting to enable healthy establishment at maturity. Information should provide details for the planting environment, calculated soil volume, tree support and tie specification, guards and grilles, aeration and irrigation systems, soil build-up information (avoiding the use of tree sand).

A timetable for implementation shall be submitted to and approved in writing by the Local Planning Authority. The details shall include how the development will enhance biodiversity and should incorporate the recommendations within the Biodiversity Enhancement Scheme (EcoAssistance). The development shall be implemented in accordance with the approved details and any trees or plants which within 5 years of planting are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species.

Reason: To ensure a satisfactory external appearance and provision for landscaping in accordance with Policies BNE1, BNE6 and BNE37 of the Medway Local Plan 2003 and paragraph 180 of the National Planning Policy Framework 2021.

- 7 No dwelling shall be occupied until a plan indicating the positions, design, materials and type of boundary treatment to be erected has been submitted to and approved in writing by the Local Planning Authority. The boundary treatment shall be completed in accordance with the approved details before any dwelling and/or building is occupied and shall thereafter be retained.

Reason: To ensure that the appearance of the development is satisfactory and without prejudice to conditions of visual amenity in the locality, in accordance with Policy BNE1 of the Medway Local Plan 2003.

- 8 Prior to first occupation of any of the units, details of the bin storage shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details and thereafter retained.

Reason: To ensure that the appearance of the development is satisfactory and without prejudice to conditions of visual amenity in the locality, in accordance with Policies BNE1 and BNE18 of the Medway Local Plan 2003.

- 9 Prior to the first occupation of the development herein approved, a Landscape Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Landscape Management Plan shall include long-term design objectives, management responsibilities and maintenance schedules for all hard and soft landscape areas (except for small, privately owned, domestic gardens) for a minimum period of five years, with arrangements for implementation and future review. The development shall thereafter be managed in accordance with the approved details.

Reason: To ensure a satisfactory external appearance and provision for landscaping in accordance with Policies BNE1 and BNE6 of the Medway Local Plan 2003.

- 10 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order amending, revoking and re-enacting that Order with or without modification) all dwellinghouses herein approved shall remain in use as a dwellinghouse falling within Class C3 of the Town and Country Planning (Use Classes) Order 1987 (as amended) (or any order amending, revoking and re-enacting that Order with or without modification) and no change of use shall be carried out unless planning permission has been granted on an application relating thereto.

Reason: To enable the Local Planning Authority to control such development in the interests of amenity, in accordance with Policy BNE2 of the Medway Local Plan 2003.

- 11 Prior to commencement of any part of the development a full building recording survey shall be undertaken to Level 3 (analytical) as detailed in Historic England's publication 'Understanding Historic Buildings: A Guide to Good Recording Practice' published in May 2016, available here: <https://historicengland.org.uk/images-books/publications/understanding-historic-buildings/> Once completed, the survey should be deposited with Medway Archives and Local Studies Centre, and the Kent Historic Environment Record and a copy sent to the Local Planning Authority.

Reason: To ensure that the appearance of the development is satisfactory and without prejudice to the historic buildings, in accordance with Policy BNE18 of the Medway Local Plan 2003.

- 12 Prior to commencement of any part of the development details for the conservation repairs and/or methodology shall be submitted to and approved in writing by the Local Planning Authority, for the following:

- o New and existing internal and external openings
- o Repairs to the existing floors, walls, and roofs
- o Any structural repairs required (after a full structural survey is undertaken of each building see condition 11)
- o Any repairs to the outside of the buildings
- o The repairs to the lean-to structure, identified as the 'hangar' in Plot 4

The development shall be implemented in accordance with the approved details.

Reason: To ensure that the development is satisfactory and without prejudice to the historic buildings, in accordance with Policy BNE18 of the Medway Local Plan 2003.

- 13 In this Condition "retained tree" means an existing tree which is to be retained in accordance with the approved plans and particulars; and paragraphs a) and b) below shall have effect until the expiration of 5 years from the date of occupation of the building for its permitted use.

a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be pruned other than in accordance with the approved plans and particulars. Any pruning approved shall be carried out in accordance with British Standard 3998 (Tree Work).

b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time as may be specified in writing by the Local Planning Authority.

c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this Condition and the ground levels within those areas shall not be altered, nor shall any excavation be made without the written approval of the Local Planning Authority.

Reason: To protect and enhance the appearance and character of the site and locality, in accordance with Policies BNE1 and BNE6 of the Medway Local Plan 2003.

- 14 Unless otherwise agreed by the Local Planning Authority, development other than that required to be carried out as part of an approved scheme of remediation must not take place until conditions 15 to 17 have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected

contamination to the extent specified in writing by the Local Planning Authority until condition 18; has been complied with in relation to that contamination.

Reason: Required before commencement of development to avoid any irreversible detrimental impact on human health and/or water courses as a result of the potential mobilising of contamination and in accordance with Policy BNE23 of the Medway Local Plan 2003.

- 15 No development shall take place until an intrusive site, investigation and risk assessment, in addition to any assessment provided with the planning application, has been completed in accordance with a scheme to assess the nature and extent of any contamination on the site, including risks to groundwater, whether or not it originates on the site. The scheme shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of the development. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report shall be submitted to and approved by the Local Planning Authority prior to the commencement of development. The report of the findings must include:

(i) a survey of the extent, scale and nature of contamination;

(ii) an assessment of the potential risks to:

- o human health
- o property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes.
- o adjoining land,
- o groundwaters and surface waters,
- o ecological systems,
- o archaeological sites and ancient monuments;

(iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

Reason: Required before commencement of development to avoid any irreversible detrimental impact on human health and/or water courses as a result of the potential mobilising of contamination and in accordance with Policy BNE23 of the Medway Local Plan 2003.

- 16 A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and submitted to and approved in writing by the Local Planning Authority prior to commencement of the development. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

Reason: Required before commencement of development to avoid any irreversible detrimental impact on human health and/or water courses as a result of the potential mobilising of contamination and in accordance with Policy BNE23 of the Medway Local Plan 2003.

- 17 The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of any development (other than development required to enable the remediation process to be implemented) unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given not less than two weeks written notification prior to the commencement of the remediation scheme works.

Following completion of the measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and submitted to and approved in writing by the Local Planning Authority prior to the bringing into use of the development.

Reason: Required before commencement of development to avoid any irreversible detrimental impact on human health and/or water courses as a result of the potential mobilising of contamination and in accordance with Policy BNE23 of the Medway Local Plan 2003.

- 18 In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition 15, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 16, which is subject to the approval in writing of the Local Planning Authority.

Following completion of the measures identified in the approved remediation scheme a verification report providing details of the data that will be collected in

order to demonstrate that the works set out in condition 16 are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition 17.

Reason: Required before commencement of development to avoid any irreversible detrimental impact on human health and/or water courses as a result of the potential mobilising of contamination and in accordance with Policy BNE23 of the Medway Local Plan 2003.

- 19 From commencement of works (including site clearance), all mitigation measures for bats will be carried out in accordance with the details in the 'Bat Mitigation Strategy' (EcoAssistance), unless otherwise varied by Natural England.

Reason: To ensure that no bats are affected by the development in accordance with Policy BNE39 of the Medway Local Plan 2003 and paragraph 180 of the National Planning Policy Framework 2021.

- 20 Prior to the installation of any external lighting on the site, details of such lighting shall be submitted to and approved in writing by the Local Planning Authority. Details shall include height, position, external appearance, any shielding, light intensity, colour, spillage (such as light contour or lux level plans showing the existing and proposed levels) and hours of use together with a report to demonstrate its effect on the biodiversity and landscaping of the site (including an overlay of the proposed lighting onto the site landscaping plans), the rural landscape, bats (including reference to the recommendations of the Bat Conservation Trust) and of how this effect has been minimised. Any external lighting shall be implemented in accordance with the approved details and thereafter maintained.

Reason: In order to limit the impact of the lighting on the Listed Buildings, the landscaping of the site, the surrounding landscape and heritage features, nearby residents and wildlife and with regard to Policies BNE1, BNE2, BNE5, BNE12, BNE34 and BNE39 of the Medway Local Plan 2003.

- 21 From the commencement of works (including site clearance), all precautionary mitigation measures for Great Crested Newt will be carried out in accordance with the details contained in the 'Non-Licensed Precautionary Method Statement' (ECO assistance) and maintained for the duration of the development.

Reason: To ensure that no Great Crested Newts are affected by the development in accordance with Policy BNE39 of the Medway Local Plan 2003 and paragraph 180 of the National Planning Policy Framework 2021.

22 Prior to commencement of works to the new wall and railings on Dillywood Lane/Stonehorse Lane, details of the wall and railings at a scale of 1:10 elevation and 1:1 or 1:2 sectional detail shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details.

Reason: To ensure that the appearance of the development is satisfactory and without prejudice to conditions of visual amenity in the locality, in accordance with Policies BNE1 and BNE18 of the Medway Local Plan 2003.

23 Prior to commencement of works to install bollards used to subdivide the farmyard (between plot 3 and plot 4), details of the bollards shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details.

Reason: To ensure that the appearance of the development is satisfactory and without prejudice to conditions of visual amenity in the locality, in accordance with Policies BNE1 and BNE18 of the Medway Local Plan 2003.

24 Prior to commencement of works to reconstruct the wall for the parking area for Plot 4, details of the wall including samples shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details.

Reason: To ensure that the appearance of the development is satisfactory and without prejudice to conditions of visual amenity in the locality, in accordance with Policies BNE1 and BNE18 of the Medway Local Plan 2003.

25 No development shall take place above ground floor slab level until details of the provision of 1 electric vehicle charging point per dwelling has been submitted to and approved in writing by the Local Planning Authority. Details shall include the location, charging type (power output and charging speed), associated infrastructure and timetable for installation. The development shall be implemented in accordance with the approved details and shall thereafter be maintained.

Reason: In the interests of sustainability in accordance with paragraph 112E of the National Planning Policy Framework 2021.

26 No dwelling herein approved shall be occupied until the area shown on the submitted layout as vehicle parking space and garaging has been provided, surfaced and drained. Thereafter it shall be kept available for such use and no permanent development, whether or not permitted by the Town and Country Planning (General Permitted Development) Order 2015 (or any order amending,

revoking or re-enacting that Order) shall be carried out on the land so shown or in such a position as to preclude vehicular access to this reserved parking space and garaging.

Reason: Development without provision of adequate accommodation for the parking or garaging of vehicles is likely to lead to hazardous on-street parking and in accordance with Policies T1 and T13 of the Medway Local Plan 2003.

- 27 Prior to first occupation of any of the dwellings hereby approved, details of the following highway works shall be submitted to and approved in writing by the Local Planning Authority:

- o Access arrangements as outlined in drawing 304B as received on 28 March 2022

The approved details shall thereafter be implemented in full prior to first occupation of the development.

Reason: To ensure the development preserves conditions of highway safety, pedestrian safety and the free flow of traffic, in accordance with Policies T1, T2 and T3 of the Medway Local Plan 2003.

- 28 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order amending, revoking and re-enacting that Order with or without modification) no development shall be carried out within Schedule 2, Part 1, Classes A, AA, B, C, D, E, F, G and Schedule 2, Part 2 Class A, of that Order unless planning permission has been granted on an application relating thereto.

Reason: To enable the Local Planning Authority to control such development in the interests of visual and neighbouring amenity in accordance with Policies BNE1 and BNE2 of the Medway Local Plan 2003.

- 29 No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written specification and timetable which has been submitted to and approved by the Local Planning Authority.

Reason: To ensure that features of archaeological interest are properly examined and recorded in accordance with Policy BNE21 of the Medway Local Plan 2003.

Your attention is drawn to the following informative(s) :-

- 1 The applicant is reminded that, under the Wildlife and Countryside Act 1981, as amended (section 1), it is an offence to remove, damage or destroy the nest of any wild bird while that nest is in use or being built. Planning consent for a

development does not provide a defence against prosecution under this Act. Breeding bird habitat is present on the application site and assumed to contain nesting birds between 1st March and 31st August, unless a recent survey has been undertaken by a competent ecologist and has shown that nesting birds are not present.

2 The applicant is reminded that this permission relates to planning permission only and does not constitute approval under any other legislation including Building Regulations, To obtain advice on current Building Regulations the applicant should contact the South Thames Gateway Building Control Partnership at Foord Annex, Eastgate House, High Street, Rochester, Kent ME1 1EW

3 In accordance with paragraph 38 of the NPPF Medway Council takes a positive, proactive and creative approach to development proposals focused on solutions. Medway Council works with applicants/agents in a positive, proactive and creative and manner by:

Offering a pre-application advice service;

Updating applicants/agents of any issues that may arise in the processing of their application;

Where possible suggesting solutions; and

Informing applicants/agents of any likely recommendation of refusal prior to a decision.

In this instance the applicant/agent was updated of any issues after the initial site visit and the applicant/agent was provided with pre-application advice.

4 This planning decision has taken account of the following submitted documents:-

Received 3 March 2021:

Bat Emergent Survey

Bat Scoping Survey

Heritage Statement Addendum Rev

Planning Statement

Pre-app Heritage Statement

Application Form

01 Oasthouse Existing North East Elevation

02 Oasthouse Existing South East Elevation

03 Oasthouse Existing South West Elevation

04 Oasthouse Existing North West Elevation

05 Oasthouse Existing Ground Floor Plan

06 Oasthouse Existing First Floor Plan

101 South Barn Existing West and South Elevations

102 South Barn Existing North and East Elevations
103 South Barn Existing Plan and Section
201 North Barn Existing South and East Elevation
202 North Barn Existing North and West Elevation
203 North Barn Existing Ground Floor Plan
204 North Barn Existing First Floor Plan
209 North Barn Existing Sections AA and BB
301 Existing Block Plan

Received 16 April 2021:

Preliminary Ecological Appraisal

Received 28 September 2021:

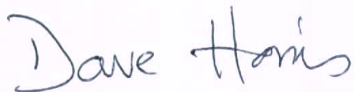
Biodiversity Enhancement Scheme
Bat mitigation strategy
Bat Emergence/Re-entry surveys
Heritage Statement Addendum for Conversion of redundant agricultural buildings
Report on the viability of commercial use of curtilage listed farm buildings
Non-Licensed Precautionary Method Statement for working near protected species

Received 30 September 2021:

Desk Study and Preliminary Risk Assessment Report

Received 28 March 2022:

Addendum to Non-Licensed Precautionary Method Statement for working near protected species
Heritage Statement Addendum [Revision B]
Addendum to Biodiversity Enhancement Scheme
Updated Preliminary Ecological Appraisal



David Harris
Head of Planning
Date of Notice 6 May 2022

**TOWN & COUNTRY PLANNING (APPEALS) (WRITTEN REPRESENTATIONS)
(ENGLAND) (AMENDMENT) (REGULATIONS 2013)**

TOWN AND COUNTRY PLANNING ACT 1990

Appeals to the Secretary of State

- If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If you want to appeal against your Local Planning Authority's decision then you must do so within **12 weeks** from the date of this notice for appeals being decided under the **Commercial Appeals Service** and **6 months** from the date of this notice for all other **minor and major applications**.
- However, if an enforcement notice has been served for the same or very similar development within the previous 2 years, the time limit is:
 - **28 days** from the date of the LPA decision if the enforcement notice was served before the decision was made yet not longer than 2 years before the application was made.
 - **28 days** from the date the enforcement notice was served if served on or after the date the decision was made (unless this extends the appeal period beyond 6 months).
- 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 telephone number: 0303 444 5000.

Commercial Appeals Service

- This type of appeal proceeds by way of written representations, known as the "Commercial Appeals Service". Third parties will not have the opportunity to make further representations to the Planning Inspectorate on these.

All other Minor and Major Applications

- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority 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.

- In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based on their decision on a direction given by him.
- If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. [Further details are on GOV.UK.](#)

Purchase Notes

- If either the Local Planning Authority or the Secretary of State refuses permission to development land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.