



Late Observations Sheet
DEVELOPMENT CONTROL COMMITTEE
08 January 2015 at 7.00 pm

Late Observations

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8 January 2015

LATE OBSERVATION SHEET

4.1 SE/14/03361/FUL Skinners Farm, Skinners Lane, Edenbridge TN8 6LW

Since the completion of the report to Committee further comments have been received. These are listed below –

KCC Highways Engineer – 18.12.14

‘I note that the document still makes no commitment to cleaning HGV wheels of mud, stones etc, (see page 24), and I would request that it should do this clearly in order that enforcement action can be applied if necessary.

I should point out that on page 25 Ray Lane should be described as the B2029 not B2092.’

KCC Public Rights of Way Officer – 23.12.14

‘In view of the fact that the improvements I requested in my e-mail of 4th November have been made, as shown on the Landscape Plan and the document attached to this email, I am happy that mitigation has been applied to the scheme to offset the adverse visual impact of the development as far as is reasonably possible, with regard to the public rights of way and permissive path network.’

Finally, thirty-seven further letters of support have been received from residents of Edenbridge. Thirty-six of these letters have come in a form of a standard response signed by the individuals, which raises the following points –

- 6MW is enough to power 1500 homes;
- This would help offset 2580 tones of CO₂ per year;
- A community benefit fund of £125,000 would support local good causes over the next 25 years;
- Further funding would also be provided to a number of local groups; and
- The development would result in a number of biodiversity enhancements to the site.

In response to the above comments, Officer’s are of the view that the commitment to cleaning HGV wheels can be required by way of condition. Failure to comply with this would lead to the necessary enforcement action.

In addition, the Public Rights of Way Officer is entitled to her own view on the visual impact of the development as are the Members of the Committee.

The £125,000 community benefit fund referred to by the representations received does not appear to have been referred to as part of the planning application and so forms no part of the Council’s consideration of the application.

For information, not enough is yet known of the impacts of a solar farm on the quality of pasture grown in a field to allow small animals to graze amongst the panels erected.

Agenda Item

Paragraphs 82 to 86 of the Office's report should be replaced by the following paragraphs –

'Impact on listed buildings –

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.

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 (para. 132).

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.

The site would retain a minimum distance of separation of over 340m to the nearest listed building at Medhurst Row Farm to the north. This is a significant distance and together with the topography of the land and the existence of dense natural screening between Medhurst Row Farm and the application site would ensure that the development would not impact on the setting of this listed building.

Further to the north of the site, on the opposite side of the railway line and at a minimum distance of 440m, are three additional listed buildings, The Cowshed and The Barn, Lockhurst Farm and Bellmans Green. These buildings are separated from the application site by a significant distance, the railway line and dense natural screening. In addition, the lie of the land means that there is no direct view between these listed buildings and the application site. In the case of these buildings, their setting would therefore not be impacted upon.

To the east lies Whistlers Farm and Moorcocks at distances of 640m and 820m respectively. I am satisfied that at this distance the development would not impact the setting of Moorcocks. Views of the upper floor of Whistlers Farm are currently available from the application site and so I would anticipate that it would be possible to view the application site from Whistlers Farm. However, given the fact that the setting of the building is amongst fields bounded by natural screening I do not anticipate that there would be harm to the setting of the building as a result of the proposed development. I am also satisfied that no visual relationship between Whistlers Farm and the application site would be available from nearby public vantage points due to natural screening and topography of the area.

To the south of the site lies Delaware Farm, The Oast and The Granary at a minimum distance of 530m. These buildings are separated from the application site by a significant distance and dense natural screening, with no direct view between these listed buildings and the application site. In the case of these buildings, their setting would therefore not be impacted upon.

Finally, Skinners is located to the west of the site at a distance of 600m. The western boundary of the site is currently reasonably open. However, a small area of trees lies adjacent to the property meaning the property is not visible from the site, and vice versa, and no visual relationship between Skinners and the application site would be available from nearby public vantage points. In this instance, no impact on setting would occur.

Agenda Item

The proposal would therefore not harm the setting of the heritage assets in the area in accordance with Section 66 of the Planning Act and would conserve the significance of heritage assets in the area in accordance with the NPPF and policy EN4 of the ADMP.'

Aside from the replacement paragraphs above relating to the assessment of the potential impact on the setting of listed buildings in the area the overall conclusions and recommendation for approval held within the main papers remain unchanged.

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