



Late Observations Sheet  
**DEVELOPMENT CONTROL COMMITTEE**  
**01 August 2012 at 7.00 pm**

**Late Observations**

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DEVELOPMENT CONTROL COMMITTEE

1 AUGUST 2012

LATE OBSERVATION SHEET

3.1 SE/12/01435/FUL 8 Johnsons Avenue, Badgers Mount TN14 7AX

Amend Recommendation

Recommendation A: That, subject to the completion within calender one month of a S106 Obligation in respect of an affordable housing contribution, that planning permission be granted, subject to the following conditions:

Recommendation B: If within one calender month a S106 Obligation has not been signed, planning permission be refused for the following reason:

The proposed scheme makes no provision for a financial contribution towards the Councils Affordable Housing Strategy and a viability statement has not been submitted to demonstrate the non -viability of this scheme. This is contrary to the provisions of policy SP3 of the Sevenoaks Core Strategy.

Page 1 Condition 4

After the words *to include details of hard landscaping add the following words* : including details of any levels change in respect of the provision of off street parking

Page 4 An additional letter of objection substantiating the above issues and raising concerns in respect of disposal of waste water and harm to the surrounding AONB

Page 5 Other Issues

Paragraph 26

Please Add the following sentence: A Building Regulations application would also deal with the issue of disposal of sewage and foul water.

Add Paragraph 28: The whole of Badgers Mount lies within the AONB and it is not considered that these modest extensions, with ancillary works to the garden would be so significant nor out of character as to harm the wider AONB.

3.2 SE/12/01062/FUL The Dyehurst Stud, Greenlands Farm, Uckfield Lane, Hever TN8 7LN

Late Obs - SE/12/01062/FUL

Since completing the main report and recommendation further information has been received from the applicant to be read in conjunction with the Design & Access Statement submitted.

The statement includes reference to the history of the building, stating that the existing building is smaller than the original barn it replaced and the reason for the relocation of the original barn building, which came about follow requests from local residents.

## Supplementary Information

The rationale behind the design of the existing building is also explained, with features taken from buildings constructed by several different stable builders. The building is confirmed as being operational as stables and is finished in timber cladding and slate roof.

In response to representations received the applicant confirms that the septic tank was agreed as part of planning permission for the adjacent ancillary residential building, SE/06/02330/FUL.

The applicant explains that an extensive hard surfaced area, 12m wide, surrounding the existing building has not been constructed and would no longer be required if permission was granted for the proposed holiday let use.

The applicant also confirms that any domestic paraphernalia would be placed in either the adjacent garden curtilage of the main house ,Greenland Farm, or the natural space between the existing barn and the adjacent annex building, screened off by the buildings so as not to cause harm.

The applicant highlights that a demand for tourist accommodation exists in the area and that similar developments have recently been approved by the Council within the local area.

Officer's comments –

Paragraph 20 of the Officer's report makes reference to policy GB3B of the Local Plan. The policy states that when considering proposals for the re-use of agricultural buildings for non-agricultural purposes, the Council will apply policy GB3A taking into account where the building itself has been constructed within the last 10 years, it will be necessary to demonstrate that there was a genuine agricultural justification for the building when originally constructed.

Given that the Council accepted the replacement of the original agricultural barn with the existing stable building, under planning application number SE/04/02071/FUL, it follows that the justification for the building to be constructed was accepted at this time and nothing has occurred since to alter this view.

Finally, the plan attached to the agenda on page 18 indicates a larger outdoor area proposed for the holiday let than is proposed. The actual area shown on the proposed plans ends in line with the front of the existing barn and the back edge of the parking area to the north of the building at the western end of the outdoor area.

For the reasons above there is no requirement to amend the recommendation held within the main papers.

### 3.3 SE/12/01799/AGRNOT Grange Farmhouse, Pootings Lane, Crockham Hill TN8 6SA

Parish Council Comments received;  
Westerham Parish Council supports this application.