

21 October 2021 at 7.00 pm

Council Chamber, Argyle Road, Sevenoaks

Published: 13.10.21

The meeting will also be livestreamed to YouTube here:

https://www.youtube.com/channel/UCIT1f_F5OfvTzxjZ6Zqn6g Members of the public who wish to attend in person are requested to wear face masks and observe social distancing procedures. For Health and safety reasons access may be limited and will be on a first come first served basis.



Development Control Committee

Membership:

Chairman, Cllr. Williamson; Vice-Chairman, Cllr. Pett
Cllrs. Ball, Barnett, Brown, Cheeseman, Perry Cole, Coleman, P. Darrington, Edwards-Winsor, Hogarth, Hudson, Hunter, Layland, McGarvey, Osborne-Jackson, Purves, Raikes and Reay

Agenda

There are no fire drills planned. If the fire alarm is activated, which is a continuous siren with a flashing red light, please leave the building immediately, following the fire exit signs.

	Pages	Contact
Apologies for Absence		
1. Minutes To approve the minutes of the meeting of the Committee held on 30 September 2021, as a correct record.	(Pages 1 - 18)	
2. Declarations of Interest or Predetermination Including any interests not already registered		
3. Declarations of Lobbying		
4. Planning Applications - Chief Planning Officer's Report		
4.1 20/03119/FUL - Land South Of Tudor House, Rushmore Hill, Knockholt, KENT Erection of 2 polytunnels, storage/ potting, office facilities building in connection with a horticultural nursery.	(Pages 19 - 30)	Jim Sperryn Tel: 01732 227000
4.2 21/02393/HOUSE - Meadowfield, 60 Hitchen Hatch Lane, Sevenoaks KENT	(Pages 31 - 38)	Samantha Simmons Tel: 01732 227000

TN13 3AU

Demolition of existing garage and shed, remodelling and enhancement including extensions to existing house, new porch, integral garage, loft conversion, landscaping, covered pergola, rooflights and alterations to fenestration.

EXEMPT INFORMATION

At the time of preparing this agenda there were no exempt items. During any such items which may arise the meeting is likely NOT to be open to the public.

Any Member who wishes to request the Chairman to agree a pre-meeting site inspection is asked to email democratic.services@sevenoaks.gov.uk or speak to a member of the Democratic Services Team on 01732 227000 by 5pm on Monday, 18 October 2021.

The Council's Constitution provides that a site inspection may be determined to be necessary if:

- i. Particular site factors are significant in terms of weight attached to them relative to other factors and it would be difficult to assess those factors without a Site Inspection.
- ii. The characteristics of the site need to be viewed on the ground in order to assess the broader impact of the proposal.
- iii. Objectors to and/or supporters of a proposal raise matters in respect of site characteristics, the importance of which can only reasonably be established by means of a Site Inspection.
- iv. The scale of the proposal is such that a Site Inspection is essential to enable Members to be fully familiar with all site-related matters of fact.
- v. There are very significant policy or precedent issues and where site-specific factors need to be carefully assessed.

When requesting a site inspection, the person making such a request must state under which of the above five criteria the inspection is requested and must also provide supporting justification.

If you wish to obtain further factual information on any of the agenda items listed above, please contact the named officer prior to the day of the meeting.

Should you need this agenda or any of the reports in a different format, or

have any other queries concerning this agenda or the meeting please contact Democratic Services on 01732 227000 or democratic.services@sevenoaks.gov.uk.

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DEVELOPMENT CONTROL COMMITTEE

Minutes of the meeting held on 30 September 2021 commencing at 7.00 pm

Present: Cllr. Williamson (Chairman)

Cllr. Pett (Vice Chairman)

Cllrs. Ball, Barnett, Brown, Cheeseman, Perry Cole, Coleman,
P. Darrington, Edwards-Winsor, Hogarth, Hudson, Hunter, Layland,
Purves, Raikes and Reay

Apologies for absence were received from Cllrs. McGarvey and Osborne-Jackson

Cllrs. Clayton was also present

Cllrs. McArthur, McGregor and Thornton were present via a virtual media platform, which does not constitute attendance as recognised by the Local Government Act 1972.

27. Minutes

Resolved: That the Minutes of the Development Control Committee held on 9 September 2021, be approved and signed by the Chairman as a correct record.

28. Declarations of Interest or Predetermination

Cllrs Barnett and Layland declared for Minute 32 - 20/02988/OUT - Land North of Town Station Cottages, Forge Croft, Edenbridge Kent, TN8 5LR that they were ward Members for Edenbridge but would remain open minded.

29. Declarations of Lobbying

All Members declared that they had been lobbied in respect of Minute 32 - 20/02988/OUT - Land North of Town Station Cottages, Forge Croft, Edenbridge Kent TN8 5LR.

All Members, except from Cllrs Perry Cole and Coleman declared that they had been lobbied in respect of Minute 33 - 21/01058/FUL - Lyndhurst Cottage, Hollybush Lane, Sevenoaks Kent TN13 3UN.

UNRESERVED PLANNING APPLICATIONS

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There were no public speakers against the following item and no Member reserved the item for debate, therefore, in accordance with Part 7.3(e) of the constitution the following matters were considered without debate:

30. 21/02430/HOUSE - The Castle House, Sevenoaks Road, Otford KENT TN14 5PB

The proposal sought planning permission for the removal of a small cupboard area, replacing the modern spindles to the banister, enlargement of second floor gable window, skylight facing southern elevation and works to increase capacity of internal gutter and outlet into external gutter at the front of the property. The application had been referred to the Committee for a decision as the applicant was a District Councillor.

It was moved from the Chair that the recommendation as set out within the report be agreed.

Resolved: That planning permission be granted subject to the following conditions

- 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 development hereby permitted shall be carried out in accordance with the following approved plans and details: Proposed first floor plan ref: ROY-001-PL-010 REV A; Proposed roof plan ref: ROY-001-PL-011; Proposed north elevation ref: ROY-001-PL-008; Proposed second floor plan ref: ROY-001-PL-007 REV A; Proposed internal gutter document prepared by Calfordseaden ref K170705; Heritage Statement ref 2021/75 dated June 2021; Design and Access Statement received 22/07/2021
For the avoidance of doubt and in the interests of proper planning.

31. 21/02431/LBCALT - The Castle House, Sevenoaks Road, Otford KENT TN14 5PB

The proposal sought listed building consent for the removal of a small cupboard area, replacing the modern spindles to the banister, enlargement of second floor gable window, skylight facing southern elevation and works to increase capacity of internal gutter and outlet into external gutter at the front of the property. The application had been referred to the Committee for a decision as the applicant was a District Councillor.

It was moved from the Chair that the recommendation as set out within the report be agreed.

Resolved: That listed building consent be granted subject to the following conditions

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1) The works to which this consent relates shall begin before the expiration of three years from the date of this consent.

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

2) The rooflight(s) hereby granted consent shall have steel or cast metal frames [with central vertical glazing bar] fitted flush with the adjoining roof surface and shall not project above the plane of the roof. Prior to their installation, elevation drawings at a scale of 1:10 and horizontal and vertical section at a scale of 1:5 will be submitted to and approved in writing by the local planning authority.

To maintain the integrity and character of the heritage asset as supported by policy EN4 of the Sevenoaks Allocations and Development Management Plan.

3) Prior to the commencement of works, window details (including architrave, frame, heads, glazing bars and mouldings, reveal, cill, lintel and method of opening) shown in elevation drawings at a scale of 1:10 and horizontal and vertical section at a scale of 1:5, will be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details

To maintain the integrity and character of the heritage asset as supported by policy EN4 of the Sevenoaks Allocations and Development Management Plan.

4) Prior to the commencement of works further details regarding the proposed alterations to the internal gutter are to be submitted to the Local Planning Authority for approval in writing. The details are to include the height of the increased gutter valley sides and the extent and specification of the replacement lead. The development shall be carried out in accordance with the approved details

To maintain the integrity and character of the heritage asset as supported by policy EN4 of the Sevenoaks Allocations and Development Management Plan.

5) The development hereby permitted shall be carried out in accordance with the following approved plans and details: Proposed first floor plan ref: ROY-001-PL-010 REV A; Proposed roof plan ref: ROY-001-PL-011; Proposed north elevation ref: ROY-001-PL-008; Proposed second floor plan ref: ROY-001-PL-007 REV A; Proposed internal gutter document prepared by Calfordseaden ref K170705; Heritage Statement ref 2021/75 dated June 2021; Design and Access Statement received 22/07/2021

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

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Reserved Planning Applications

32. 20/02988/OUT - Land North Of Town Station Cottages, Forge Croft, Edenbridge KENT TN8 5LR

The proposal sought permission for the outline application for the erection of 340 dwellings, including affordable housing, land for 4FE secondary school including playing fields, land for a new twin hall venue for Edenbridge Scout Group, creation of a new car park for Edenbridge Town Station and associated infrastructure improvements, allotments, associated access from Four Elms Road, emergency access, open space, attenuation areas and landscaping and some matters reserved save for means of access. The application had been referred to the Committee at the discretion of the Chief Planning Officer as the development was of a significant nature being major development within the Green Belt.

Members' attention was brought to the main agenda papers and late observation sheet which amended condition 18 and added five additional conditions requested by Kent Highways.

The Committee was addressed by the following speakers:

Against the Application: Nigel Britten

For the Application: Katherine Miles

Parish Representative: -

Local Members: Cllr McGregor

Members asked questions of clarification from the speakers and officer. Questions for the officer centred on development within the Green Belt and the case of Very Special Circumstances. Members were advised that should the proposal be agreed, the application would go to the Secretary of State for approval as it went against Green Belt Policy and there was no current planning policy site allocation in place. Members were also advised that the S106 safeguarded the land reserved for the secondary school until 2040.

It was moved by the Chairman that the recommendations within the report, and late observations be agreed.

Members discussed the application, noting the importance of the Green Belt in the District but the benefits the development would bring to the area.

The motion was put to the vote and it was

Resolved: That if the requirements of resolution A below are not met, resolution B be followed:

- A) That Planning Permission be granted subject to
 - i) the application be referred to the Secretary of State as major development in the Green Belt, to decide whether to call the application in;

- ii) the conditions set out below, subject to any minor changes to wording being agreed in writing by the Chief Officer for Planning and Regulatory Services; and
- iii) a satisfactory legal agreement made under section 106 of the Town and Country Planning Act 1990 (as amended) being completed no later than 30 November 2021, unless in accordance with a new timescale otherwise agreed in writing by the Chief Officer for Planning and Regulatory Services.

Section 106 Agreement

The section 106 Agreement shall include the following requirements:

- Affordable Housing comprising of 40% affordable housing to be provided on site of which 65% of the affordable properties to be provided as Affordable Rented / Social Rented - 35% of the affordable properties to be provided as Intermediate Housing;
- Highways Contributions comprising:
 - £20,000 towards relining and resurfacing works in the vicinity of the Four Elms Village crossroads;
 - £1,000 to be used by Edenbridge Town Council/Hever Parish Council to help fund traffic surveys in the village of Four Elms;
 - Travel Plan monitoring fee of £948;
 - £14,000 towards the provision of 2no. bus stops on the site;
 - £40,000 to be used for improvements to the sections of Public Right of Way of SR603 and SR604 adjoining the site and linking to the land;
- Provision of 0.29ha of land for new allotments - each plot to be 6m x 9m together with an associated allotment car park (to be provided and transferred to Town Council subject to them confirming required).
- Open Space to be provided on site (and transferred to a management company for future maintenance) comprising of areas of land for amenity greenspace and areas of land for semi natural greenspace;
- 0.104ha of children's play space to be provided as 6 Local Areas of Play (LAP's) and 1 Local Equipped Area of Play (LEAP) unless otherwise agreed;
- The safeguarding and transfer (if called for during a specified period) of 0.37ha of land for the construction of a new scout hut for Edenbridge Scout Group; and £200,000 towards the construction of the scout hut and ancillary facilities (i.e. car-parking and outdoor facilities) thereon if the land is taken;
- The safeguarding of 5.3ha of land to accommodate a secondary school and associated sports facilities and playing fields and its transfer to an education provider if called for within a specified period of time;
- The creation of a new parking area for 36 spaces, pick-up and drop off area and a step-free access ramp leading to the platform at Edenbridge Town Station either through the direct provision by the developer or the provision of land and utilisation of the financial contribution referred to below;
- £1,000,000 contribution payable to Network Rail to be used for safety improvements to the Little Mowhurst level crossing and infrastructure improvements (including new ticket machines, barriers, signage, any project

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to provide a new passenger footbridge and (if delivered by Network Rail) the new parking area) at Edenbridge Town Station;

- Provision of land and creation of 6 parking spaces for use by residents of Town Station Cottages.

1) Application for approval of the reserved matters for the first Phase of the development shall be made to the local planning authority not later than 3 years from the date of this permission. Application for approval of the reserved matters for all other Phases shall be made not later than 5 years from the date of this permission. For the purposes of this permission all references to a "Phase" or "Phase of development" shall be interpreted as being a reference to a Phase as defined on the phasing plan approved or subsequently updated pursuant to condition 4.

In Pursuance of section 92(2) of the Town and Country Planning Act 1990.

2) The development shall be begun not later than whichever is the later of the following dates:- the expiration of 2 years from the date of approval of the last reserved matters application for the first Phase or the expiration of 5 years from the date of this permission.

In Pursuance of section 92(2) of the Town and Country Planning Act 1990.

- 3) Before any development in each Phase is begun plans showing the:
- a) appearance;
 - b) landscaping;
 - c) layout, including any pedestrian access into and within the site, and vehicular access within the site which serves the Phase; and
 - d) Scale.

To accord with Article 5 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 as amended.

4) As part of, or prior to, the submission of the application for reserved matters for the first Phase of development, a phasing plan setting out the boundaries of the proposed phases of the development across the whole site shall be submitted to and approved in writing by the local planning authority. The phasing plan shall include a programme for the layout out of the access roads into the site. Thereafter each reserved matters application for a Phase submitted pursuant to Condition 3 shall be accompanied by an updated phasing plan. The updated phasing plan shall set out any proposed changes from the phasing plan previously approved pursuant to this Condition. The development shall be carried out in accordance with the phasing plan as approved and updated or required by other conditions of this permission.

To ensure the satisfactory delivery of elements of the proposed development and to accord with Policy EN1 of the Sevenoaks Allocations and Development Management Plan.

5) Development shall not begin in any Phase until a detailed sustainable surface water drainage scheme for the site has been submitted to (and approved in

writing by) the local planning authority. The detailed drainage scheme shall be based upon the Flood Risk Assessment compiled by WSP (September 2020, Version 2). The submission shall also demonstrate that the surface water generated by this development (for all rainfall durations and intensities up to and including the climate change adjusted critical 100 year storm) can be accommodated and disposed of without increase to flood risk on or off-site.

Phasing for the drainage scheme shall be submitted and approved, including any needed temporary works, specific provisions per phase or other strategic drainage infrastructure. The drainage scheme shall also demonstrate (with reference to published guidance):- that silt and pollutants resulting from the site use can be adequately managed to ensure there is no pollution risk to receiving waters. - appropriate operational, maintenance and access requirements for each drainage feature or SuDS component are adequately considered, including and proposed arrangements for future adoption by any public body or statutory undertaker. The drainage scheme shall be implemented in accordance with the approved details.

To ensure the development is served by satisfactory arrangements for the disposal of surface water and to ensure that the development does not exacerbate the risk of on/off site flooding. These details and accompanying calculations are required prior to the commencement of the development as they form an intrinsic part of the proposal, the approval of which cannot be disaggregated from the carrying out of the rest of the development.

6) No building on any phase (or within an agreed implementation schedule) of the development hereby permitted shall be occupied until a Verification Report, pertaining to the surface water drainage system and prepared by a suitably competent person, has been submitted to and approved by the Local Planning Authority. The Report shall demonstrate the suitable modelled operation of the drainage system where the system constructed is different to that approved. The Report shall contain information and evidence (including photographs) of details and locations of inlets, outlets and control structures; landscape plans; full as built drawings; information pertinent to the installation of those items identified on the critical drainage assets drawing; and, the submission of an operation and maintenance manual for the sustainable drainage scheme as constructed.

To ensure that flood risks from development to the future users of the land and neighbouring land are minimised, together with those risks to controlled waters, property and ecological systems, and to ensure that the development as constructed is compliant with and subsequently maintained pursuant to the requirements of paragraph 165 of the National Planning Policy Framework.

7) If, during the course of development of a Phase, contamination not previously identified is found to be present in that Phase, no further works shall be undertaken in the relevant area of that Phase and the contamination shall be reported to the local planning authority as soon as reasonably practicable (but within a maximum of 5 working days from the find). Prior to further works being carried out in the relevant area of that Phase, a further assessment shall be made and appropriate remediation implemented in accordance with a scheme submitted to and approved in writing by the local planning authority.

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To ensure that the site is remediated appropriately for its intended use and to accord with the aims and objectives of the National Planning Policy Framework.

8) As part of, or prior to, the first application for reserved matters, a site-wide recreation and open space strategy for the entire site shall be submitted to and agreed in writing by the local planning authority. The strategy should be in broad accordance with the areas of open space identified in the section 8.3.3 of the Design and Access Statement and drawing no. 1590-P1-11 Rev.N. Thereafter subsequent Phases shall proceed in broad accordance with the approved strategy, and each reserved matters application submitted pursuant to Condition 3 shall be accompanied by an updated recreation and open space strategy which sets out any proposed changes from recreation and open space strategy previously approved pursuant to this Condition.

To ensure adequate provision of public open space to meet the needs of future occupiers of the development and to accord with Policy EN1 of the Sevenoaks Allocations and Development Management Plan.

9) No development within a Phase shall commence until the local planning authority has approved in writing the details of, and arrangements for, the setting out of on-site public open space as part of that Phase of the development. The on-site public open space shall broadly accord with the site-wide recreation and open space strategy pursuant to condition 8, and shall include the following matters in respect of the Phase:

- a) The delineation and siting of the proposed public open space;
- b) The type and nature of the facilities to be provided within the public open space including, where relevant, children's play provision;
- c) The arrangements to ensure that the public open space is laid out and completed during the course of the development; and
- d) An annual maintenance schedule.

The open space for that Phase shall be completed in accordance with the approved details and arrangements for that Phase.

To ensure adequate provision of public open space to meet the needs of future occupiers of the development and to accord with Policy EN1 of the Sevenoaks Allocations and Development Management Plan.

10) Before any part of any Phase of the development is brought into use, the relevant proposed means of vehicular and pedestrian access hereby approved as part of that Phase shall be laid out, hard surfaced and drained in broad accordance with the approved plans and completed to a constructional specification approved in writing by the local planning authority.

To ensure that a suitable form of access is made available to serve the development in the interests of highway safety and to accord with Policy EN1 of the Sevenoaks Allocations and Development Management Plan.

11) No development shall commence for the school playing fields and MUGA, until the following documents have been submitted to and approved in writing by the Local Planning Authority after consultation with Sport England:(i) A detailed

assessment of ground conditions (including drainage and topography) of the land proposed for the playing field which identifies constraints which could adversely affect playing field quality; and(ii) Where the results of the assessment to be carried out pursuant to (i) above identify constraints which could adversely affect playing field quality, a detailed scheme to address any such constraints. The scheme shall include a written specification of the proposed soils structure, proposed drainage, cultivation and other operations associated with grass and sports turf establishment and a programme of implementation. The approved scheme shall be carried out in full and in accordance with the approved programme of implementation before first occupation of the educational establishment. The land shall thereafter be maintained in accordance with the scheme and made available for playing field use in accordance with the scheme.

To ensure that the playing field is prepared to an adequate standard and is fit for purpose and to accord with Policy EN1 of the Sevenoaks Allocations and Development Management Plan.

12) No development shall commence for the school playing fields until a schedule of playing field maintenance including a programme for implementation for a minimum period of five years starting from the commencement of use of the development has been submitted to and approved in writing by the Local Planning Authority after consultation with Sport England. Following the commencement of use of the development the approved schedule shall be complied with in full.

To ensure that the playing field is first established as a functional playing field to an adequate standard and is fit for purpose and to accord with Policy EN1 of the Sevenoaks Allocations and Development Management Plan.

13) The school playing field/s and pitch/es shall be constructed and laid out in accordance with the condition 12 and with the standards and methodologies set out in the guidance note "Natural Turf for Sport" (Sport England, 2011), and shall be made available for use before first use of the educational establishment of the development hereby permitted.

To ensure the quality of pitches is satisfactory and they are available for use before development and to accord with Policy EN1 of the Sevenoaks Allocations and Development Management Plan.

14) Use of the school playing fields, multi-use games area and athletic track shall not commence until a community use agreement prepared in consultation with Sport England has been submitted to and approved in writing by the Local Planning Authority, and a copy of the completed approved agreement has been provided to the Local Planning Authority. The agreement shall apply to playing fields, multi-use games area and athletic track and include details of pricing policy, hours of use, access by non-educational establishment users, management responsibilities and a mechanism for review. The development shall not be used otherwise than in strict compliance with the approved agreement.

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To secure well managed safe community access to the sports facility/facilities, to ensure sufficient benefit to the development of sport and to accord with Policy EN1 of the Sevenoaks Allocations and Development Management Plan.

15) The development shall be carried out in accordance with the submitted Flood Risk Assessment (ref 3967-FRA-01, dated September 2020) and the following mitigation measures it details:

As part of the reserved matters details of a completely separate flood storage area to compensate the flood risk from river in the area where the finishing levels of the road, which falls within Flood Zone 3, will be raised above pre-development ground levels.

All Finished floor levels shall be set to whichever is the greater level of the following: a minimum of 300mm above the 1 % AEP (35% increased flow) climate change flood level or 50mm above the 1 % AEP (70% increased flow) climate change flood level.

Details to be provided that demonstrate finished site levels to be engineered in such manner to prevent ponding. Gradients of external areas to be designed to fall away from dwellings such that overland flow routes resulting from exceedance flood events follow the path of least resistance and be channelled away from proposed properties.

These mitigation measures shall be fully implemented prior to occupation of the first residential unit.

To ensure that flood risks from development to the future users of the land and to ensure that the development as constructed is compliant with and subsequently maintained pursuant to the requirements of paragraph 168 of the National Planning Policy Framework.

16) Any applications for approval of reserved matters pursuant to condition 2 shall broadly accord with the parameter plans land use (drawing ref no. 1590 P1-12 Rev.G), proposed lighting parameters in the lighting strategy report, Noise and Vibration Assessment dated April 2020, Landscape and Ecological Strategy dated September 2020.

To ensure that the development achieves high quality design and is in accordance with paragraphs 124, 126 and 127 of the National Planning Policy Framework and policies

17) No development of a Phase, shall take place until a detailed 'Landscape, Ecology, Management and Monitoring Plan' (LEMMP) will be submitted to, and approved by, the local planning authority. This will be in accordance with the measures outlined in the Landscape and Ecology Strategy (Corylus Ecology September 2020) and the Biodiversity Net-Gain Report (Corylus Ecology March 2021).

To accord with policy SP11 of the Sevenoaks District Council Core Strategy and paragraph 180 of the National Planning Policy Framework.

18) Notwithstanding the provision of Class A, Part 4 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995, or any subsequent legislation, prior to the commencement of each phase of development a plan specifying arrangements for the management of the construction site for that Phase shall be submitted to and approved in writing by the local planning authority. The construction plan for that Phase shall include the following details as appropriate:

- a) full details of the contractor's temporary means of access to the site;
- b) hours of delivery of materials and routing of construction and delivery vehicles to / from site;
- c) location of site management offices and/or sales office;
- d) location of materials storage compounds, loading/unloading areas and areas for construction vehicles to turn within the site;
- e) car parking areas for construction workers, sales staff and customers;
- f) the extent of and surface treatment of all temporary road accesses leading to compound/storage areas
- g) temporary warning and direction signing on the approaches to the site including any temporary traffic measures;
- h) implementation of mitigation measures as detailed in Section 7 in the Air Quality Assessment dated June 2020;
- i) Provision of wheel washing facilities;

The construction plan details as approved shall be implemented before the development of that phase is begun and shall be kept in place, operated and adhered to at all times until the development of that Phase is completed. In addition, no vehicles involved in the construction of the development of that phase shall enter or leave the site of the development of that Phase except via the temporary means of access within the approved construction plan for that Phase.

To ensure the provision of proper site construction facilities in the interests of highway safety and amenity of the surrounding environment and its occupants and to accord with Policies EN1, EN2, T1 of the Sevenoaks Allocations and Development Management Plan.

19) Prior to first occupation of each dwelling with one or more dedicated vehicle parking spaces, that dwelling shall be provided with access to a fully operational 3 pin socket on a dedicated circuit, capable of providing a "trickle" charge to an electric vehicle. All Electric Vehicle Charging Points shall be provided either within garage space or via outdoor, weatherproof sockets within easy access of the off-road parking areas.

In accord with policy T3 of the Sevenoaks District Council Allocation and Development Management Plan.

20) Prior to first occupation of each dwelling with non-dedicated parking, that dwelling shall be provided with Electric Vehicle Charging Points at a rate of no less than 1 per 10 communal parking spaces. This minimum requirement shall comprise access to a fully operational 3 pin socket capable of providing a "trickle" charge to

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an electric vehicle. All communal Electric Vehicle Charging Points shall be clearly marked with their purpose.

In accord with policy T3 of the Sevenoaks District Council Allocation and Development Management Plan.

21) All other types of development (other than housing, scout hut and allotments site) at the site shall provide Electric Vehicle charging facilities and shall include parking at the proposed education facility. Where provided, all Electric Vehicle charging facilities shall be fully operational prior to first occupation or use.

In accord with policy T3 of the Sevenoaks District Council Allocation and Development Management Plan.

22) Prior to the commencement of any Phase of residential development, a detailed Travel Plan for that Phase which is in broad accordance with the Framework Residential Travel Plan dated June 2021, and finalises the travel plan measures to be put in place for that Phase shall be submitted to and approved in writing by the local planning authority. The detailed Travel Plan for that Phase shall include reference to Travel Plan measures to be set out within the residents' welcome packs. The detailed Travel Plan for that Phase shall thereafter be carried out and operated as approved.

To promote sustainable travel options, minimise reliance on the private car and reduce traffic congestion and demand for on street parking in the locality, in the interests of pedestrian and highway safety and to accord with Policy T1 of the Sevenoaks Allocations and Development Management Plan.

23) Six months prior to the occupation of the school, a detailed School Travel Plan which is in broad accordance with the School Sensitivity Impact & Zebra Crossing Feasibility Report dated July 2021, and finalises the travel plan measures to be put in place for the school shall be submitted to and approved in writing by the local planning authority. The School Detailed Travel Plan shall thereafter be carried out and operated as approved.

To promote sustainable travel options, minimise reliance on the private car and reduce traffic congestion and demand for on street parking in the locality, in the interests of pedestrian and highway safety and to accord with Policy T1 of the Sevenoaks Allocations and Development Management Plan.

24) No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of any necessary archaeological work:

- i) a desk top study exploring the archaeological potential of the site; and if necessary
- ii) archaeological field evaluation works in accordance with a specification and written timetable which has been submitted to and approved by the Local Planning Authority; and if necessary
- iii) following on from the evaluation, any safeguarding measures to ensure preservation in situ of important archaeological remains

and/or further archaeological investigation and recording in accordance with a specification and timetable which has been submitted to and approved by the Local Planning Authority.

To ensure that features of archaeological interest are properly examined and recorded and that due regard is had to the preservation in situ of important archaeological remains, in accordance with Policy EN4 of the Sevenoaks Allocations and Development Management Plan.

25) Construction work shall only be carried out between the hours of 0730 and 1800 on Mondays to Fridays, 0730 and 1300 on Saturdays and at no time on Sundays, Bank or Public Holidays, unless specifically agreed otherwise in writing by the local planning authority.

To protect the amenity of the occupants of nearby dwellings and to accord with policy EN1 of the Sevenoaks Allocation and Development Management Plan.

26) No development shall take place over the alignment of Public Footpath SR603 or SR604 until an Order for their permanent diversion has been made and confirmed, and the diverted route has been fully provided and certified, unless otherwise agreed in writing by the local planning authority.

To ensure that public rights of way are properly safeguarded in the public interest in accordance with Policy T1 of the Sevenoaks Allocations and Development Management Plan.

27) Prior to the commencement of a relevant Phase that affects existing Public Right of Way SR603 and SR604, further details of their resurfacing shall be submitted to and agreed in writing by the local planning authority. The development shall accord with the approved details and implemented in full prior to the first occupation of a residential unit of a relevant phase, unless otherwise agreed in writing by the local planning authority.

To ensure that public rights of way are properly safeguarded in the public interest in accordance with Policy T1 of the Sevenoaks Allocations and Development Management Plan.

28) Prior to the commencement of any phase of the development hereby permitted shall implement mitigation measures in accordance with the Arboricultural and Method Statement and Manual for Managing Trees on Development Site.

To ensure that the appearance of the development enhances the character and appearance of the area as supported by Policy EN1 of the Sevenoaks Allocations and Development Management Plan.

29) The applicant shall obtain a Secured by Design accreditation for the residential development hereby permitted, a copy of which must be submitted to, and approved in writing by the Local Planning Authority unless otherwise agreed within three months of the completion of the development hereby permitted.

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In the interest of Security, Crime Prevention and Community Safety and in accordance with Policy EN1 of the Sevenoaks Allocations and Development Management Plan.

30) The development hereby permitted shall not be used or occupied until the visibility splays shown on the approved 70003967-SK-10 Rev. D have been provided and anything which obstructs visibility at any height greater than 0.6 metres above the surface of the adjoining carriageway has been removed. Thereafter the visibility splays shall be maintained free from obstruction at all times.

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

31) Prior to the commencement of each phase of development (or as part of the Reserved Matters application for that phase), further details of the design and the number of the residential dwellings to be constructed in accordance with Part M4(2) of the Building Regulations shall be submitted to approved in writing by the local planning authority. A total of 17 homes across the site shall be built in accordance with the M4(3)b of Building Regulations.

In accordance with Policy SP5 of the Core Strategy.

32) The proposed scout hut and educational establishment hereby approved shall achieve a BREEAM minimum rating of 'Very Good' or alternative as agreed in writing by the local planning authority. Evidence shall be provided to the Local Authority in the following format and at the following times: i) Prior to first use of the educational/community element of the development, a final post-construction certificate certifying that the development has achieved a BREEAM minimum rating of 'Very Good' or alternative as agreed, shall be submitted to and approved in writing by the Local Planning Authority. Achievement of BREEAM 'Very Good' or alternative as agreed, must include at least a 10% reduction in the total carbon emissions through the on-site installation and implementation of decentralised, renewable or low-carbon energy sources.

In the interests of environmental sustainability and reducing the risk of climate change as supported in Policy SP2 of the Sevenoaks Core Strategy.

33) Prior to the first use of the educational establishment hereby permitted the off-site highway works as shown on drawing no. 70003967-SK10 Rev.10 (subject to any revisions thereto as may be agreed with the local highway authority through the detailed design process under the relevant highways agreement) shall have been completed in full to the satisfaction of the local planning authority.

In the interest of highway safety as supported by Policies EN1 and T1 of the Sevenoaks Allocations and Development Management Plan.

34) The development shall be constructed to provide on-site modern communication and technology infrastructure, which should include Broadband, high speed internet cabling and digital TV cabling. Details relating to the provision

of such infrastructure shall be submitted prior to the commencement of each phase of the development. No residential unit in any phase shall be occupied until the approved infrastructure has been provided in each relevant phase, or in accordance with an alternative timescale agreed by the Local Planning Authority as part of the approved details.

To provide high quality technological infrastructure in accordance with Policy EN1 of the Sevenoaks Allocations and Development Management Plan.

35) The development hereby permitted shall be carried out in accordance with the following approved plans: P18099-001D, 7000 3967-SK-25 Rev.A, 7000 3967-SK-10 Rev.D.

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

36) Vehicular access arrangements to consist of a primary access onto the B2027 Four Elms Road as shown in principle on Drawing Number 70003967-SK-010 Rev D (subject to such revisions as may be agreed with the local highway authority as part of the detailed design process pursuant to the requisite highways agreement) and to be provided prior to occupation of any development and separate secondary access via the medical centre access and an emergency access via Forge Croft/Frantfields.

In the interests of highway safety and access in accordance with Policy EN1 of the Sevenoaks Allocations and Development Management Plan.

37) Save where the requisite traffic regulation order has already been sought or obtained through the highways agreement referred at condition 36 above, prior to occupation of the development, the applicant shall submit an application to the local highway authority seeking an extension to the 30mph speed limit along Four Elms Road sufficient to encompass the approved access pursuant to section 1 of the Road Traffic Regulation Act 1984 not Road Traffic Act 1984 (or such other enabling legislation as shall be applicable)

In the interest of highway safety.

38) In respect of the main estate / spine road serving the station car park any application to the local highway authority for the adoption of said road pursuant to s38 of the highways act 1990 shall include details of any measures or parking restrictions proposed by the applicant to restrict commuter parking on said roads in the event that the new station car park is brought into use.

In the interests of highway safety and access in accordance with Policy EN1 of the Sevenoaks Allocations and Development Management Plan.

39) Prior to commencement of development of the school site a Transport Assessment review shall be undertaken and completed. The completed review shall be submitted to and approved by the local planning authority and shall be implemented in accordance with the approved details prior to the first use of the school hereby permitted.

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To assess any further impact upon the highway network and in the interests of highway safety, in accordance with Policy EN1 of the Sevenoaks Allocations and Development Management Plan

40) Prior to occupation of the school site:

i) Additional space to be provided for the bus/coach drop off/pick area and a separate/segregated student drop off/pick up area to be provided prior to the occupation of the school.

ii) Details of arrangements of a delivery management plan which includes details delivery vehicles to park and manoeuvre clear of the highway shall be submitted to and approved by in writing by local planning authority.

The development shall accord with the approved details.

In the interests of highway safety and access in accordance with Policy EN1 of the Sevenoaks Allocations and Development Management Plan.

Informatives

1) Guidance on preparing Community Use Agreements is available from Sport England. <http://www.sportengland.org/planningapplications/> For artificial grass pitches it is recommended that you seek guidance from the Football Association/England Hockey/Rugby Football Union on pitch construction when determining the community use hours the artificial pitch can accommodate

2) The proposed development has been assessed and it is the Council's view that the CIL is payable. Full details will be set out in the CIL Liability Notice which will be issued with this decision or as soon as possible after the decision.

3) Please be aware that this development is also the subject of a Legal Agreement under Section 106 of the Town and Country Planning Act 1990.

4) New build developments or converted properties may require street naming and property numbering. You are advised, prior to commencement, to contact the Council's Street Naming and Numbering team on 01732 227328 or visit www.sevenoaks.gov.uk for further details.

5) Should the development be approved by the Planning Authority, it is the responsibility of the applicant to ensure, before the development 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.

6) The applicant should note that under the terms of The Conservation of Habitats and Species Regulations 2010, Wildlife and Countryside Act 1981 and Countryside and Rights of Way Act 2000, it is an offence to disturb nesting birds or roosting bats which are also European Protected Species.

You should note that the work hereby granted consent does not override the statutory protection afforded to these and other protected species and you are advised to seek expert advice if you suspect that the demolition would disturb any

protected species. Please note that a European Protected Species Licence will be required to allow the proposed development to proceed lawfully. Further details can be found at: <https://www.gov.uk/environmental-management/wildlife-habitat-conservation>

7) The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders. (Highways Act 1980 Sections 131, 148, 149).

B) If the S106 legal agreement is not completed in accordance with the above recommendation (A), that planning permission be REFUSED on the following grounds:

The development represents inappropriate development within the Green Belt and would lead to encroachment and urban sprawl. The very special circumstances advanced in this instance are not significant to outweigh the substantial harm to its openness and two out of the five purposes for its designation, contrary to the aims and objectives of the National Planning Policy Framework.

33. 21/01058/FUL - Lyndhurst Cottage, Holly Bush Lane, Sevenoaks KENT TN13 3UN

The proposal sought planning permission for the demolition of the existing dwelling and garage and replacement with 4 no. bedroom dwelling and garage. The application had been referred to the Committee by Cllr Clayton for concerns relating to the impact on the Conservation Area, impact on the setting of locally listed buildings and impact on neighbouring amenity.

Members' attention was brought to the main agenda papers and late observation sheet, which recommended an additional condition.

The Committee was addressed by the following speakers:

Against the Application: Tim Collingwood

For the Application: James Cross

Parish Representative: Town Cllr Clayton

Local Members: Cllr Clayton

Members asked questions of clarification from the speakers and officer. It was moved by the Chairman that the recommendations within the report, be agreed.

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Members discussed the application and whether the modern design would contribute to the heritage of the area and whether the scale, density and materials were appropriate within the Conservation Area. Members expressed concern that the application would not preserve or enhance the Conservation Area. Concerns were raised that the design would appear too large, bulky and blocky and therefore out of keeping within the Conservation Area. It would be partly visible from the street. Concern was also raised that the development would negatively impact the amenity of the adjoining property's garden where the existing building had respected it.

The motion was put to the vote and it was lost

It was moved by the Chairman that planning permission be refused on the grounds that the proposal was inappropriate development within the Conservation Area and was contrary to policy EN1, due to its height, bulk, scale and form, EN2 as it was harmful to residential amenity and EN4 due to the Sevenoaks Allocation Policy.

The motion was put to the vote and it was

Resolved: That planning permission be refused for the following reasons

1. The proposed development by reason of its bulk, scale, form and design, would fail to preserve the character and appearance of the Conservation Area and harm the visual amenity of the local area. As such the proposal is contrary to policies EN1 and EN4 of the Sevenoaks Allocations and Development Management Plan.
2. The proposals would result in a harmful impact upon the residential amenity of neighbouring properties, through the loss of privacy and overlooking. As such the proposal is contrary to policy EN2 of the Sevenoaks Allocations and Development Management Plan.

THE MEETING WAS CONCLUDED AT 9.03 PM

CHAIRMAN

4.1 20/03119/FUL Revised expiry date 1 October 2021

Proposal: Erection of 2 polytunnels, storage/ potting, office facilities building in connection with a horticultural nursery.

Location: Land South Of Tudor House, Rushmore Hill, Knockholt KENT

Ward(s): Halstead, Knockholt & Badgers Mount

Item for decision

The application has been referred to Committee by Councillor Williamson so that the implications on the openness of the Green Belt, highway conditions and viability can be discussed.

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

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) Within one month of works commencing on site a detailed landscaping plan with details of management must be submitted to the LPA for approval in writing. The landscaping plan must demonstrate that the recommendation for the 5m vegetated buffer detailed within the Preliminary Ecological Appraisal; (Martin Townsend; January 2021) will be implemented and managed appropriately.

In the interests of the ecology of the site as supported by policy SP11 of the Core Strategy and Government guidance in the form of the National Planning Policy Framework.

3) No external lighting shall be affixed to the building or placed within the site other than in accordance with details which shall first have been submitted to the district planning authority for approval in writing.

In the interests of protected species in particular and the visual amenities of the locality in general, as supported by policies EN1 and SP11 of the Council's Allocations and Development Management Plan.

4) In the event that the agricultural use of the proposed machinery store/potting shed/WC/Office building ceases within 10 years from the date on which the building is first occupied the building must be removed from the land and the land shall, so far as practicable, be restored, to its condition before the development took place, unless planning permission has been granted on an application for purposes other than agriculture, within 2 years from the date on

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which the use of the building for the purposes of agriculture within the unit permanently ceased.

To protect the openness and character of the Green Belt as supported by Government guidance contained within the National Planning Policy Framework.

5) For the avoidance of doubt the information to which this decision relates is as follows: Drawings: 01 A, 02 B (25.02.2021), 03 A, 04 A and 05 A; Design and Access Statement (ref: 3191, October 2020) and Preliminary Ecological Appraisal (Feb 2021).

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

Informatives

1) The applicant is reminded that, under the Wildlife and Countryside Act 1981, as amended (section 1), it is an offence to remove, damage or destroy the nest of any wild bird while that nest is in use or being built. Planning consent for a development does not provide a defence against prosecution under this act. Trees, scrub, hedgerows and buildings are likely to contain nesting birds between 1st March and 31st August inclusive. Buildings and vegetation are present on the application site and are to be assumed to contain nesting birds between the above dates, unless a recent survey has been undertaken by a competent ecologist to assess the nesting bird activity on site during this period and has shown it is absolutely certain that nesting birds are not present.

2) The applicant is advised that the site wide lighting condition requires a lighting strategy to follow the recommendations within the Bats and artificial lighting in the UK document produced by the Bat Conservation Trust and Institution of Lighting Professionals (link provided below).

<https://cdn.bats.org.uk/pdf/Resources/ilp-guidance-note-8-bats-and-artificial-lightingcompressed.pdf?mtime=20181113114229>

National Planning Policy Framework

In dealing with this application we have implemented the requirements in the National Planning Policy Framework to work with the applicant/agent in a positive, proactive and creative way by offering a pre-application advice service; as appropriate updating applicants/agents of any issues that may arise in the processing of their application and where possible and if applicable suggesting solutions to secure a successful outcome. We have considered the application in light of our statutory policies in our development plan as set out in the officer's report.

Description of site

1 The application site comprises an open field, approximately 0.9 hectares in area, bounded by Rushmore Hill road along the eastern boundary and Randles Lane along the southern boundary, from which access is gained via a pair of metal gates. The site is bounded to the west by open amenity space

associated with Rushmore Hill Farm and to the north by the boundary to Tudor House. The eastern boundary to Rushmore Hill comprises hedging.

- 2 There is an existing stable block/tack room on the site, with an associated hardstanding. Surrounding the exterior of the site is an open wire mesh fence and within the site post and rail fencing delineating a paddock. At the time of my site visit, adjacent to the stables, was a small horse trailer, with the land used for stabling of horses.

Description of proposal

- 3 The proposals seek the erection of 2no. 6m by 36m long by 3m high polytunnels. They also propose the erection of a 130m² machinery store/potting and packaging area/office/WC facilities building in connection with the establishment of a horticultural nursery.
- 4 The latter would measure 5.7m high and have roller shutter doors to the northern, eastern and southern elevations. The building would be finished in a plastic box profile steel sheeting in dark green under a grey roof. It is also proposed to extend the existing hardstanding to the north of that existing. The existing stables would be retained for storage of compost and fertilizer.
- 5 The proposals seek to establish a horticultural nursery to supply plants for the applicants established retail outlet at East Street Market in London. It is intended to provide a growing environment for winter bedding plants, evergreen hedging plants and ornamental shrubs. This will allow for year round supply of plants. The polytunnels will provide a protected/controlled environment for this to take place, with larger plants moved outside as they grow. Associated machinery would include a mini digger, rotivator, small tractor and trolleys with the applicants van to be parked overnight and loaded in the store building.
- 6 The applicant's agent submitted a letter to clarify the proposed use. In summary it states that:
 - The applicant is a sole trader of a long-standing, family run, permanent market stall in Southwark.
 - The business sells a range of plants sourced from wholesalers or European growers.
 - Since Brexit the business has been sourcing more from the UK and collecting plants themselves and it would be preferable to grown their own plants to provide a regular supply.
 - Vehicles movements would comprise the applicant transit sized van once a day and a vehicle for those employed on the site.

Relevant planning history

- 7 SE/10/02565/FUL: Erection of single stable and tack room for personal use. Granted 28.10.10.
- 8 SE/14/03264/FUL: Erection of a barn. Refused on 5.12.14. Dismissed at appeal 15.4.15. Note: the proposed barn was to be used to store a carriage

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related to an equestrian use and was therefore considered inappropriate development in the Green Belt.

- 9 SE/15/03813/FUL: Use of land for dog walking. Refused on 2nd March 2016 on the grounds of adverse impact on residential amenity.
- 10 SE/16/01440/FUL: Change of use of land to dog exercise field. Refused on 4.7.21 on the grounds of adverse impact on residential amenity. Dismissed at appeal 10.2.2017.

Policies

- 11 National Planning Policy Framework
- 12 Core Strategy
 - SP1 Design of New Development
 - SP11 Biodiversity
 - L08 The Countryside and the Rural Economy
- 13 Allocations and Development Management Plan (ADMP)
 - EN1 Design Principles
 - EN2 Amenity Protection
- 14 Other:
 - Development in the Green Belt - SPD Supplementary Planning Document.

Constraints

- 15 The Following constraints apply:
 - Metropolitan Green Belt

Consultations

- 16 Knockholt Parish Council:
- 17 This is yet another attempt to develop this Green Belt piece of land a part of the Rushmore hill estate. There have been multiple attempts by a previous applicant;
 - 2010 - Single stable and tack room - Granted for personal use of the Applicant.
 - 2014 - Erection of a large barn - Refused and dismissed at appeal.
 - 2015 - Dog walking - Refused
 - 2016 - Exercise field - Refused and dismissed at appeal.
- 18 Of interest is the fact that in the 2010 application the planning officer stated that trees bordering the site were noted as being 'block' preserved but recently a large section of trees to the South and East of the site were

removed without permission where it borders Randles Lane.

- 19 We also object on all these points, we think that all of the previous history is relevant, and we object as we did in 2016 to the setting up of a business in the green belt.
- 20 The current application includes use of stables and tack room for storage purposes but surely the tie to personal use of the previous applicant would preclude this. We would also query the hard standing in front of the stables and the over-height intrusive gates accessing the site from Randles Lane, which contribute to further domestication of the Green Belt.
- 21 The applicant refers to the business as Randles Nurseries where no evidence of such a business currently exists.
- 22 We would also refer back to the forced closure of the ‘Randles hanging baskets’ business in the property directly opposite by SDC around 30 years ago.
- 23 SDC Agricultural Advisor:
- 24 “The proposal relates to a parcel of some 0.8 ha (2 acres) of land that is currently in equestrian use, but which the applicant wishes to develop as a small plant nursery, producing bedding plants, hedging plants, and shrubs, supplying his established retail outlet at East Street Market, London.
- 25 The proposed building would include a machinery store/workshop, plant potting, packing and presentation area, office, WC/shower and a small store for kit. The site also has a small existing stable building, which would be used for storage of compost, fertiliser and pots etc.
- 26 The scheme appears to benefit from having an existing ready outlet for the plants, and overall the proposals appear appropriate, in terms of size and design, for their stated agricultural/ horticultural functions.”
- 27 Natural England:
- No comments to make on the application.
- 28 KCC Ecology (In summary):
- 29 Originally raised concern regarding potential for protected species on the site and possible impact on adjacent ancient woodland and therefore requested further information in the form of a preliminary ecological appraisal.
- 30 Following the submission of a preliminary ecological appraisal, KCC Ecology have advised that sufficient information has now been submitted to determine the application. The area of greatest ecological interest is the site boundaries, which are to be retained with a 5m buffer as part of the proposed development. The report includes recommendations on how to create and manage this.

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- 31 A landscaping, condition is recommended together with controls over external lighting.

Representations:

- 32 Representations have been received from 7 local residents raising the following objections:
- Change of use would be a commercial business and detrimental to the area.
 - Site clearly visible to Randles Lane and buildings would result in loss of visual amenity.
 - Potentially unsociable working hours to serve site in London would result in noise and disturbance.
 - Inadequate access - unsafe in highway terms.
 - Previous removal of trees from the site.

Further Representations after second consultation:

- 33 Letters of representation have been received from 3 local residents raising the following points in summary:
- Proposals are not legitimate and are inappropriate.
 - Noise and disturbance from use.
 - Access not suitable for large vehicle.
- 34 Non-planning matters are also raised.

Chief Planning Officer's appraisal

- 35 The main planning consideration are:
- Principle of development - Green Belt
 - Layout, design and impact on street scene and highway conditions
 - Impact on residential amenity:

Principle of development - Green Belt:

- 36 The field contains a stable block and has previously been used for equestrian purposes.
- 37 For the purposes of planning legislation, the definition of "agriculture" includes horticulture and seed growing.
- 38 Section 55 of the Planning Act provides the definition of "development". It states that the use of any land for the purposes of agriculture or forestry (including afforestation) and the use for any of those purposes of any building occupied together with land so used shall not be taken for the purposes of the Act to involve development of the land.

- 39 Therefore, the use of the application site for agricultural purposes does not require planning permission. It follows that if the structures or buildings proposed on site are required to support the use, their *use* does not require planning permission.
- 40 It appears that the polytunnels would remain in situ throughout the year. However, whilst they would have a physical and visual impact, I consider their size and design to be appropriate to enable them to function properly for their use.
- 41 The erection of the office/workshop/maintenance store is a building, which also requires planning permission.
- 42 Current Government advice, in the form of the NPPF, supports the protection of the Green Belts and seeks to restrict development. Paragraph 137 states that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence. Paragraph 138 sets out the purposes of the Green Belt, which includes checking the unrestricted sprawl of large built-up areas and assisting in safeguarding the countryside from encroachment.
- 43 There is a general presumption against inappropriate development within the Green Belt. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.
- 44 However, there are exceptions to this. The construction of buildings for agriculture and forestry is appropriate development in the Green Belt.
- 45 The Council's Supplementary Planning Document relating to development in the Green Belt recommends that agricultural buildings should normally form part of a groups, rather than stand in isolation and be close to an existing highway to avoid long obtrusive highways.
- 46 The Council's Agricultural Advisor has reviewed the proposals. It is considered that the building has been designed to reflect its purpose, with the interior allocated suitably to allow for the proposed uses, which include secure storage of vehicles required to maintain the site and space for potting/packing.
- 47 In light of the above, the building is considered to be of a size, design and layout appropriate to its intended agricultural use.
- 48 In light of the above, I consider the proposals would represent appropriate development within the Green Belt.
- 49 However, I am mindful that use of the site is not yet established and that whilst the scale of agricultural use may suit the individual requirements of the applicant, were he to vacate the site, the small size of the site may prevent effective agricultural use by another occupier. In the circumstances, I consider it would be appropriate to require the removal of

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the potting/store building from the land in the event that it ceases to be used for agricultural purposes within a period of 10 years.

- 50 I would add that whilst the General Permitted Development Order permits a change of use of agricultural buildings to alternative uses, this only applies where they have previously been in use for agricultural purposes for a period of at least 10 years. Therefore, a condition seeking to restrict a change of use under this specific legislation is not considered justifiable or necessary.

Layout, design and impact on street scene and highway conditions:

- 51 Policy EN1 of the ADMP sets out the general Design Principles which should apply to all development. This includes the requirement that proposals would ensure satisfactory means of access for vehicles and pedestrians and provide adequate parking and refuse facilities.
- 52 Access to the site is long established. This leads to an existing hardsurfaced area, which it is proposed to extend slightly northwards to serve the proposed potting shed/store building. This would have little impact on the appearance of the site.
- 53 It is proposed to site the potting shed/store building to the north of the stable block. Thus it would be set into the site, but with ready access from the highway. Bearing in mind this building is considered acceptable in principle, I do not consider its siting would result in it appearing as an unduly prominent feature outside the site or within the wider street scene. A landscaping condition could ensure that some enhancement of the southern boundary would screen and soften the impact.
- 54 The polytunnels would be set back from the frontage, within the main body of the site. They would be modest in scale and would not extend significantly across the site. I consider their siting and design would be appropriate and they would not appear prominent outside the site. In any event, they would have a functional agricultural appearance appropriate to the use of the site.
- 55 The site is considered to be well located in terms of access to/from the highway. From the information available, use of the site would be low key, intended for use by the applicant in connection with his own established business of plant sales in London. The application forms indicate only one permanent member of staff with one part-time.
- 56 Paragraph 111 of the NPPF states that development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 57 Bearing in mind the limited scale of the site, the proposals would not attract a significant number of highway movements and the impact on the highway network would not be severe.

- 58 There is sufficient parking on site to cater for employees and visitors to the site.

Impact on residential amenity:

- 59 Policy EN2 of the ADMP states that proposals will be permitted where they would safeguard the amenities of occupants of nearby properties by ensuring that the development does not result in excessive noise, odours, activity or vehicles movements.
- 60 There are a number of properties in the vicinity of the site, including Tudor House to the north, dwellings on the opposite side of Rushmore Hill to the east of the site and Closeheath Farm to the south. Whilst these properties are all close enough to be impacted, I consider it unlikely that a lawful agricultural use of this site would generate levels of activity and related noise and disturbance that would significantly erode the amenities presently enjoyed by the occupiers of the neighbouring properties.
- 61 I therefore consider the proposals to be policy compliant in this regard.

Other issues

- 62 Knockholt Parish Council raised a number of concerns in their consultation response.
- 63 With regard to the issue of the removal of trees, I would clarify that no part of the site lies within a Conservation Area or is covered by a Tree Preservation Order. Therefore, there is no planning restriction on the removal of trees from the site.
- 64 Whilst the description on the planning permission for the stables was for personal use, there is no Condition on that permission which restricts the use or requires its removal. In any event, this application provides the opportunity for the Council to consider whether the change of use of the stables is acceptable.
- 65 With regard to the closure of Randles Hanging Baskets 30 years ago, this is a historical issue which is of little relevance to the consideration of this application, which falls to be considered on the basis of the most up-to-date information available and current local plan policy.

Conclusion

- 66 In light of the above, I consider the proposals would represent appropriate development within the Green Belt. I would propose a condition to ensure that if the building ceases to be used for agricultural purposes within a period of 10 years, it should be removed from site unless granted express permission for an alternative use.
- 67 I consider the impact on highway conditions and the amenities of the locality to be acceptable.

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Background papers

Site and block plan

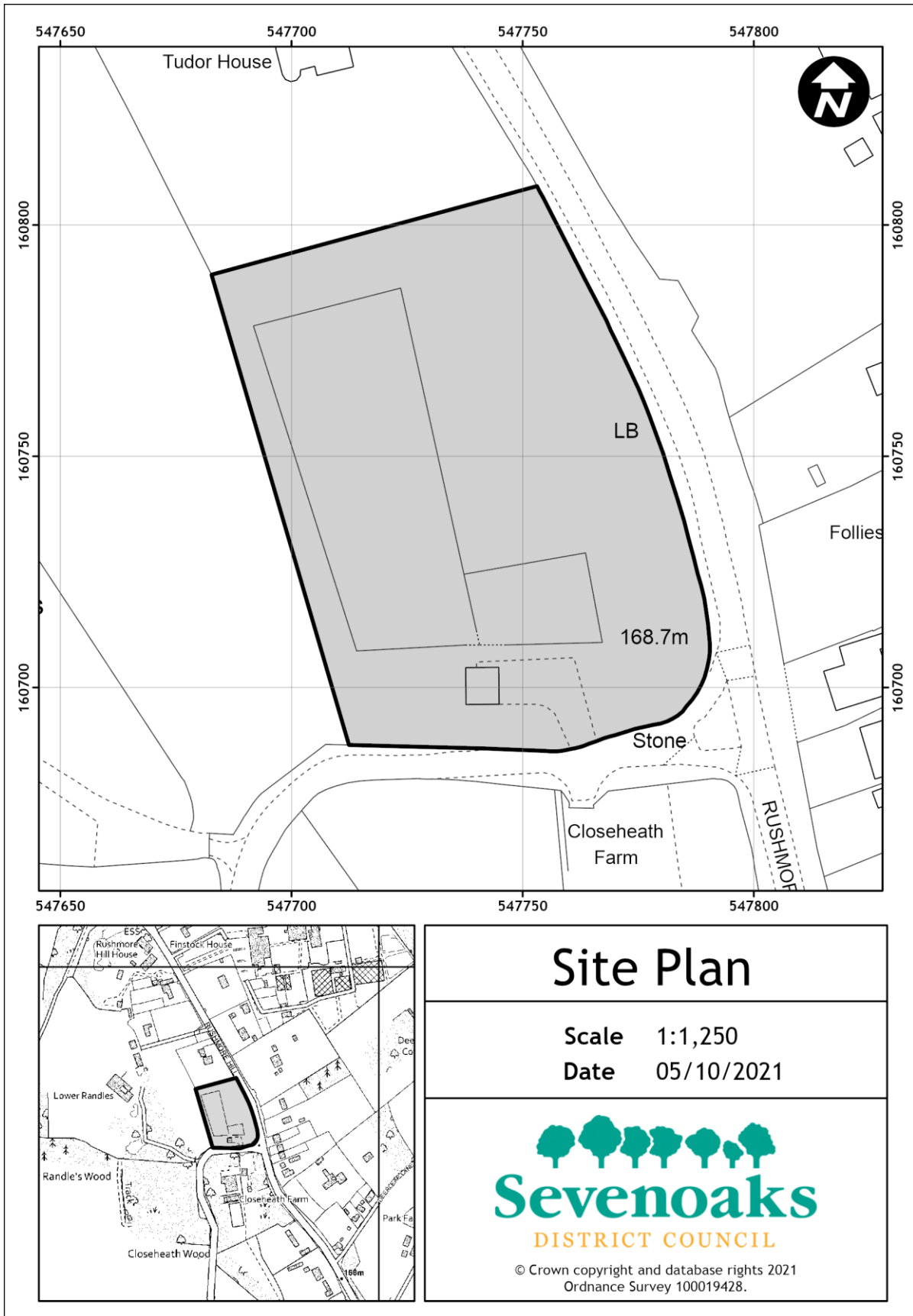
Contact Officer(s):

Jim Sperryn: 01732 227000

Richard Morris
Chief Planning Officer

[Link to application details:](#)

[Link to associated documents:](#)





4.2 21/02393/HOUSE Revised expiry date 22 October 2021

Proposal: Demolition of existing garage and shed, remodelling and enhancement including extensions to existing house, new porch, integral garage, loft conversion, landscaping, covered pergola, rooflights and alterations to fenestration.

Location: Meadowfield, 60 Hitchen Hatch Lane, Sevenoaks KENT TN13 3AU

Ward(s): Sevenoaks Town & St Johns

Item for decision

Councillor Fleming has referred the application to Development Control Committee on the ground of impact on neighbouring amenity.

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

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 development hereby permitted shall be carried out in accordance with the following approved plans and details: 6214-PD-01, 10, 11, 12 and 13.

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

3) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used on the existing building.

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

4) No development shall take place until details are submitted and approved for tree protection, including: A) A plan showing the location of, all existing trees on the land which have a stem with a diameter exceeding 75mm when measured over the bark at a point 1.5m above ground level. The plan shall identify those trees which are to be retained and the crown spread of each retained tree. In paragraphs 'b' to 'e' below references to a "retained tree" mean an existing tree which is to be retained in accordance with this plan. B) Details of the species, diameter (measured in accordance with paragraph A) above), the approximate height, and an assessment of the general state of health and stability of each retained tree and of each tree which is on land adjacent to the site and to which paragraphs (C) and (D) below apply. C) Details of any proposed topping or lopping

of any retained tree, or of any tree on land adjacent to the site. D) Details of any proposed alterations in existing ground levels and of the position of any proposed excavations or other engineering operations. These details shall be illustrated by a series of cross-sections showing existing and proposed levels. E) Details of the specification and position of fencing or other measures to create a 'retained tree protected area' for the protection of any retained tree from damage before or during the course of development. F) Details of the location and extent of any area on the land to be used during the construction period for storage (including materials, plant and machinery) and/or for siting any temporary ancillary structures, such as a site office.

To prevent damage to the trees during the construction period as supported by Policy EN1 of the Sevenoaks Allocations and Development Management Plan.

5) Before any equipment, machinery or materials are brought on to the land for the purposes of the development, the means of protection for any retained tree shall be undertaken in accordance with the details submitted to and approved in writing by the local planning authority under condition 4 above. In this condition a "retained tree" means an existing tree which is to be retained in accordance with condition 4 above. Also: A) The means of protection shall be maintained until all equipment, machinery and surplus materials have been removed from the land. B) Within a retained tree protected area: -Levels shall not be raised or lowered in relation to the existing ground level - No roots shall be cut, trenches cut, or soil removed - No buildings, roads, or other engineering operations shall be constructed or carried out -No fires shall be lit; - No vehicles shall be driven or parked over the area; - No materials or equipment shall be stored.

To prevent damage to the trees during the construction period as supported by Policy EN1 of the Sevenoaks Allocations and Development Management Plan.

6) No works of excavation shall take place under the canopy of the trees on the northern boundary unless it is in accordance with a method statement which has been submitted to and approved in writing by the local planning authority.

To prevent damage to the trees during the construction period as supported by Policy EN1 of the Sevenoaks Allocations and Development Management Plan.

National Planning Policy Framework

In dealing with this application we have implemented the requirements in the National Planning Policy Framework to work with the applicant/agent in a positive, proactive and creative way by offering a pre-application advice service; as appropriate updating applicants/agents of any issues that may arise in the processing of their application and where possible and if applicable suggesting solutions to secure a successful outcome. We have considered the application in light of our statutory policies in our development plan as set out in the officer's report.

Description of site

- 1 The site consists of a two storey detached dwelling located to the north of Hitchen Hatch Lane in Sevenoaks.

Description of proposal

- 2 Demolition of existing garage and shed, remodelling and enhancement including extensions to existing house, new porch, integral garage, loft conversion, landscaping, covered pergola, rooflights and alterations to fenestration.

Relevant planning history

- 3 03/01283/FUL Two-storey side extension incorporating a garage, and a full loft conversion. REFUSE 14/07/2003
- 4 03/01756/FUL Two-storey rear extension incorporating a full loft conversion. GRANT 14/10/2003

Policies

- 5 National Planning Policy Framework (NPPF)
- 6 Core Strategy (CS)
 - SP1 Design of New Development and Conservation
- 7 Allocations and Development Management Plan (ADMP)
 - EN1 Design Principles
 - EN2 Amenity Protection
 - T2 Vehicle Parking
- 8 Other
 - Sevenoaks Residential Extensions Supplementary Planning Document (SPD)

Constraints

- 9 None identified.

Consultations

- 10 Sevenoaks Town Council - Sevenoaks Town Council recommend approval, subject to the Planning Officer being satisfied that the drainage arrangements for the wrap-around terrace are adequate and will not adversely impact the neighbouring properties.

Agenda Item 4.2

Representations

- 11 One comment objecting on the grounds of overlooking, visual intrusion, density, layout and omissions from documents.

Chief Planning Officer's appraisal

- 12 The main planning considerations are:
- Design and impact on the character and appearance of the area
 - Impact on residential amenity
 - Impact on highways safety and parking provision

Design and impact on the character and appearance of the area

- 13 Policy SP1 of the Core Strategy and Policy EN1 of the ADMP state that all new development should be designed to a high quality and should respond to and respect the character of the area in which it is situated.
- 14 The site is not highly visible from the street scene due to the existing mature landscaping which is proposed to be retained. The proposed extension would remain set back from the street scene and would not be considered as prominent or intrusive to the streetscape.
- 15 The proposal, whilst not set down from the ridge height of the main house, would incorporate the existing roof form, therefore considered to reflect the character of the existing dwelling. The proposal is considered acceptable in design, form and proportions, with much of the site to the west remaining open and undeveloped.
- 16 Moreover, the materials proposed would match those of the existing dwelling and this is considered acceptable.
- 17 When considering the size, scale, siting and design of the scheme, the development would not be considered to significantly alter the existing residential and built up character of the area. As such, the proposal is considered to comply with policies SP1 of the Core Strategy and EN1 of the ADMP.

Impact on residential amenity

- 18 Policy EN2 of the ADMP requires proposals to safeguard the amenities of existing and future occupants of nearby properties.
- 19 The proposal would be sited some 27m from the neighbouring dwelling to the west and, due to the separation distances, would not be considered to pose a harmful loss of light to any neighbouring dwellings. The replacement garage would be single storey and would be replacing the existing built form on site.

- 20 Regarding privacy, the side extension would be some 4m in width, with a separation distance from no. 2 Woodside of approximately 27m. This 27m side to rear distance is in excess of the 21m back to back guidance to protect from overlooking and loss of privacy. The existing dwelling currently has two first floor bedroom windows facing this neighbour to the west, when considering this existing relationship, the proposal would not be considered harmful to an increased degree that would warrant a reason for refusal.
- 21 Due to the separation distance, the proposal would not be considered to pose a harmful visual intrusion or loss of outlook to neighbouring properties.
- 22 Overall, the proposal is not considered to cause a harmful loss of light, privacy or outlook. Considering the above, the proposal is therefore considered to comply with policy EN2 of the ADMP.

Impact on highways safety and parking provision

- 23 Policies EN1 and T2 state that all new development should provide satisfactory means of access for vehicles and pedestrians and provide adequate parking.
- 24 Appendix 2 of the ADMP states that 4+ bedroom dwellings in a suburban location should provide x2 spaces. The existing access and parking provisions would be retained and this is considered to be acceptable. The driveway is proposed to be extended and the site can easily cater for x2 vehicles parking on the driveway. Overall, the scheme is considered acceptable on highway grounds.

Community Infrastructure Levy (CIL)

- 25 The proposal is CIL liable and no exemption has been applied for.

Conclusion

- 26 As highlighted in the report above the proposed development accords with the NPPF and our adopted development plan.
- 27 It is therefore recommended that this application is GRANTED.

Background papers

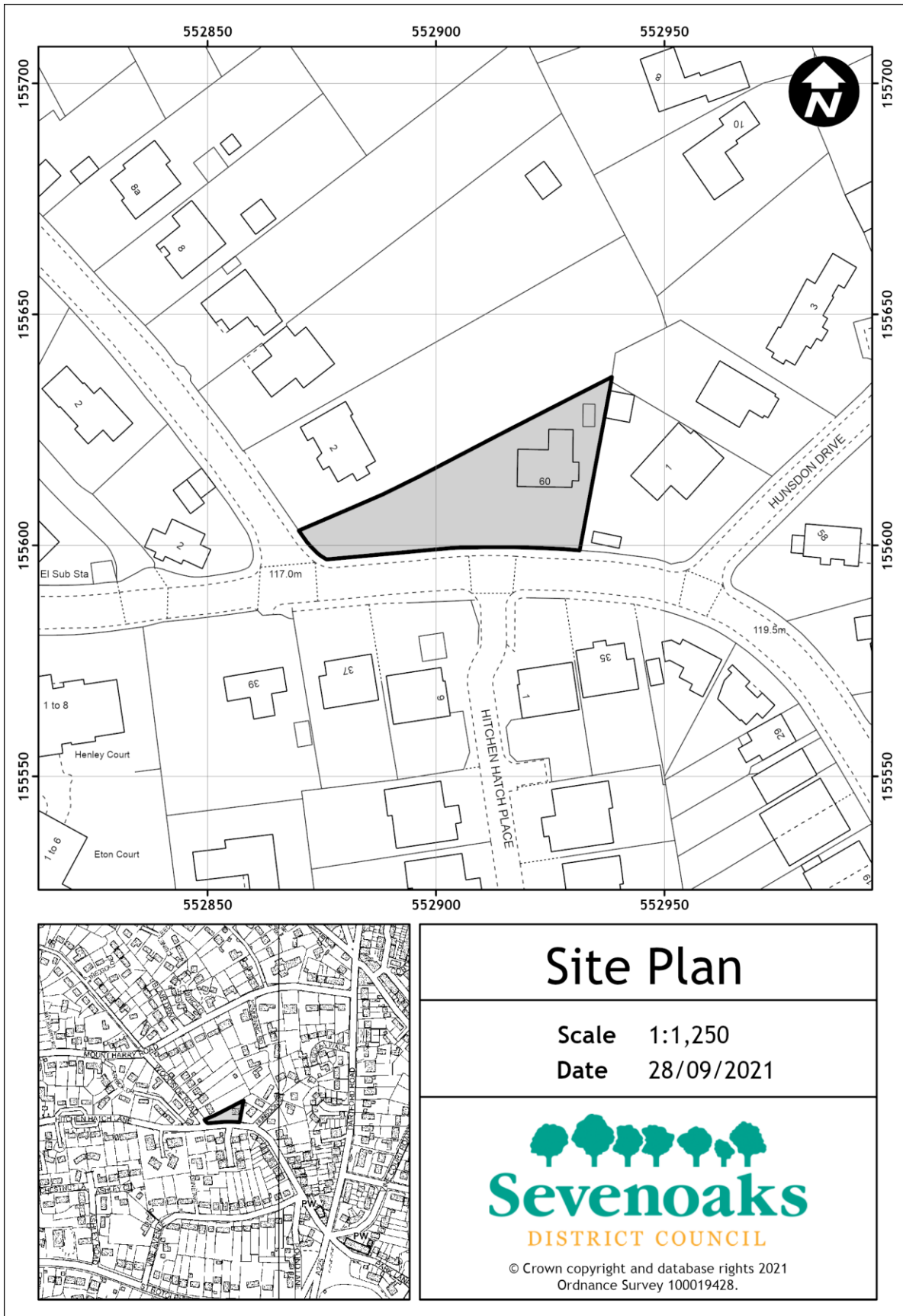
Site and block plan

Contact Officer(s): Samantha Simmons: 01732 227000

Richard Morris
Chief Planning Officer

[Link to application details:](#)

[Link to associated documents:](#)



BLOCK PLAN



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Planning Application Information on Public Access - for applications coming to

DC Committee on Thursday 21 October 2021

4.1 20/03119/FUL - Land South Of Tudor House, Rushmore Hill, Knockholt KENT

[Link to application details:](#)

[Link to associated documents:](#)

4.2 21/02393/HOUSE - Meadowfield, 60 Hitchen Hatch Lane, Sevenoaks KENT TN13 3AU

[Link to application details:](#)

[Link to associated documents:](#)

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