

Nicola O'Shea

Subject: New premises application- 16/02917/LAPRE
Attachments: 1245217.pdf

From: Scott Fisher
Sent: 03 October 2016 12:04
To: Licensing
Subject: 16/02917/LAPRE

Please find attached a copy of the planning permission for the site that was granted in 2015. We would expect the above conditions adhered to in relation to the event.

Kind Regards

Scott Fisher _____
Planning Technician
Sevenoaks District Council | Argyle Road | Sevenoaks | Kent | TN13 1HG

Mr Henry Warde
C/O Strutt And Parker
201 High Street
Lewes
East Sussex
BN7 2NR

Direct Dial: 01732 227000, Option 3
Ask For: Lesley Westphal
My Ref: SE/15/01077/FUL
Your Ref: MR CRAIG NOEL
Date: 13th August 2015

Dear Sir/Madam

Town and Country Planning Act 1990

Site : Charmans Farm Beggars Lane Westerham Kent TN16 1QP
Development : Redevelopment of sawmill to form new Brewery and Winery facility -
Resubmission of planning permission SE/14/00186

Please find attached the formal notice of Decision being granted for the above development.

Your attention is drawn to the fact that this permission is granted subject to conditions.

Please familiarise yourself with the conditions and ensure the specific requirements are met. If you are acting on behalf of a client please ensure you draw their attention to the conditions and advise of their implications. The development, once started, will be monitored by my enforcement staff. Failure to comply with a condition could result in the Council taking steps to secure compliance and may in certain circumstances affect the legality of any works carried out. This is especially important when a condition has been imposed requiring submission and approval of details prior to commencement of works on site, since failure to comply with such a condition can lead to the permission being void. In appropriate cases the Council will consider the expediency of serving a Temporary Stop Notice.

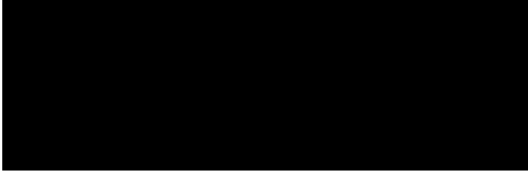
You should also be aware that the applicant has the right to appeal against a condition within 6 months of the date of this Notice.

Chief Executive: Dr. Pav Ramewal
Council Offices, Argyle Road, Sevenoaks, Kent TN13 1HG
Telephone: 01732 227000 DX 30006 Sevenoaks
Email: information@sevenoaks.gov.uk
www.sevenoaks.gov.uk

Please note all details requiring submission to and approval by this Council should be forwarded to this office notwithstanding that final discharge of the condition may involve consultation with other agencies/authorities.

If you have any query regarding the conditions you should contact the case officer, Lesley Westphal, in the first instance for advice on the above direct phone number.

Yours faithfully



Richard Morris
Chief Planning Officer

Please remove any site notice that was displayed on the site pursuant to the application.

Mr Henry Warde
C/O Strutt And Parker
201 High Street
Lewes
East Sussex
BN7 2NR

SE/15/01077/FUL
Valid on 10th April 2015

TOWN AND COUNTRY PLANNING ACT 1990

Town and Country Planning (Development Management Procedure) (England)
Order 2015

GRANT OF PLANNING PERMISSION

Site : Charmans Farm Beggars Lane Westerham Kent TN16 1QP
Development : Redevelopment of sawmill to form new Brewery and Winery facility -
Resubmission of planning permission SE/14/00186

Sevenoaks District Council, as the District Planning Authority, pursuant to powers in the above mentioned Act and Order, HEREBY GRANTS PLANNING PERMISSION for the development described above, to be carried out in accordance with the application and plans submitted therewith,

SUBJECT TO THE CONDITIONS set out below :-

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

In pursuance of section 91 of the Town and Country Planning Act 1990.

2) The materials to be used in the construction of the development shall be those indicated on the approved plans.

To ensure that the appearance of the development is in harmony with the existing character of the site and surrounding Area of Outstanding Natural as supported by Policy EN1 of the Sevenoaks Allocations and Development Management Plan..

3) No development shall be carried out on the land until full details of soft landscape works have been submitted to and approved in writing by the Council. Those details shall include: -planting plans (identifying existing planting, plants to be retained and new planting); -written specifications (including cultivation and other operations associated with plant and grass establishment); -schedules of new plants

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(noting species, size of stock at time of planting and proposed number/densities where appropriate); and -a programme of implementation. The approved scheme shall be carried out in accordance with the details and programme of implementation approved.

To protect the visual appearance of the area as supported by Policies L08 □ SP1 of the Core Strategy □ EN1 of the SDLP of the Sevenoaks Allocations and Development Management Plan.

4) Prior to commencement of the development hereby approved, details shall be submitted to and be approved in writing by the Local Planning Authority of the materials proposed for use in all hard surfaces on the site. The scheme shall be carried out in accordance with the approved details.

To ensure a satisfactory appearance upon completion in accordance with the provisions of policy SP1 of the Core Strategy and policy EN1 of the Sevenoaks District Local Plan.

5) Before the use or occupation of the development hereby permitted, the car and lorry parking and turning areas and servicing areas shown on the approved plans shall be provided and shall be kept available for the parking of cars and lorries and for servicing at all times.

In the interests of highway safety and visual amenity.

6) Prior to the commencement of the development hereby approved, the approved wheel washing scheme submitted for this application shall be implemented and retained for the duration of the construction period.

To prevent the accumulation of mud and other deposits on the adjacent highway. The Local Planning Authority is satisfied that it is fundamental to the development permitted to address this issue before development commences and that without this safeguard planning permission should not be granted.

7) Prior to the commencement of the uses hereby permitted the visibility splays shown on the approved plans shall be implemented and permanently maintained thereafter. No planting or form of development that exceeds 0.6m in height shall be allowed to obscure the visibility splays.

In the interests of highways safety.

8) Prior to commencement of development a parking management plan shall be submitted to and be approved in writing by the Local Planning Authority indicating how any tasting and other such events will be managed to ensure that the use does not result in any adverse impact upon the adjacent public highway. It should include details of a review process to enable the approved details to be reviewed following implementation. The scheme shall be carried out in accordance with the approved scheme for the duration of the use hereby approved.

In the interests of highways safety.

9) The removal of the bund shall be carried out with an ecological watching brief in place to ensure that any reptiles sheltering within the bund are rescued.

To accord with the provisions of the National Planning Policy Framework.

10) No tasting events, visitors tours or other such events and any activities associated with them shall take place before 09:00 hours and after 23:30 hours Monday to Saturday and not before 10:00 hours and after 22:00 hours on Sundays and Bank Holidays.

To protect the amenity and character of the area as supported by Policy EN1 of the Sevenoaks District Local Plan.

11) Prior to the commencement of development approved by this planning permission the following components of a scheme to deal with the risks associated with the contamination of the site shall each be submitted to and approved in writing by the LPA: 1. A Phase 2 (intrusive) investigation report .2. Details of any remedial works required and details of how they will be undertaken .

To accord with the provisions of the National Planning Policy Framework.

12) No use of the premises shall take place until a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation has been submitted to and approved, in writing, by the local planning authority.

To accord with the provisions of the National Planning Policy Framework.

13) If within a period of 5 years from the completion of the development, any of the trees or plants that form part of the approved details of soft landscaping die, are removed, or become seriously damaged or diseased then they shall be replaced in the next planting season with others of similar size and species.

To ensure a satisfactory appearance upon completion

14) Prior to commencement of development, including the clearance of the site, details shall be supplied in writing and approved in writing by the LPA of the proposed means of tree protection proposed on site. Such fencing shall be erected prior to commencement of development and shall be retained until the completion of development. Within the tree protection zone no alterations to ground levels (other than those required as part of compliance with condition 13 above), no storage of materials, plant or machinery nor the siting of any temporary structures shall be carried out or take place without the prior written approval of the LPA.

To prevent damage to the trees to be retained on site in accordance with the provisions of policy EN1 of the Sevenoaks District Local Plan.

15) Details shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of the development of all means of boundary treatment and enclosure and a programme of implementation. The scheme shall be implemented in accordance with the approved details.

To protect the amenities of the area in accordance with policy EN1 of the Sevenoaks District Local Plan.

16) Details of all external lighting shall be submitted to and approved in writing by the Local Planning Authority prior to first occupation of the development. The scheme shall be carried out in accordance with the approved plans.

To protect the visual amenities and character of the area in accordance with the provisions of policy EN1 of the Sevenoaks District Local Plan.

17) Any retail sales shall remain ancillary to the main use of the site for brewing and wine making processes. The shops shall only be open between the hours of 0900 - 1800 hours Mondays to Saturdays, unless retail sales are taking place as part of any event taking place in the evenings or on Sundays.

To ensure the retail element of the site remains ancillary to the industrial use of the site to protect the character and amenity of the Green Belt, AONB and the amenity of residents, in accordance with policy LO8 of the Core Strategy and policy EN1 and GB1 of the Sevenoaks District Local Plan and the NPPF.

18) Notwithstanding the provisions of Part 3 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) the site shall only be used for the purposes of brewing and wine making and any ancillary processes and purposes and for no other use, including any other use within Use Class B2 of the Town and Country Planning (Use Classes) Order 1987 (as amended).

The site lies in the Green Belt and the AONB and permission is only granted due to the very special circumstances that apply in this case, that relate in part to the economic and tourism benefits of the proposal, that relate specifically to the use proposed. Any other proposal for the use of the site should be considered on its individual merits having regard to the impact on the Green Belt and AONB.

19) The development hereby permitted shall be carried out in accordance with the following approved plans: SK01, P14-019-A.01.9, P14-019-A.01.8, P14-019-A.01.7, P14-019-A.01.6, P14-019-A.01.5, P14-019-A.01.4, P14-019-A.01.3, P14-019-A.01.11, P14-019-A.01.10, P14-019-A.01.1, P14-019-A.01.2 Revised, LLD589-Figure No.1 & 13/096/01

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

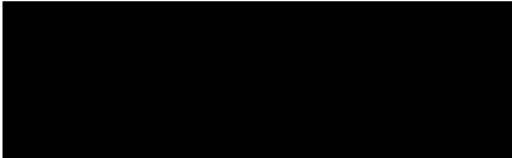
20) No development shall take place until an ecological design strategy (EDS) addressing biodiversity enhancement of the site has been submitted to and approved in writing by the local planning authority. The EDS shall include the following, a) Purpose and conservation objectives for the proposed works. b) Review of site potential and constraints. c) Detailed design(s) and/or working method(s) to achieve stated objectives. d) Extent and location/area of proposed works on appropriate scale maps and plans. e) Type and source of materials to be used where appropriate, e.g. native species of local provenance. f) Timetable for implementation demonstrating that works are aligned with the proposed phasing of development. g) Persons responsible for implementing the works. h) Details of initial aftercare and long term maintenance. i) Details for monitoring and remedial measures. The EDS shall be implemented in accordance with the approved details and all features shall be retained in that manner thereafter.

To accord with the provisions of the NPPF. The Local Planning Authority is satisfied that it is fundamental to the development permitted to address this issue before

development commences and that without this safeguard planning permission should not be granted.

21) The Scope of Works outlined in the Bund Removal Method Statement shall be implemented in accordance with the terms of that strategy.

To accord with the provisions of the NPPF in respect of ecological protection.



Richard Morris
Chief Planning Officer

DATED THIS: 13th day of August 2015

Note to Applicant

In accordance with paragraphs 186 and 187 of the NPPF Sevenoaks District Council (SDC) takes a positive and proactive approach to development proposals. SDC works with applicants/agents in a positive and proactive manner, by;

- Offering a duty officer service to provide initial planning advice,
- Providing a pre-application advice service,
- When appropriate, updating applicants/agents of any small scale issues that may arise in the processing of their application,
- Where possible and appropriate suggesting solutions to secure a successful outcome,
- Allowing applicants to keep up to date with their application and viewing all consultees comments on line (www.sevenoaks.gov.uk/environment/planning/planning_services_online/654.asp),
- By providing a regular forum for planning agents,
- Working in line with the NPPF to encourage developments that improve the improve the economic, social and environmental conditions of the area,
- Providing easy on line access to planning policies and guidance, and
- Encouraging them to seek professional advice whenever appropriate

In this instance the applicant/agent:

- 1) Was updated on the progress of the planning application.

Informatives

- 1 It is the responsibility of the applicant to ensure , before the development hereby approved is commenced, that all necessary highway approvals and consents where required are obtained and that the limits of highway boundary are clearly

established in order to avoid any enforcement action being taken by the Highway Authority. The applicant must also ensure that the details shown on the approved plans agree in every aspect with those approved under such legislation and common law. It is therefore important for the applicant to contact KCC Highways and Transportation to progress this aspect of the works prior to commencement on site.