



**Late Observations Sheet
DEVELOPMENT CONTROL COMMITTEE
30 March 2023 at 7.00 pm**

Late Observations 2

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DEVELOPMENT CONTROL COMMITTEE

Thursday 30 March 2023

LATE OBSERVATION SHEET

4.1 22/03217/FUL - Land Adjoining 1 Keepers Cottages, Pigdown Lane, Hever, Edenbridge, Kent, TN8 7LU

No further late observations.

4.2 - 22/03396/LBCALT - Parris House, 16-18 High Street, Edenbridge, Kent TN8 7JG

Additional comments from Cowden Parish Council:

In response to Planning application SE/22/03396/LBCALT and SE/22/03395/HOUSE Cowden Parish Council provided the following response:

Members of the Planning Committee of Cowden Parish Council have recently considered the planning application referenced above. Members resolved to support the applications on the basis that:

- 1) The size of the proposed solar array is reasonably matched to the KWh requirement of the property and that future increase is restricted;*
- 2) The property is situated within the Conservation Area and the solar installation would be visible from the public footpath that is immediately adjacent to the property's curtilage and in line of sight from the footpath to the property.*

As such Members would require SDC to demonstrate compliance with the following:

- a) Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 which 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.*
- b) The NPPF also states that great weight should be given to the conservation of heritage assets (para.199).*
- c) 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.*

Supplementary Information

Further to that original submittal, Members would add the following points to expand and perhaps provide some context to the original response.

Paragraph 151 of the NPPF states that renewable energy projects in the Green Belt will comprise inappropriate development. In such cases developers will need to demonstrate Very Special Circumstances if projects are to proceed.

Parris House is a Grade II listed building within the Cowden Conservation Area and the High Weald Area of Outstanding Natural Beauty. Parris House is also located within the close proximity of several other listed buildings. Within Cowden Parish Council's original response an aspect raised was associated with the conservation of heritage assets. This aspect was addressed within the response provided by the Conservation Officer and their decision not to support the application.

The proposed siting of the solar panels would be visible from the footpath and as such there would be a visual encroachment in the Conservation Area and considered to be in contrast against the appearance of the 'heritage site' and would not be visually compatible with the location. Furthermore, if planning permission was granted there is a concern that further incremental developments, such as this, may result and adversely affect the Conservation Area.

Perhaps there is a compromise through an alternative location of the solar panels that addresses these points and any others raised as part of the Sevenoaks District Council's planning process.

Recommendation remains unchanged

4.3 - 22/03395/HOUSE - Parris House, 16-18 High Street, Edenbridge, Kent

TN8 7JG

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As such Members would require SDC to demonstrate compliance with the following:

a) Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 which 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.

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