

4.4 - 17/02400/FUL

Revised expiry date 23 October 2017

Proposal: Change of use of land for long stay car parking for a period of up to 18 months from January 2018.

Location: Land South Of Vine Baptist Church, Park Lane, Sevenoaks, Kent TN13 3UP

Ward(s): Sevenoaks Eastern

ITEM FOR DECISION

This application is referred to the Development Control Committee for the reason that the District Council is the applicant for the submitted scheme.

RECOMMENDATION: That planning permission be GRANTED subject to the following conditions:-

1) This planning permission is granted for a temporary period up until 30th June 2019. By the date this permission expires, the temporary car park surfacing, asphalt vehicular access and associated works shall be removed, the site shall be restored in accordance with a scheme of restoration that has been submitted to and approved in writing by the local planning authority and the use of the site shall return to its former use.

To reflect the temporary nature of the development and in order to safeguard the longer term function of the land as allocated open space, in accordance with policy GI2 of the Sevenoaks Allocations and Development Management Plan.

2) The development hereby permitted shall be carried out in accordance with the following approved plans: 10485-T-01 Rev.P3 and 10485-T-01 Rev.P3.

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

3) No development shall be carried out on the land until full details of the surfacing of the temporary car park have been submitted to and approved in writing by the local planning authority. The details shall include a method statement as to how the surfacing will be constructed, how the parking spaces will be marked out and how the surfacing would be inspected and maintained. The development shall be carried out in complete accordance with the approved details.

To prevent damage to the trees on site and adjacent to the site during the construction period and ensure their retention thereafter as supported by policy EN1 of the Sevenoaks Allocations and Development Management Plan. 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.

4) No development shall be carried out on the land until full details of any necessary works to trees have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with

the approved details.

To prevent damage to the trees on site and adjacent to the site during the construction period and ensure their retention thereafter as supported by policy EN1 of the Sevenoaks Allocations and Development Management Plan. 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.

5) No development shall be carried out on the land until full details of tree protection measures to be used during the installation of the temporary surfaces hereby permitted have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

To prevent damage to the mature trees on site and adjacent to it during the construction period and ensure their retention thereafter as supported by policy EN1 of the Sevenoaks Allocations and Development Management Plan. 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.

6) The temporary car park use shall not commence until details of how the temporary car park will be managed have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

In the interest of highway safety as supported by policy EN1 of the Sevenoaks Allocations and Development Management Plan.

7) No lighting shall be installed on the site until details of lighting, including all appropriate lighting controls, has been submitted to and approved in writing by the local planning authority. Lighting shall then be installed in accordance with the approved details and removed when the temporary car park use ceases.

To safeguard the visual amenity of the area and the residential amenity of adjoining and nearby residential properties in accordance with policies EN1, EN2 and EN4 of the Allocations and Development Management Plan.

8) No signage shall be installed on the site until details of signage has been submitted to and approved in writing by the local planning authority. Signage shall then be installed in accordance with the approved details and removed when the temporary car park use ceases.

To safeguard the visual amenity of the area in accordance with policies EN1 and EN4 of the Allocations and Development Management Plan.

Informatives

1) The site forms part of an area of common land. The applicant should therefore ensure that they have the correct consents from the Secretary of State prior to commencing the laying of any surfacing on the site.

2) The applicant should seek the approval of Sevenoaks Town Council prior to

carrying out any works to the trees on or adjacent to the site.

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 of small scale issues which arose during the process of the application and was given time to address it.

Description of site

- 1 The application site is located at the north-west of the Vine Cricket Ground, to the east of Dartford Road and to the south of Park Lane. The site is formed of an irregular shaped piece of land with an existing access from Park Lane. Levels on the site rise gently from the road up to the cricket ground.
- 2 The application site is used as a car park when cricket matches and events take place on The Vine. There is a mature tree to the centre of the site.
- 3 The surrounding area is mixed with residential, commercial and recreational uses being found adjacent to and close to the site.

Description of proposal

- 4 This application seeks permission for the temporary use of the land (for 18 months from January 2018) for the purposes of a car park. The temporary car park is intended to provide parking for 70 vehicles displaced whilst the proposed redevelopment of the Buckhurst 2 car park takes place.
- 5 Access to the proposed temporary car park would be provided at the north-west corner of the site, close to the junction between Park Lane, Vine Court Road and Dartford Road. The proposal intends to use the existing access to the land but widened to allow vehicles to enter and exit the site at the same time.
- 6 Works to facilitate the car park would be required in the form of an area of tarmac at the entrance, extending 14 metres into the site and the laying of a mesh matting type temporary surface over the existing area of grass. The mesh matting would the continued drainage of the site and for grass to grow through it. The details of the matting are to be agreed by way of a condition recommended above.
- 7 No ticket machines will be installed as the car park would only serve season ticket holders and limited signage is proposed to be erected.

Constraints

- 8 The site lies within the built urban confines of Sevenoaks, The Vine Conservation Area, a Source Protection Zone, forms part of an open space allocation (namely the Vine Cricket Ground) and an area of Common Land.

Policies

Sevenoaks Core Strategy

- 9 Policies -
 - LO1 - Distribution of Development
 - LO2 - Development in Sevenoaks Urban Area
 - SP1 - Design of New Development
 - SP11 - Biodiversity

Allocations and Development Management Plan

- 10 Policies -
 - SC1 - Presumption in Favour of Sustainable Development
 - EN1 - Design Principles
 - EN2 - Amenity Protection
 - EN4 - Heritage Assets
 - EN7 - Noise Pollution
 - GI2 - Loss of Open Space
 - T2 - Vehicle Parking

Other:

- 11 The Planning (Listed Buildings and Conservation Areas) Act 1990

- 12 The National Planning Policy Framework (NPPF)
- 13 The National Planning Practice Guidance (NPPG)
- 14 The Vine Conservation Area Appraisal

Planning history

- 15 No planning history exists that is relevant to this planning application.

Consultations

Sevenoaks Town Council - 16.08.17

- 16 'Sevenoaks Town Council unanimously recommended no comment on this proposal.'

County Highways Engineer - 11.09.17

- 17
 - No highway based objection to this proposal.
 - A number of highway related comments are given that may improve the highway elements of the proposed development relating to:
 - intensification of the use of the site;
 - the site access;
 - vehicle tracking and swept paths;
 - provision for pedestrians; and
 - enforcement.
 - Sought confirmation on how pedestrians would be directed away from the Park Lane and Vine Court Road junction, and details of the staggered duration of the permits, the enforcement strategy for the car parking and arrangements for parking on a Sunday.

County Highways Engineer further comments - 19.09.17

- 18 'I have looked at the response made by DHA Planning dated 19th September 2017 to the issues raised previously by my colleague Tom Harris and consider that they have been satisfactorily answered.

I can therefore confirm that I do not wish to raise any objection to this application on highway grounds.'

- 19 These comments were received following further information provided by the applicant relating to directing pedestrians to the town centre, the planned staggered arrival of users of the car park, the enforcement strategy for car parking and confirmation that the temporary car park will only operate Monday to Friday.

Conservation Officer - 20.09.17

- 20 'The car park will harm the setting of the Vine Conservation area and introduce an incongruous element into the otherwise open and recreational space. However, as the proposal is a temporary measure to accommodate

the need for car parking whilst Buckhurst 2 is developed and as such there is a defined public benefit there is no objection to a temporary permission. This would be subject to the Buckhurst 2 proposals receiving planning permission and the submission and approval of a statement outlining the making good works prior to use.'

Tree Officer - 25.08.17

- 21 'This site has a number of mature mixed species of tree growing along the western boundary. With an average stem diameter of 67 cm, their rooting areas (RPA) are expected to be within 8 metres from the main stems. The nearest parking bays to them are shown to be around 3 metres, which is well within the RPA's of these trees. The parking as shown can still be achieved as long as suitable ground protection is put in place. Such protection will need to protect the soil from erosion and avoid compaction. This will be specially required during the winter months when the soil is softer and more prone to being damaged. The proposed surface details will need to be agreed, I suggest that a condition for this purpose is attached to any consent provided. I also noted that there are low branches overhanging the nearest proposed bays. Pruning will be required to raise the canopies. Details of this work could again be conditioned. STC (Sevenoaks Town Council) may need to be made aware of the need to prune as owners of the trees.
- 22 The centrally located tree is an Ailanthus. With a stem diameter of 32 cm the expected RPA would need to be at least 3.8 metres. Again there are low branches that would need to be pruned to allow the flow of traffic.
- 23 I am also [keen to know] how once the ground surface has been agreed and installed over the site as to how the shown bays on drawing number 10485-T-01 are to be marked. There is also a proposal to install Asphalt at the entrance off of Park Lane. As this is within the RPA of trees, I would like to see how this is to be constructed whilst the tree roots are preserved. Again this could be conditioned.'

Environmental Health Officer - 04.10.17

- 24 'I have reviewed the submissions for this application and am satisfied that due to its intended use for long stay parking on a temporary basis whilst other nearby long stay parking is developed to increase capacity, that no significant impact will arise from the proposed use.
- 25 I therefore have no adverse comments or objections in respect of this application.'

Representations

- 26 We sent notification letters to the owner/occupier of 76 nearby properties. A site notice was also displayed at the site and an advert was placed in the local press.
- 27 In response to this, 54 letters of objection have been received raising the following matters:

- Impact on the current use of the site;
- Highways safety for vehicles and pedestrians;
- Impact on the character and appearance of the area including the conservation area;
- Impact on residential amenity;
- The potential for parking on land outside of the application site;
- Emergency access;
- Temporary nature of the proposal;
- A lack of alternative sites and parking arrangements;
- Impact on trees;
- Loss and damage to property;
- Level of consultation;
- Impact on the use of the open space;
- Surface water drainage;
- The need for associated development (signage, ticket machines, etc.);
- Ground erosion;
- Impact on the view across the site;
- Impact of pollution;
- No requirement for a 24 hour car park;
- Lack of a formal transport assessment;
- Lack of a tree survey;
- The possible use by travellers; (officer comment - this is not a material planning consideration in this application.)
- The long term irreparable impact on the site;
- Setting a precedent;
- Impact on the setting of nearby listed buildings;
- Impact on the common land;
- Errors and conflicting information in the submission; and
- Contamination of the site.

Chief Planning Officer's appraisal

28 The principle issues for consideration are:

- The principle of the development;
- The potential impact on the character and appearance of the area;
- The potential impact on highways safety;
- The potential impact on residential amenities;
- The potential impact on the setting of nearby listed buildings;
- The potential impact on trees;
- The potential for ground contamination.

29 Other issues include those matters not dealt with above and referred to by the representations received.

30 Of particular relevant to this application is the following guidance:

Presumption in favour of sustainable development:

- 31 Para 14 of the NPPF confirms that there is a presumption in favour of sustainable development and that development that accords with the development plan should be approved unless material considerations indicate otherwise. (See paras 11, 12, 13 of NPPF.)
- 32 Para 14 of the NPPF (and footnote 9) also advises that where the development plan is absent, silent or relevant policies are out of date, permission should be granted unless there are specific policies in the NPPF that indicate that development should be restricted. This applies to a variety of designations, including SSSIs, Green Belt, AONBs, designated heritage assets and locations at risk of flooding.

Principal issues

The principle of the development:

- 33 The site forms part of an allocated open space, that being the Vine Cricket Ground.
- 34 Policy GI2 states that the change of use or redevelopment of Green Infrastructure, Open Space, Sport or Recreation sites within the urban confines of towns and villages, as defined on the policies map, and redundant school playing fields will not be permitted unless the applicant demonstrates that:
- the open space is surplus to requirements; and that there is no need for an appropriate alternative community, sports or recreational use, or
 - the loss will be mitigated by equivalent replacement provision (in terms of quality, quantity and accessibility) or
 - the development is for alternative sports/recreational use.
- 35 The proposal would result in the temporary loss of a section of the allocated open space, with the vast majority of the cricket ground being retained as open space during the time the site is developed for parking.
- 36 The open space is not surplus to requirements, no replacement open space is proposed to be available during the temporary period and the development is not for an alternative sports/recreational use.
- 37 This part of the site is already used for parking when cricket matches are played, which is generally at the weekend between May and September, and when events take place on the cricket ground, and also by members of the public entering and leaving the cricket ground. Otherwise the site is left open.
- 38 The proposed temporary car park use would provide parking for some of those vehicles displaced from the Buckhurst 2 car park during the course of the site's redevelopment. The Buckhurst 2 car park currently provides 285 parking spaces.

- 39 The 70 spaces provided on the site would therefore contribute to the continued parking for permit holders within the town centre. These spaces would combine with the 107 spaces available on the Morewood Close site, recently approved under 17/01699/CONVAR for a temporary period until 31 December 2018.
- 40 It is also the intention to provide 40 spaces on an existing area of temporary car parking at the rugby club on Plymouth Drive, which will form part of a separate planning application in due course. Finally, the remaining car park users will be found spaces on the street in suitable locations as close to the town centre as possible.
- 41 It is therefore the case that sites within the town and close to it, that are appropriate and deliverable, have been considered and are being utilised, including this site.
- 42 The proposed temporary car park is therefore vital in the wider context of the redevelopment of the Buckhurst 2 car park, which will provide parking to meet the long term demands within Sevenoaks.
- 43 In addition, the use of the application site is proposed for a temporary period only and the site will be returned to its current state following the completion of the car park use.
- 44 For these reasons, I would accept that the principle of the development is acceptable in this instance. The development is not wholly in accordance with policy GI2 of the ADMP. However, there are appropriate planning reasons to justify this temporary proposal.

The potential impact on the character and appearance of the conservation area and the area generally:

- 45 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a requirement on a local planning authority in relation to development in a Conservation Area, to pay special attention to the desirability of preserving or enhancing the character or appearance of that area.
- 46 Interpretation of the 1990 Act in law has concluded that preserving the character of the Conservation Area can not only be accomplished through positive contribution but also through development that leaves the character or appearance of the area unharmed.
- 47 Paragraph 132 of the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.
- 48 Paragraph 134 of the NPPF follows this up by stating that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

- 49 The NPPF states that the Government ‘attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.’ (para. 56)
- 50 Policy SP1 of the Core Strategy states that all new development should be designed to a high quality and should respond to the distinctive local character of the area in which it is situated.
- 51 Policy EN1 of the ADMP states that the form of proposed development should respond to the scale, height, materials and site coverage of the area. This policy also states that the layout of proposed development should respect the topography and character of the site and the surrounding area.
- 52 Policy EN4 of the ADMP states that proposals that affect a Heritage Asset, or its setting, will be permitted where the development conserves or enhances the character, appearance and setting of the asset.
- 53 The Conservation Area Appraisal for the Vine describes the open and spacious feeling of the cricket ground and surrounding roads. This is reinforced by the number of mature trees within the area that have had room to develop without construction. The trees around the Vine Restaurant (formerly the Vine Tavern) and Baptist Church are particularly important in defining the boundary of the Conservation Area and framing the important views northwards to the Downs. Cricket on The Vine is historically important and is a crucial part of the character of this part of the conservation area.
- 54 The site currently comprises an open area of well maintained grass that is bounded by low timber post and rail fencing and some mature trees along the eastern and western boundaries. The site is used for parking when events take place on the cricket ground including when cricket matches are held. Between the months of May to September cricket matches are played regularly on Friday, Saturday and Sunday.
- 55 Clearly the use of the site for a more intensive parking use would harm the open character of the conservation area since cars would be parked on the site more regularly. Due to the lie of the land, the levels of the site fall away from the cricket ground down to the adjacent roads, views out towards the Downs would not be interrupted. It is important to note that this temporary proposal will have no impact on the use of The Vine for cricket with all trees retained on the site.
- 56 The harm identified would be less than substantial harm under the NPPF assessment of harm to a heritage asset.
- 57 The physical development of the site is proposed to be kept to a minimum with an area of tarmac to be laid at the entrance and a mesh system laid across the required areas of the remaining site. There would be no machines installed on site since the car park would be for permit holders only, no boundary treatment is proposed to be erected. Some limited signage would be required to indicate the use by permit holders only.
- 58 Our Conservation Officer has commented on the scheme acknowledging the harm to the conservation area but also acknowledging the public benefits

that are associated with proposal namely the need to accommodate car parking whilst Buckhurst 2 is developed.

- 59 As noted above, paragraph 134 of the NPPF states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal. In this instance it is the case that the less than substantial harm identified can be outweighed by the public benefits that arise from this temporary proposal, which helps facilitate development of the Buckhurst 2 car park, which in turn will contribute towards the provision of more long term parking spaces in the town.
- 60 I am also satisfied that the proposal would not have a detrimental impact on the visual amenity of the local area given the location, close to the centre of the town.
- 61 Therefore, this temporary car park would be acceptable in the conservation area since the less than substantial harm identified can be outweighed by public benefits. The proposal would also preserve the general character and appearance of the area. This is in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990, the NPPF, policy SP1 of the Core Strategy and policies EN1 and EN4 of the ADMP.

Impact on highways safety and parking provision:

- 62 Policy T2 of the ADMP states that vehicle parking provision should be made in accordance with advice by Kent County Council as Local Highway Authority.
- 63 Policy EN1 of the ADMP requires that proposed development should ensure the satisfactory means of access for vehicles and pedestrians.
- 64 The County Highways Engineer has no objection to the proposed temporary car park, based upon the information contained within the application submitted and the submission of further information by the applicant.
- 65 This includes information relating to directing pedestrians to the town centre, the planned staggered arrival of users of the car park, the enforcement strategy for car parking and confirmation that the temporary car park will only operate Monday to Friday, with the car park returning to the control of the Town Council on Saturdays and Sundays.
- 66 It is not planned to secure the site between Sunday evening and Monday morning. Any vehicle parked on the temporary car park on a Monday morning would receive a parking ticket if the vehicle is not one registered by a permit with us. The proposed signage for the site will clearly indicate this and so parking at this time would be at the risk of the owner.
- 67 The Highways Engineer considers the widening and intensification of the existing access is acceptable in terms of highways safety, taking account of both vehicle and pedestrian movements and the adjacent junctions. Since the car park is providing a general function rather than a specific land use

- 68 Whilst the site would not be as open as it is currently when cars are parked on it more frequently, it would still be possible for members of the public to pass through the site on foot. This means that the open space of the cricket ground could still be reached during the course of the site being used.
- 69 The parking within the site would be controlled by our Parking Team. Any parking that takes place outside of the application site area would be subject to the existing controls that apply to the area.
- 70 The matter of access to the cricket ground by emergency services has been raised by one of the representations received. There is at least one further access to the cricket ground, provided off Holly Bush Lane to the south, where emergency vehicles could access the site. The cricket ground is also large enough for the air ambulance to land on, whilst an event is taking place on it, if required.
- 71 I would therefore conclude that the development would ensure the satisfactory means of access for vehicles and pedestrians, and would provide sufficient vehicle parking. This would comply with policies T2 and EN1 of the ADMP.

The potential impact on residential amenities:

- 72 Paragraph 17 of the NPPF identifies a set of core land-use planning principles that should underpin decision-taking. One of these principles is that planning should always seek to secure a good standard of amenity for all existing and future occupants of land and buildings.
- 73 Policy EN2 of the ADMP states that proposals will be permitted where they would provide adequate residential amenities for existing and future occupiers of the development and would safeguard the amenities of existing and future occupants of nearby properties.
- 74 Policy EN7 of the ADMP states that proposals which meet the following criteria will be permitted:
- a) development would not have an unacceptable impact when considered against the indoor and outdoor acoustic environment including existing and future occupiers of the development and the amenities of existing and future occupants of nearby properties; and
 - b) development would not result in unacceptable noise levels from existing noise sources that cannot be adequately mitigated.
- 75 The temporary car park would be artificially raised from existing levels through the introduction of the temporary surfacing. However, this increase in levels would not be significant and so no overlooking, visual intrusion or unacceptable loss of privacy would occur to nearby properties. Further to this no loss of daylight or sunlight would result from the temporary development.
- 76 Clearly there would be additional vehicle movements on the site but being adjacent to Dartford Road, a busy road through the town, I do not believe that the development would not result in a harmful level of noise, vibration,

activity and vehicle movements to the occupiers of adjacent and nearby residential properties.

77 This is a view shared by our Environmental Health Officer who has raised no objection to the proposal.

78 I am therefore of the view that the development would preserve the existing amenities of existing and future occupants of nearby properties. This is in accordance with the NPPF and policies EN2 and EN7 of the ADMP.

The potential impact on the setting of nearby listed buildings:

79 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty on a local planning authority, in considering development which affects a listed building or its setting, to have special regard to the desirability of preserving the building or its setting, or any features of architectural or historic interest it possesses.

80 Paragraph 132 of the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.

81 Paragraph 134 of the NPPF follows this up by stating that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

82 Policy EN4 of the ADMP states that proposals that affect a Heritage Asset, or its setting, will be permitted where the development conserves or enhances the character, appearance and setting of the asset.

83 A number of listed buildings are found within the local area. These include 1-5 Pound Lane 55 metres to the west, 1 and 3 Park Lane 75 metres to the east and the War Memorial 60 metres to the south-west. However, the vast majority of these are separated from the site by other properties (5-11 Park Lane to the east) or existing open spaces (the cricket ground and the area to the front of the Vine Restaurant).

84 Given the proposed relationship between the temporary car park site and various listed buildings I conclude that there would be no harm to the setting of the listed buildings.

85 I am therefore satisfied that the development would be in compliance with the Planning (Listed Buildings and Conservation Areas) Act 1990, the NPPF and policy EN4 of the ADMP.

The potential impact on trees:

86 The NPPF states that planning permission should be refused for development resulting in the loss or deterioration of irreplaceable habitats, including ancient woodland and the loss of aged or veteran trees found outside ancient woodland (para. 118).

- 87 No trees protected by tree preservation orders are found on the site or adjacent to it. However, the mature tree located in the centre of the site and those surrounding the site are protected because the site is within a conservation area.
- 88 Our Tree Officer has commented on the content of the proposals and he is supportive of the application. This includes the laying of surfacing close to the existing trees and the need to carry out some tree works. This is subject to a number of conditions, which have been included in the recommendation above and include details of the temporary surfacing and how it will be laid, details of any necessary works to trees and details of tree protection measures.
- 89 Given this is the case, I would conclude that the development would not result in the loss of aged or veteran trees and is in accordance with the NPPF.

The potential for ground contamination:

- 90 Our Environmental Health Officer has assessed the proposal and has concluded that the temporary use would be acceptable in terms of potential ground contamination. This is a view I concur with.
- 91 I am therefore satisfied that the proposed temporary car park use would not lead to the detrimental contamination of the land.

Other issues

Matters raised by representations received:

- 92 The loss and/or damage to property is not a material consideration to a planning application.
- 93 It is intended that the permeable nature of the surface to be laid for the temporary car park will ensure that surface water drainage and ground erosion would not be significantly affected by the proposed use.
- 94 A planning condition requiring a scheme of works to return the site to its existing state has been imposed above in the recommended conditions so that any damage done to the site would be repaired.
- 95 The proposed temporary use of the site would not set a precedent since each planning application is assessed on its own merits.
- 96 The fact that the land is common land does not prevent the local planning authority granting planning permission for the proposed development. It will be necessary, however, for the applicant to gain the consent from the Planning Inspectorate on behalf of the Secretary of State for Environment, Food and Rural Affairs before any works on the site can commence. This matter has been raised with the applicant and an informative has been recommended above.
- 97 I am satisfied that the information in the submission is sufficient to make a rounded and informed planning decision on the application.

Conclusion

98 The proposed temporary car park would be acceptable in terms of all of the matters raised above. Consequently the proposal is in accordance with the development plan and therefore the officer's recommendation is to approve.

Background papers

Site and block plan.

Contact Officer(s): Sean Mitchell Extension: 7349

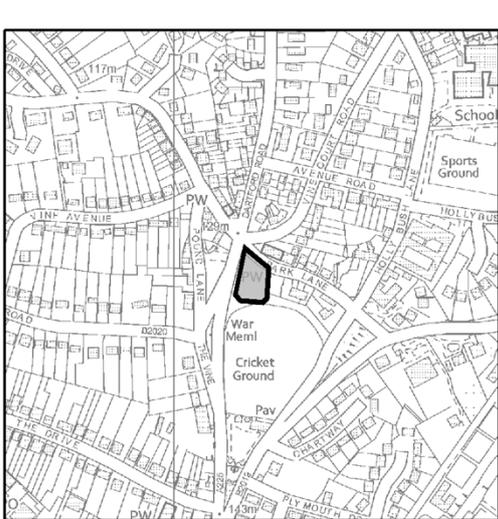
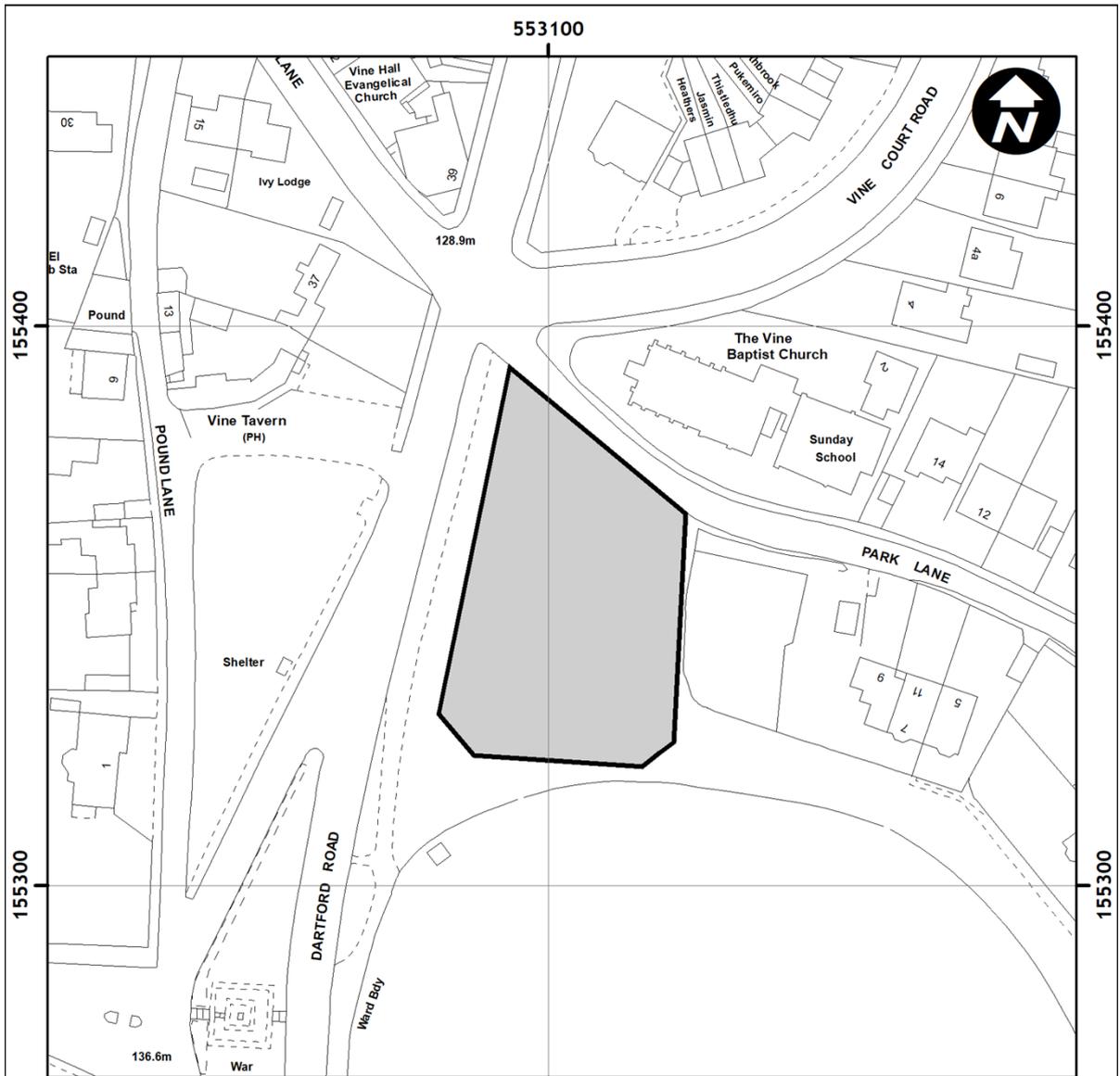
Richard Morris
Chief Planning Officer

Link to application details:

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=OTPGKXBKIW700>

Link to associated documents:

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=OTPGKXBKIW700>



Site Plan

Scale 1:1,250

Date 25/09/2017



DISTRICT COUNCIL

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Ordnance Survey 100019428.

Block Plan

