

30 March 2023 at 7.00 pm

Council Chamber, Argyle Road, Sevenoaks

Published: 22.03.23

The meeting will also be livestreamed to YouTube here

https://www.youtube.com/channel/UCIT1f_F5OfvTzxjZk6Zqn6g.



Development Control Committee

Membership:

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

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 16 February 2023, as a correct record.	(Pages 1 - 16)	
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 22/03217/FUL - Land Adjoining 1 Keepers Cottages, Pigdown Lane, Hever, Edenbridge, Kent TN8 7LU Conversion of stables to create new dwelling with associated parking, private space and landscaping and erection of new stable block on existing slab.	(Pages 17 - 36)	Ashley Bidwell Tel: 01732 227000
4.2 22/03396/LBCALT - Parris House, 16 - 18 High Street, Cowden, Edenbridge, Kent TN8 7JG Installation of 20 solar PV Panels on roof of two outbuildings.	(Pages 37 - 44)	Stephanie Payne Tel: 01732 227000

4.3 22/03395/HOUSE - Parris House, 16 - 18
High Street, Cowden, Edenbridge, Kent
TN8 7JG

(Pages 45 - 56)

Stephanie Payne
Tel: 01732 227000

Installation of 20 solar PV Panels on roof of
two outbuildings.

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 27 March 2023.

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 16 February 2023 commencing at 7.00 pm

Present: Cllr. Williamson (Chairman)

Cllr. Pett (Vice-Chairman)

Cllrs. Ball, Barnett, P. Darrington, Edwards-Winsor, Layland, McGarvey, Purves and Reay

Apologies for absence were received from Cllrs. Brown, Cheeseman, Perry Cole, Hogarth, Hudson, Raikes and Streatfeild

Cllr. Fleming was also present.

Cllr. Thornton was also present via a virtual media platform which did not constitute attendance as recognised via the Local Government Act 1972.

60. Minutes

Resolved: That the Minutes of the Development Control Committee meeting held on 26 January 2023 be approved and signed by the Chairman as a correct record.

61. Declarations of Interest or Predetermination

Cllr. Layland declared for reasons of transparency he was the Local Member for Minute 65 - 22/02353/MMA - Tonys Corner Shop, 18 Cedar Drive, Edenbridge Kent TN8 5JL and would remain open minded.

Cllr. Barnett declared for reasons of transparency he was the neighbouring Ward Member for Minute 63 - 22/02353/MMA - Tonys Corner Shop, 18 Cedar Drive, Edenbridge Kent TN8 5JL and would remain open minded.

62. Declarations of Lobbying

All Members with the exception of Cllr. P. Darrington declared that they had been lobbied in respect of Minute 63 - 22/01447/FUL - Field East of High Elms, London Road, West Kingsdown Kent.

UNRESERVED PLANNING APPLICATIONS

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

63. 22/02353/MMA - Tonys Corner Shop, 18 Cedar Drive, Edenbridge Kent TN8 5JL

The proposal sought planning permission for Amendment to 21/02825/FUL. The application had been referred to the Committee as the applicant was the Council.

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

The motion was put to the vote and it was

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

- 1) The development hereby permitted shall be begun before the expiration of the time limit imposed on application SE/21/02825/FUL.

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

- 2) The materials to be used in the construction of the residential development shall be those indicated on the approved plans: A983-01B-PL-120 rev E, A983-01B-PL-121 rev D, A983-01C-PL-120 rev D, A983-01C-PL-121-D, A983-01F-PL-120 rev C, A983-01F-PL-121 rev C.

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.

- 3) The hard and soft landscaping, hereby approved, shall be carried out in accordance with the landscaping plans and planting schedules, reference numbers: Site 10 Planting Schedule, 5469 LLB ZZ E6 DR L 001 rev P03, 5469 LLB ZZ E6 DR L 0002 P03, 5469 LLB ZZ E10 DR L 0001 P02, 5469 LLB ZZ E11 DR L 0001 P02, 5469 LLB ZZ E11 DR L 0002 P02, 5469 LLB ZZ E3 DR L 0002 P03, 5469 LLB ZZ E3 DR L0001 P03, 5469 LLB ZZ E7 DR L 0001 P02, 5469 LLB ZZ E7 DR L 0002 P02, 5469 LLB ZZ ZZ DR L 0001 P02, 5469 LLB ZZ ZZ DR L 0002 P02 and Masterplan 5469 LLB ZZ ZZ DR L 0001 P06.

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) All planting, seeding or turfing approved shall be carried out in the first planting and seeding season following the occupation of the development or the completion of the development, whichever is the sooner. Any trees or plants which, within a period of five years after planting, are removed, die or become seriously damaged or diseased in the opinion of the local planning authority, shall be replaced in the next available planting season with others of similar size, species and number, unless otherwise agreed in writing by the local planning authority.

To ensure the provision, establishment and maintenance of the landscape scheme in the interests of the visual amenities of the locality in accordance with Policy EN1 of the Sevenoaks Allocations and Development Management Plan.

- 5) Prior to the first occupation of the dwellings on sites 6 and 10, eleven electric car charging points with suitable voltage and wiring for the safe charging of electric vehicles within the residential curtilage, shall be installed and thereafter maintained, as per approved plan numbers A983-01B-PL-102 rev D and A983-01F-PL-102 rev D.

In order to mitigate and adapt to climate change in accordance with policies EN1 and T3 of the Sevenoaks Allocations and Development Management Plan.

- 6) Prior to the use of the sites commencing, the visibility splays shall be provided and maintained with no obstructions over 1.05 metres above carriageway level within the splays, as per approved plans 4966 03, 4966 04, 4966 05, 4966 06, 4966 08, 4966 09.

In the interests of Highways safety.

- 7) Prior to the use of the sites commencing, pedestrian visibility splays of 2 metres x 2 metres shall be provided and maintained behind the footway on both sides of the access with no obstructions over 0.6m above footway level.

In the interests of Highways safety.

- 8) The development shall be carried out in accordance with the approved construction management plan (rev 2), prepared by BBS Construction Ltd and dated 14/07/2022, unless otherwise agreed in writing by the Local Planning Authority.

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To ensure that the development does not prejudice the free flow of traffic and conditions of safety on the highway or cause inconvenience to other highway users in accordance with Policies EN1 and T1 of the Sevenoaks Allocations and Development Management Plan.

- 9) From the commencement of works (including site clearance), all mitigation measures for reptiles will be carried out in accordance with the details contained within section 5 of the Reptile Survey and Mitigation Strategy (KB Ecology May 2021).

In the interests of protected species and ecology on the site, in accordance with policy SP11 of the Core Strategy.

- 10) The development shall be carried out in accordance with the approved drainage scheme, unless otherwise agreed in writing by the Local Planning Authority. The drainage scheme shall be implemented in accordance with the approved details: Drainage calculations dated August 2022, revision P01; 4779-CON-00-XX-DR-C-1532-P01; 4779-CON-00-XX-DR-C-1531-P01; 4779-CON-00-XX-DR-C-1530-P01; 4779-CON-00-XX-DR-C-1516-P01; 4779-CON-00-XX-DR-C-1514-P01; 4779-CON-00-XX-DR-C-1518-P01; 4779-CON-00-XX-DR-C-1513-P01; 4779-CON-00-XX-DR-C-1517-P01; 4779-CON-00-XX-DR-C-1512-P01; 4779-CON-00-XX-DR-C-1515-P01; 4779-CON-00-XX-DR-C-1511-P01; 4779-CON-00-XX-DR-C-1510-P01; 4779-CON-00-XX-DR-C-1400-P01.

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.

- 11) 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 that the drainage system constructed is consistent with that which was 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.

- 12) The development shall take place in accordance with the approved Arboricultural Method Statement, prepared by Temple Group Ltd and dated 26 May 2022, unless otherwise agreed in writing by the local planning authority.

To protect the trees on site which are to be retained in the interests of the visual amenities of the locality in accordance with Policy EN1 of the Sevenoaks Allocations and Development Management Plan.

- 13) The development shall take place in accordance with the approved details of the implementation and phasing plan, prepared by BBS Construction Ltd and dated 31st May 2022, unless otherwise agreed in writing by the local planning authority.

To ensure the visual amenity of the area is maintained, in accordance with Policy EN1 of the Sevenoaks Allocations and Development Management Plan and the NPPF.

- 14) Works of demolition and construction shall only be carried out between the hours of 08.00 to 18.00 hours Monday to Friday, and 08.00 to 13.00 hours on Saturdays, with no work being permitted on Sundays or Bank Holidays.

In the interests of residential amenity in accordance with Policy EN2 of the Sevenoaks Allocations and Development Management Plan.

- 15) The applicant shall obtain a Secured by Design accreditation for the development hereby permitted, a copy of which must be submitted to, and approved in writing by, the Local Planning Authority within 3 months of the completion of the development.

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

- 16) The development hereby permitted shall be carried out in accordance with the following approved plans and details: A983-01-101 H, 5469 LLB ZZ ZZ DT L 0001 P01, 4966 01, 5469 LLB ZZ ZZ DR L 0001 P06, A983-01C-PL-110-C, A983-01F-PL-102 D, A983-01A-PL-102 D, A983-01B-PL-102a D, A983-01C-PL-102 E, A983-01F-PL-130-D, A983-01F-PL-121-C, A983-01F-PL-120 C, A983-01F-PL-111-C, A983-01F-PL-110-C, A983-01C-PL-121-D, A983-01C-PL-120-D, A983-01B-PL-131-B, A983-01B-PL-130-C, A983-01B-PL-121-D, A983-01B-PL-120-E, A983-01B-PL-112-B, A983-01B-PL-110-F.

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

64. 22/02908/FUL - Manor Buildings , Powder Mill Lane, Leigh Kent TN11 9AS

The proposal sought planning permission for the use of open storage yard for storage of motor vehicles. The application had been referred to the Committee as the planning agent was related to an Officer of the Council.

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

The motion was put to the vote and it was

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: Location plan and block plan received 08/11/22 and 14/11/22

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

- 3) There shall be no retail or wholesale sales of motor vehicles carried out from the application site.

In the interests of highway safety.

RESERVED PLANNING APPLICATIONS

The Committee considered the following planning applications:

65. 22/01447/FUL - Field East Of High Elms, London Road, West Kingsdown Kent

The proposal sought planning permission for change of use of land for stationing of caravans for residential occupation for Gypsy and Traveller site with portacabin structure. The application had been referred to the Committee by Cllrs. Harrison, Bulford and Fothergill on the grounds that there was insufficient justification for a new Gypsy Traveller pitch in the Green belt location and that there were already many pitches in West Kingsdown.

There were no public speakers registered.

Members' attention was brought to the main agenda papers and late observation sheet which amended condition 5.

Members asked questions of clarification from the officer's. Questions focused on the unmet need for Gypsy and Traveller pitches in the District and the special circumstances of the application.

Members were advised that as the Council did not at the time hold a Gypsy/Traveller policy the Sevenoaks Gypsy and Traveller Accommodation Assessment 2022 (GTAA) was used as a best guide for deciding Gypsy and Traveller pitches in the District which had indicated a requirement of 43 pitches between 2022 and 2040. It was confirmed that the Council had a statutory duty to provide gypsy/Traveller sites and with recent permissions the figure had reduced to 37. The Case Officer explained that this outstanding unmet need was afforded substantial weight during consideration of the application.

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

Members discussed the application.

The motion was put to the vote and it was

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

- 1) This planning permission is granted for a temporary period of five years only, from the date of this permission. By the date this permission expires, all caravans, utility building, structures, hardstanding, materials and equipment brought on to the land in connection with the use hereby approved, shall be removed and the site shall be restored to its previous condition, or restored in accordance with a scheme that has been submitted to and approved in writing by the Local Planning Authority.

In order that any other proposal for the use of the land for a longer period is the subject of a separate application, to be determined on

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its merits, having regard to the harm to the Green Belt, the status of the Local Plan and the allocation of sites for Gypsies and Travellers.

- 2) The development hereby permitted shall be carried out in accordance with the following approved plans and details: Block plan, site location plan and portacabin elevations.

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

- 3) The occupation of the site hereby permitted shall be limited to Ms Harrison and their resident dependants to whom are gypsy and travellers, defined as persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily or permanently, but excluding members of an organised group of travelling showpeople or circus people travelling together. When the land ceases to be used by Ms Harrison and dependants or at the end of the expiry of temporary permission, whichever is the sooner, the use hereby permitted shall cease and all caravans, utility building, structures, hardstanding, materials and equipment brought on to the land associated with the use hereby permitted shall be removed.

Given that the very special circumstances in this case clearly outweigh the harm to the openness of the Green Belt and any other harm.

- 4) There shall be no more than 1 residential pitch on the site. No more than 2 caravans (one static and one touring), as defined in the Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968, as amended, shall be stationed on the site at any time.

Given that the very special circumstances in this case clearly outweigh the harm to the openness of the Green Belt and any other harm, in accordance with Policy SP6 of the Local Plan.

- 5) The existing eastern boundary hedge as shown on approved plan no. Block Plan shall be maintained at a height of no less than 2m from ground level and should it become diseased or is removed, uprooted, destroyed or dies, another of the same species and size shall be planted in the same place, unless the local planning authority gives its written consent to any variation. The hedge shall be retained and maintained during the lifetime of this permission.

To preserve the character of the area in accordance with policy EN1 of the Sevenoaks Allocations and Development Management Plan.

- 6) No commercial activities shall take place on the land, including storage of materials, and no vehicle over 3.5 tonnes shall be stationed, parked or stored on the site.

To maintain the integrity and character of the area as supported by Policy EN1 of the Sevenoaks Allocations and Development Management Plan.

- 7) No external lighting shall be installed on the site or affixed to any buildings on the site unless the local planning authority has first approved in writing details of the position, height, design, measures to control light spillage and intensity of illumination. Only the approved details shall be installed.

To maintain the integrity and character of the area as supported by Policy EN1 of the Sevenoaks Allocations and Development Management Plan.

66. 22/02747/FUL - Land Behind De Winter House , Granville Road, Sevenoaks Kent TN13 1DZ

The proposal sought planning permission for new build detached house with associated car parking and landscaping. The application had been referred to the Committee by Cllr. Fleming on the grounds of impact to biodiversity.

Members' attention was brought to the main agenda papers and late observation sheet which did not amend the recommendations.

The Committee was addressed by the following speakers:

Against the Application: Mark Smith

For the Application: Neal Thompson

Parish Representative: -

Local Members: Cllr. Fleming

Members asked questions of clarification from the speakers and officer.

Members asked questions around the bulk and scale of the development and the ecological impact. The Case Officer advised that he was content with the height and scale of the development in the report. He advised that a section of trees would be removed in similar fashion to existing developments in the surrounding area.

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

Members discussed the application. Members expressed concern over the ecological and environmental impact of removing the trees.

It was moved and duly seconded that condition 7 be amended to read: Prior to works commencement, a Landscape and Ecological Management Plan (LEMP) will be submitted to, and be approved in writing by, the local planning authority. (The Applicant's Agent speaking for the development agreed to the amendment of condition 7).

The motion was put to the vote and it was carried.

Debate continued on the substantive motion.

The motion was put to the vote and it was

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: 21239 E150, P100, P150, P151, P152, P200, P201, P400, P450, P451 and P452.

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

- 3) No development shall take place until details of existing and proposed finished site levels, finished floor and ridge levels of the buildings to be erected, and finished external surface levels have been submitted to and approved in writing by the local planning authority. The development shall thereafter be constructed in accordance with the approved details.

In order to safeguard the visual amenities of the area in accordance with policies EN1 and EN4 of the Sevenoaks Allocations and Development Management Plan.

- 4) No development including any works of demolition or preparation works prior to building operations shall take place on site until a Construction Transport Management Plan has been submitted to and approved in writing by the local planning authority. The approved

statement shall be adhered to throughout the construction period and shall include:

- (a) parking for vehicles of site personnel, operatives and visitors
- (b) loading and unloading of plant and materials
- (c) storage of plant and materials used in constructing the development
- (d) programme of works (including measures for traffic management)
- (e) provision of boundary security hoarding behind any visibility zones
- (f) wheel washing facilities
- (g) measures to control the emissions of dust and dirt during construction
- (h) a scheme for the recycling/disposing of waste resulting from demolition and construction works
- (i) hours of operation.

To ensure that the development does not prejudice the free flow of traffic and conditions of safety on the highway or cause inconvenience to other highway users in accordance with Policy T1 of the Sevenoaks Allocations and Development Management Plan.

- 5) Prior to the commencement of construction work, details of a proposed foul drainage system shall be submitted to and approved in writing by the local planning authority (including details of its siting, design and subsequent management/maintenance), the dwelling shall be occupied until works for the disposal of sewage have been fully implemented in accordance with the approved details.

To accord with policy EN1 of the Sevenoaks Allocations and Development Management Plan.

- 6) Prior to commencement of works (including site clearance), a construction environmental management plan (CEMP) will be submitted to and approved in writing by the local planning authority. The CEMP will include a method statement for biodiversity which includes consideration of the following:

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- Risk assessment of potentially damaging construction activities;
- Identification of 'biodiversity protection zones' shown on appropriate scale plans;
- Location, timing, and details of the practical measures (both physical measures and sensitive working practises) to avoid or reduce impacts on habitats and species during construction. These will include precautionary working methods for protected and priority species, and sensitive timing of vegetation clearance works for breeding birds;
- Contingency plans should a protected species be encountered during works;
- Details of those responsible for implementing the biodiversity method statement and lines of communication;
- Any times during construction when specialist ecologists need to be present on site to oversee works or undertake monitoring;
- Use of protective fences, exclusion barriers and warning signs, where required.

The approved CEMP will be adhered to and implemented throughout the construction period in accordance with the approved details.

To protect habitats and species from adverse impacts during construction.

- 7) No works (including site clearance) shall take place within the site, until details of a Landscape and Ecological Management Plan (LEMP) have been submitted to and approved in writing by the local planning authority. The content of the LEMP will be based on the recommendations in Section 5.3 of the Preliminary Ecological Appraisal report (Greenlink Ecology, December 2022) and the Condition Assessment criteria for the relevant urban and woodland habitat categories within the Defra Metric, and include the following
- Description and evaluation of features to be managed;
 - Constraints on site that might influence management;
 - Aims and objectives of management;

- Appropriate management prescriptions for achieving aims and objectives;
- Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period);
- Details of the body or organisation responsible for implementation of the plan, and;
- Ongoing monitoring and remedial measures.

The LEMP will include details of the legal and funding mechanism(s) by which the long term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The approved plan will be implemented in accordance with the approved details.

To ensure woodland ecological enhancements on site are achieved to accord with policy SP11 of the Sevenoaks Core Strategy.

- 8) No equipment, machinery or materials shall be brought onto the site for the purpose of the development, until a scheme showing the exact position of protective fencing to enclose all retained trees as shown on the submitted plans, beyond the outer edge of the overhang of their branches in accordance with British Standard 5837:2012: Trees in Relation to Construction (or later revision), has been submitted to and approved in writing by the local planning authority, and the protective fencing has been erected in accordance with the approved details. This fencing shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the prior written consent of the local planning authority.

To protect the trees on site which are to be retained in the interests of the visual amenities of the locality in accordance with Policy EN1 of the Sevenoaks Allocations and Development Management Plan.

- 9) Within three months of works commencement, details of how the development will enhance biodiversity will be submitted to, and approved by, the local planning authority. This will include the recommendations detailed within Section 5.3, paragraphs 7-9 of the Preliminary Ecological Appraisal report. The approved measures will be implemented and retained thereafter

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To ensure the proposed development results in an enhancement to the ecology and biodiversity of the site, to accord with policy SP11 of the Sevenoaks Core Strategy.

- 10) Prior to occupation, a lighting design plan for biodiversity will be submitted to, and approved in writing by, the local planning authority. The plan will show the type and locations of external lighting, as well as the expected light spill in lux levels, to demonstrate that areas to be lit will not adversely impact biodiversity. All external lighting will be installed in accordance with the specifications and locations set out in the plan and will be maintained thereafter.

To ensure any lighting for the proposed development does not result in harm to protected species, to accord with policy SP11 of the Sevenoaks Core Strategy.

- 11) Details of the proposed finish for the external staircase shall be submitted to and approved in writing by the local planning authority prior to commencement of those works.

To preserve the character of the area in accordance with policy EN1 of the Sevenoaks Allocations and Development Management Plan.

- 12) Prior to development reaching the damp proof course, details of the location and type of electrical charging points shall be submitted to and approved in writing by the local planning authority. The details shall indicate the location of charging point and appearance of charging point. The approved charging points shall be installed prior to first occupation of the development and shall be maintained thereafter.

To encourage the use of low emissions vehicles in accordance with policy T3 of the Sevenoaks Allocations and development Management Plan.

- 13) Prior to the construction of the development hereby permitted details and/or samples of the external walls and roofing materials shall be submitted to and approved in writing by the local planning authority. The development shall be carried out using the approved materials.

To preserve the character of the area in accordance with policy EN1 of the Sevenoaks Allocations and Development Management Plan.

- 14) No works or construction shall take place outside the hours of 0800 to 1800 Monday to Friday, 0900 to 1300 on Saturday and at no times on Sundays and bank holidays.

To preserve the amenities of neighbouring residents in accordance with policy EN2 of the Sevenoaks Allocations and Development Management Plan.

- 15) Prior to works continuing above damp proof course level, full details and maintenance programme for the green roofs shall be submitted to and approved by the local planning authority in writing. The green roof shall be planted/completed in full prior to first occupation/use of the development hereby approved and shall be maintained to the satisfaction of the local planning authority.

To preserve the character of the proposed development in accordance with policy EN1 of the Sevenoaks Allocations and Development Management Plan.

Informatives

- 1) It is important to note that planning permission does not convey any approval to carry out works on or affecting the public highway.

Any changes to or affecting the public highway in Kent require the formal agreement of the Highway Authority, Kent County Council (KCC), and it should not be assumed that this will be a given because planning permission has been granted. For this reason, anyone considering works which may affect the public highway, including any highway-owned street furniture, is advised to engage with KCC Highways and Transportation at an early stage in the design process.

- 2) A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team.
- 3) 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.

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- 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) No information has been provided about the foul water drainage proposed to be installed for this development.

There is a presumption that connection to the Public Sewer should be the first considered method of sewage disposal. If non-mains drainage is to be pursued, the applicant will need to demonstrate why this is not practicable in this specific case. Full details will be required, including size, location and maintenance regimes. Due consideration should be given to the National Planning Policy Guidance, Paragraph: 002 Reference ID: 34-002-20140306 in respect of Non-Mains Sewerage and Building Regulations Approved Document H - Drainage and Waste Disposal. This information should be provided in the form of a report prepared by a suitably qualified and competent person and must be submitted with the application for it to be registered.

Proposals must be able to meet the Environment Agency's General Binding Rules, which can be found at <https://www.gov.uk/guidance/general-binding-rules-small-sewage-discharge-to-the-ground>, or, where the proposals are unable to meet the general binding rules the scheme must be capable of meeting the requirements of a specific discharge consent upon application to the Environment Agency.

Please note that the Local Planning Authority will note the submission of this information where provided but will not comment on its technical accuracy or provide technical guidance to the applicant.

Any further guidance should be obtained from the Environment Agency as the UK regulator for the pollution of surface or ground waters and discharge consents.

- 6) The developer is advised to contact Network Rail before undertaking any works to provide notice.

THE MEETING WAS CONCLUDED AT 8.30 PM

CHAIRMAN

4.1 22/03217/FUL

Date expired 16 January 2023

Proposal: Conversion of stables to create new dwelling with associated parking, private space and landscaping and erection of new stable block on existing slab.

Location: Land Adjoining 1 Keepers Cottages, Pigdown Lane, Hever Edenbridge Kent TN8 7LU

Ward(s): Cowden & Hever

Item for decision

Councillor Dickins has referred the application to Development Control Committee on the grounds of the development having a cumulative impact that would be harmful to the openness of the Green Belt and that the scheme fails to comply with policy LT2 of the Sevenoaks Allocations and Development Management Plan.

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: 0101 Rev7, 0310 Rev6, 0320 Rev4 and 0321 Rev1

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

3) No building shall be occupied until full details of both hard and soft landscape works have been submitted to and approved in writing by the Council. Those details shall include:

- planting plans (identifying existing planting, plants to be retained and new planting);
- written specifications (including cultivation and other operations associated with plant and grass establishment);
- schedules of new plants (noting species, size of stock at time of planting and proposed number/densities where appropriate); and
- a programme of implementation.

All hard and soft landscape works shall be carried out in accordance with the approved details and programme of implementation.

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To enhance the visual appearance of the area as supported by EN1 and EN5 of the Sevenoaks Allocations and Development Management Plan.

4) Details of any outside lighting shall be submitted to and approved in writing by the local planning authority before occupation. Despite any development order, outside lighting shall only be provided in accordance with the approved details.

To preserve the visual appearance of the area as supported by EN5 of the Sevenoaks Allocations and Development Management Plan.

5) Notwithstanding the approved plans full details of all boundaries and enclosures shall be submitted to and approved in writing by the local planning authority prior to full completion of the converted building hereby permitted. Details shall include height, materials, siting and design of boundary treatment and shall be implemented in full prior to the first occupation of the dwelling hereby permitted.

To preserve the character of the site and to ensure adequate amenity for the occupiers of the site and neighbouring dwellings.

6) Prior to the first occupation of the development, an electrical charging point shall be installed so to allow for the safe charging of electrical vehicles on the site.

To encourage the use of low emission vehicles in accordance with Policy T3 of the Sevenoaks Allocations and Development Management Plan.

7) Within six months of works commencing, details of how the development will enhance biodiversity will be submitted to and approved in writing by the local planning authority. This will include the provision of replacement Swallow nest space and native species planting and/or wildflower grassland creation. The approved details will be implemented and thereafter retained.

To accord with policy SP11 of the Core Strategy.

8) Prior to commencement of development details of the foul and surface water drainage shall be submitted to and approved in writing by the Local Planning Authority. The approved details will be implemented prior to first occupation.

To accord with policy EN1 of the Sevenoaks Allocations and Development Management Plan.

9) Prior works commencing above ground level, a scheme for the storage and disposal of muck and manure shall be submitted to and approved in writing by the local planning authority. The approved scheme shall be implemented when the stables are first brought into use, and thereafter maintained.

To protect the amenity of the area and nearby residents as supported by EN2 of the Sevenoaks Allocations and Development Management Plan.

10) Prior to the occupation of the residential unit hereby permitted the unauthorised stable, currently sited adjacent to the area of development, shall be removed.

To ensure there are no unauthorised structures on site and to reduce the impact to the openness of the Green Belt.

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. Breeding bird habitat is present on the application site and assumed to contain nesting birds between 1st March and 31st August, unless a recent survey has been undertaken by a competent ecologist and has shown that nesting birds are not present.

2) No works can be undertaken on the Public Right of Way without the express consent of the Highways Authority. In cases of doubt the applicant should be advised to contact this office before commencing any works that may affect the Public Right of Way. Should any temporary closures be required to ensure public safety then this office will deal on the basis that:

- The applicant pays for the administration costs
- The duration of the closure is kept to a minimum
- Alternative routes will be provided for the duration of the closure.
- A minimum of six weeks notice is required to process any applications for temporary closures.

3) It is important to note that planning permission does not convey any approval to carry out works on or affecting the public highway.

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 of two parts, the first is an L-shape stable building located to the south of 1 Keepers Cottage which is a two-storey semidetached dwelling within a large plot of land. The second is an area of

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hardstanding which was laid in preparation for a proposed siting of replacement stables, which is now subject to this application, the hardstanding is located to the west of the existing stables and adjacent to a manège consented in 2009.

- 2 The existing stables are a dark brown timber clad building with a pitched roof that features a minor overhang. The roof of the stables is finished with a corrugated roof. Immediately adjacent, creating a U Shape arrangement, is another small stable building of a more recent construction and without permission, this is proposed to be removed as part of the development.
- 3 The application site benefits from an existing access off Pigdown Lane that is separate to that of 1 Keepers Cottage, this access is adjacent to a public right of way (SR584A). The application site is located outside any settlement confines and within the Metropolitan Green Belt, it is also located within the High Weald Area of Outstanding Natural Beauty.

Description of proposal

- 4 Permission is sought to convert the stables into a 2-bedroom dwelling, the existing access off Pigdown Lane will serve as a access to the dwelling to create a clear distinction/separation from 1 Keepers Cottage. It is proposed to subdivide the land of 1 Keepers Cottage to form a modest residential curtilage for the proposed dwelling, the boundary will be delineated with a post and rail fence. The proposal for the conversion is the same as the extant permission under application no. 22/01296/FUL.
- 5 In addition to the above, a four bay stable block on the area of hardstanding is proposed, the building includes a small tack room. The building measures 15.7m by 3.3m with a maximum height of 3m.

Relevant planning history

- 6 06/01291/FUL - Erection of 2 no stables, haystore and tack room. Granted.
- 7 09/02319/FUL - Erection of outdoor riding arena 40m x 20m for private use. Granted.
- 8 22/01296/FUL - Conversion of stables to create new 2-bedroom dwelling with associated parking, private space and landscaping. Granted.

Policies

- 9 National Planning Policy Framework (NPPF)

- 10 Para 11 of the NPPF confirms that there is a presumption in favour of sustainable development, and that development proposals that accord with an up-to-date development plan should be approved without delay.
- 11 Para 11 of the NPPF also states that where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, permission should be granted unless:
- application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed (footnote 7); or
 - any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.
- 12 Footnote 7 relates to a variety of designations, including SSSIs, Green Belt, AONBs, designated heritage assets and locations at risk of flooding.
- 13 Core Strategy (CS)
- LO1 Distribution of Development
 - LO2 Development in the Sevenoaks Urban Area
 - SP1 Design of New Development and Conservation
 - SP11 Biodiversity
- 14 Allocations and Development Management (ADMP)
- EN1 Design Principles
 - EN2 Amenity Protection
 - GB7 Re-use of a Building within the Green Belt
 - LT2 Equestrian Development
 - T1 Mitigating Travel Impact
 - T2 Vehicle Parking
 - T3 Electrical Vehicle Charging Points
- 15 Other
- Development in the Green Belt SPD
 - Sevenoaks Landscape Character Assessment (2017) - Area 13a Cowden to Chiddingstone High Weald

Constraints

- 16 The following constraints apply:

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- Metropolitan Green Belt.
- Outside Urban Confines.
- High Weald AONB.
- Public Right of Way - SR584A

Consultations

- 17 Hever Parish Council:
Object to this application. The increase in size is too great and represents over development of the site.
- 18 KCC Highways:
This development proposal does not meet the criteria to warrant involvement from the Highway Authority in accordance with the current consultation protocol arrangements.
- 19 Informative - it is important to note that planning permission does not convey any approval to carry out works on or affecting the public highway
- 20 KCC Public Right of Ways:
Public Footpath SR584A through the centre of this application site and may be impacted should the application be granted.
- 21 The planning statement incorrectly defines this Public Right of Way as a Bridleway instead of a footpath.
- 22 The proposed new dwelling would require vehicular access along the first section of this footpath which would not only cause a hazard for pedestrians using the path but may also be the cause of surface problems arising. There is also the matter of the enjoyment of users of the footpath being impacted by having to walk in close proximity to the new proposed household.
- 23 The granting of planning permission confers no other permission or consent on the applicant. It is therefore important to advise the applicant that no works can be undertaken on a Public Right of Way without the express consent of the Highways Authority. In cases of doubt the applicant should be advised to contact this office before commencing any works that may affect the Public Right of Way. Should any temporary closures be required to ensure public safety then this office will deal on the basis that:
- The applicant pays for the administration costs
 - The duration of the closure is kept to a minimum
 - Alternative routes will be provided for the duration of the closure.

- A minimum of six weeks notice is required to process any applications for temporary closures.
- 24 This means that the Public Right of Way must not be stopped up, diverted, obstructed (this includes any building materials or waste generated during any of the construction phases) or the surface disturbed. There must be no encroachment on the current width, at any time now or in future and no furniture or fixtures may be erected on or across Public Rights of Way without consent.
- 25 KCC Ecology:
It appears that some groundworks have already been carried out. Regardless, we advise that external lighting, nesting birds and ecological enhancements are considered.
- 26 Biodiversity and Lighting
To mitigate against potential adverse effects on bats (and other nocturnal wildlife), and in accordance with the National Planning Policy Framework 2021, we advise that the incorporation of sensitive lighting design for biodiversity is submitted to the local planning authority and secured via an attached condition with any planning permission.
- 27 Request for informative regarding removal of any bird nests:
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.
- 28 Request for ecological enhancement condition.
- 29 Southern Water:
There are no public foul and surface water sewers in the area to serve this development. The applicant is advised to examine alternative means of foul disposal.
- 29 SDC Tree Officer:
I refer to my previous comments dated 22nd June 2022. I have no objections to the proposed conversion of the existing stables to create the new dwelling. With regards to the erection of the new stable block, as the concrete slab is already in place, the construction of the new stables should not impact on those trees located on the boundary to the rear. Providing care is taken to prevent damage occurring to any overhanging branches, I have no objection to the proposal.

Representations

- 30 11 letters of objection have been received relating to the following issues:
- Proposal demonstrates that the stables to be converted are not redundant and so replacement stable block is proposed, resulting in harm to the openness of the Green Belt.
 - If approved there should be a restriction against conversion into a dwelling.
 - Problems as a result of increased traffic on the country lane.
 - Existing stables are clearly in use and therefore not redundant.
 - Existing stables not suitable for conversion into a dwelling.
 - Size of the site is not large enough for four horses.
 - Scale of individual stable is larger than minimum requirements and therefore excessive.
 - Access onto Pigdown Lane is dangerous.
 - No permission for the hardstanding, which is now described as 'existing hardstanding'.
 - If approved there should be a restriction on the number of horses that can be kept on site to two.
 - Details of muck heap location required.
 - Siting of public site notice was not good.
 - Land is overgrazed already.

Planning appraisal

- 31 The main planning considerations are:
- Principle of Development
 - Impact to the Green Belt
 - Impact to the Character of the Area
 - Impact on the AONB
 - Impact to neighbouring amenity
 - Highways/Parking
 - Biodiversity
 - Other

Principle of development

- 32 Para 124 of the NPPF (in part) states that planning policies and decisions should support development that makes efficient use of land, taking into account the desirability of maintaining an areas prevailing character and

setting (including residential gardens) or of promoting regeneration and change.

- 33 Policy LO1 of the Core Strategy seeks to retain development within existing settlements. The building is located in the Green Belt, however it is a permanent and lawful building and thus the site now represents previously development land.

The proposal is considered principally acceptable subject to other material planning considerations.

- 34 Justification

Numerous concerns have been received regarding the justification for the conversion of the existing stables, comments refer to the previously consented scheme declaring they are redundant yet now it is also proposed to construct new stables to essentially replace the existing post conversion to a dwelling. Previous site visits confirmed the stables were indeed in still in use. However, there is no policy requirement for applicants to demonstrate/justify the existing stables are redundant or no longer required as the building is over 10 years old - policy GB7 of the Allocations and Development Management Plan. Therefore, in principle the conversion of the existing stables is acceptable and Members will be aware that planning permission has already been granted for the conversion under planning application 22/01296/FUL, there are no differences in this application for this element of the proposal.

- 35 There have been numerous concerns raised by residents and the Parish Council regarding the supposed situation whereby stables are converted and then some time later an application for new stables (to replace those lost) is submitted. This matter is noted, however members should be aware that there are local adopted policies in the Core Strategy or Allocations and Development Management Plan that prevent new/replacement stables being erected as a matter of principle. Consequently, the suitability of the new stables can only be determined on the basis of whether it is 'inappropriate development' in the Green Belt and whether there is an unacceptable harm to the openness.

Impact on the Green Belt

- 36 Paragraph 147 states that where a proposal is inappropriate development in the Green Belt, it is by definition harmful and should not be approved except in very special circumstances.

- 37 Dwelling application:

As set out in paragraph 149 of the NPPF, new buildings in the Green Belt are inappropriate development, there are some exception including the

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conversion of existing buildings (para 150d). The proposal seeks to convert the existing stables into a two-bedroom dwelling and would therefore meet this exception, however this exception and policy GB7 of the Allocations and Development Management Plan also require buildings to be of substantial construction. The stables are permanent buildings, constructed over a decade ago, set atop concrete foundations/base. The structural survey submitted recommends minor changes though it concludes the building is capable of conversion. The proposed development is therefore considered to accord with policy GB7 and paragraph 150d and would be acceptable in principle.

- 38 Assessment against policy and impact on openness
- 39 Paragraph 148 of the NPPF advises local authorities should give substantial weight to any harm to the Green Belt. Very special circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness and any other harm, is clearly outweighed by other considerations. Openness is an essential characteristic of the Green Belt and is different from visual impact. Openness is about freedom from built form. Even if there is absence of harm to openness, there can be harm in principal to the Green Belt from inappropriate development.
- 40 The proposal would involve the conversion of an existing building, and the removal of a small stable building adjacent to the L-Shape stables of this proposed conversion. The conversion does not increase the height and massing of the building and will therefore have no greater impact on the openness and character of the Green Belt. Moreover, the removal of the building adjacent will lessen the built form on site. No ancillary/domestic buildings or structures are proposed within the site of the proposed dwelling. As for the access, which can also impact the character and openness of the Green Belt, the proposal will use the existing access off Pigdown Lane. There is no significant change in the scale and layout of the access and thus there will be no impact on the character and openness of the Green Belt.
- 41 To define and separate the site from the host plot of 1 Keepers Cottage, post and rail fencing will be used. Further details of the boundary treatment, including height, design and materials, will be secured through conditions. This type of fencing it is considered to have a low impact on the character and openness of the Green Belt.
- 42 Overall, the proposal is considered to comply with the Green Belt policies outlined in the NPPF, policy GB7 of the Allocations and Development Management Plan, policy LO8 of the Core Strategy and the Green Belt SPD.

43 Proposed stables

The second part of the proposal is for a new stables, it is a four bay stable block sited to the west of the proposed dwelling. As stated earlier in the report paragraph 149 and 150 of the NPPF outline a number of exemptions for development in the Green Belt.

44 Paragraph 149(b) states:

‘A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:

b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it’.

45 The proposed stables are, as outlined later in the report, suitable in scale for outdoor recreation which in this case is the keeping of horses. The proposed building is no larger than necessary for the number of horses and the individual stables at 3.5m by 3.4m is no larger than the minimum standards recommended by the British Horse Society. Therefore, the proposed building is considered appropriate development in the Green Belt. The impact upon the openness of the Green Belt is considered to be a low as possible due to the aforementioned scale, the siting against the boundary of the site and (to a limited degree) due to the fact the has been a building in this approximate location previously. As recently as 2019-2020 a building which formerly had the appearance of a hay barn before being extended and used for stabling was on site. This building has now been removed, however the area of land - even before the hardstanding was unlawfully set - could constitute previously developed land.

46 Turning to local policy, policy LT2 of the Allocations and Development Management Plan is relevant. This policy allows for equestrian development (including in the open countryside/Green Belt) where it meets the following tests:

A) buildings would be appropriate in scale to their setting and would be closely related to existing farm buildings or other groups of buildings that are well screened from public view;

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- 47 The proposal is for the construction of a moderately sized linear building with four stables and a tack/store room. The application site fields extent to over 7 acres (2.95 hectares). It is proposed to locate the building near the southern border of the site, adjacent to the tree line boundary. Whilst it is not screened from public view courtesy of the public right of way that cuts through the site, it is adjacent to the approved manège and against the boundary of the site. This siting is considered optimum in the context of the entire site. It is also noted, this is the rough location of a former hay barn. The development is therefore considered to accord with this criteria of policy LT2.
- a) for proposals that involve new facilities for the keeping of horses, sufficient grazing land and off road riding areas would be available and would not harm the amenities of surrounding residents;
- 48 The site is a little under 3 hectares total, with the grazing land being less due to some land taken up by the existing stables, existing dwelling of 1 Keepers Cottage and the Manège. The Department for Environment Food and Rural Affairs 'Code of practice for the welfare of Horses, Ponies, Donkeys and their Hybrids' indicates that as a general rule each horse requires 0.5 to 1.0 hectares of grazing land (if no supplementary feeding is being provided).
- 49 In this case, the stables are large enough for four horses. Without the introduction of additional feed, these horses would require between two and four hectares. No information has been provided regarding whether there will be additional feed, however the site meets the size requirements for four horses.
- b) the proposal would not have an unacceptable impact on the water environment and sewage disposal, and
- c) the development would not result in harm to the character of the landscape or the ecological value of the area in which it is situated.
- 51 With regard to point c) no information has been provided to demonstrate the development will accord with this criteria of policy LT2, however this can be secured through conditions. With regard to point d) ecological enhancements are proposed and more will be secured through conditions as detailed later in this report.
- 52 Policy LT2 goes on to outline design requirements in which equestrian development must accord with, this is in addition to the general design requirements of policy EN1 of the Allocations and Development Management Plan. Policy LT2 states "Where stables or associated equestrian buildings are

proposed they should be designed and constructed in materials appropriate to a rural area and should not be of a size and degree of permanence that they could be adapted for other use in the future”.

- 53 The proposed stables will be constructed from timber cladding with a corrugated roof. The area of hardstanding in which the stables sit covers approximately 200sqm with the building taking up less than half of this area. Consequently there is ample space for the parking and turning of vehicles around the site and away from the PROW. The design is reflective of a typical rural stable building suitable for the local vicinity. It has not been designed to appear a dwelling or a residential building, but solely as a stable block. As for the suitability of adapting to other uses, the slim linear form of the building does not lend itself well to a dwelling and would be less likely to be converted than the existing stables on site - though such an assessment must be made on its own merits were an application to be received. Subsequently, the proposed development is considered to accord with the design criteria of policy LT2 from the Allocations and Development Management Plan.

Impact upon the character and appearance of the area

- 54 Policy SP1 of the Core Strategy and EN1 of the Allocations and Development Management Plan outline that all new development should be designed to a high quality and should respond to the distinctive local character of the area in which it is situated. Policy EN1 also states that the form of proposed development should be compatible in terms of scale, height, density and site coverage with other buildings in the locality. The design should be in harmony with adjoining buildings and incorporate materials and landscaping of a high standard.
- 55 The area falls within the High Weald AONB, policy EN5 of the ADMP states that Proposals within the AONB will be permitted where the form, scale, materials and design would conserve and enhance the character of the landscape and have regard to the relevant Management Plan and associated guidance.
- 56 The application site is located within area 13a Cowden to Chiddingstone High Weald of the Sevenoaks Landscape Character Assessment (2017). The Assessment states that the local objectives to conserve and enhance landscape character are:
1. ‘Maintain the strong field pattern of Medieval assarts and other informal enclosures and their boundary features including shaws and dense hedgerows.
 2. Respect the steep wooded gills, ensuring management for their long term survival, and preservation of the ponds linked to the former Iron Industry.

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3. Conserve and manage the woodlands to ensure their long term survival, including planning for the next generation of hedgerow trees. Promote the use of wood products linked to management of woodlands.
 4. Conserve historic orchards and consider reinstating where they have been lost to preserve this historic land use.
 5. Manage water courses and features for their biodiversity interest.
 6. Maintain the character of the country lanes, maintaining their adjacent verges, thick hedges and tree tunnels and resisting erosion or road improvements that would change their character - this is particularly important for the ancient routeways or droveways.
 7. Maintain a low density and rural settlement pattern, preserving the historic buildings (including farmsteads, Medieval manors and Oast houses), and ensuring any new development is well integrated into the landscape, respects existing built character and responds to sense of place.
 8. Preserve the traditional Kentish architecture including local brick and steep clay tile roofs, weatherboarding and tile hanging that provides a distinct sense of place.
 9. Conserve the designed parkland landscapes and their settings.
 10. Provide opportunities to enjoy the landscape, and the long views north over the Low Weald and over the adjacent Eden Valley’.
- 57 The proposed development accords with the guidance in that it does not interfere with the key characteristics of the landscape. Additionally, as per point 8 above it features traditional materials that are suitable for its rural locality. It also preserves the low density and rural settlement pattern of the area with sensitive siting of the development within the landscape.
- 58 In terms of the re-use of the existing stables, this is considered to preserve and not pose any harm to the setting or intrinsic beauty of the AONB. Moreover, the proposed materials are rural in nature and consistent with the existing character of the building and rural setting. The new stables also feature materials sympathetic to the rural area/character. No lighting details have been submitted and will therefore be conditioned so that the type, number and siting can be controlled in the interest of preserving the character of the AONB.
- 59 Consequently, subject to conditions the development is considered to conserve and enhance the setting of the AONB. The proposed development is considered to preserve the character of the area and the intrinsic beauty of the High Weald AONB and therefore accords with policy EN1 and EN5 of the Allocations and Development Management Plan.

Residential amenity

- 60 Policy EN2 of the Allocations and Development Management Plan requires proposals to provide adequate residential amenities for existing and future occupiers of the development.
- 61 As a general rule, a distance of 15m to 20m (National Model Design Code) is considered sufficient to prevent a significant loss of amenity to neighbouring residents. The proposed dwelling would be located more than 20m from the nearest neighbouring property and the site is not particularly elevated compared to its surroundings. Consequently, there will be no loss of light, outlook and privacy amenity for the neighbouring occupiers. The proposed stables are further still from the nearest neighbour and thus for the same reasons will preserve amenity.
- 62 In terms of amenity for occupiers of the proposed dwelling. It benefits from large window openings for sufficient daylight, particularly for the living rooms, without compromising the understated rural/equestrian essence/character of the building - albeit the character of the existing building is limited. The dwelling accords with the Nationally Described Space Standards as well.
- 63 The proposal is considered to preserve neighbouring amenity and amenity for future occupiers of the development and would be compliant with policy EN2 of the Allocations and Development Management Plan.

Parking and Highways Impact

- 64 Policy EN1 states that all new development should provide satisfactory means of access for vehicles and pedestrians and provide adequate parking. Appendix 2 of the ADMP states that dwellings in this location with two bedrooms require a minimum of 1.5 parking spaces. The proposed development would have sufficient space for two vehicles to park, albeit not in a traditional/common arrangement, and space to turn on site and leave in a forward gear. As such, the development would comply with the adopted guidance and policy.
- 65 Policy T3 of the Allocations and Development Management Plan states that electrical vehicle charging points should be provided within new residential developments to promote sustainability and mitigate climate change. A condition would be applied to ensure that an electric vehicle charging point is provided on site.
- 66 With regard to the access being on/adjacent to a public right of way, this is not considered an issue provided there is no obscuring of the public right of way during construction. KCC Public Right of Ways have been consulted on the development proposal. Whilst minor concerns have been raised they did

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not object and instead remind the applicant/occupier to ensure the PROW is not obscured/blocked. Moreover, the Public Rights of Way Officer did not object to the previous application for the conversion of the stables.

- 67 The number of vehicle trips for a single unit would not have a severe impact on the highway network, equally the proposed stables are for a private use and not in connection with a business and therefore the extent of trips will be minimal. The proposal is considered to maintain highway safety for all users.

Biodiversity

- 68 Policy SP11 of the Core Strategy states that the biodiversity of the district will be conserved and opportunities sought for enhancements to ensure no net loss of biodiversity. KCC Ecology have reviewed the proposal and have not raised any concerns regarding loss of protected species, they have recommended a condition relating to ecological enhancements which will be included.

Community Infrastructure Levy (CIL)

- 69 The proposed dwelling is CIL liable, however the proposed floorspace would be offset by the existing. The stables are not CIL liable.

Conclusion

- 70 The proposed development would conserve the openness of the Green Belt and would be in keeping with the character of the area and the character of the AONB. The development will not result in a loss of amenity for neighbouring residents or a loss of highway safety. The proposal accords with policies EN1, EN2, EN5, LT2, T1 and T2 and the relevant Green Belt policies of the Allocations and Development Management Plan, in addition to policy LO1, LO8, SP1 and SP11 of the Core Strategy. The development also accords with the relevant policies of the NPPF and the council's supplementary guidance for Development in the Green Belt.

Therefore the proposal is recommended for approval.

Background Papers Site and Block Plan

Contact Officer(s):

227000

Ashley Bidwell: 01732

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Richard Morris
Chief Planning Officer

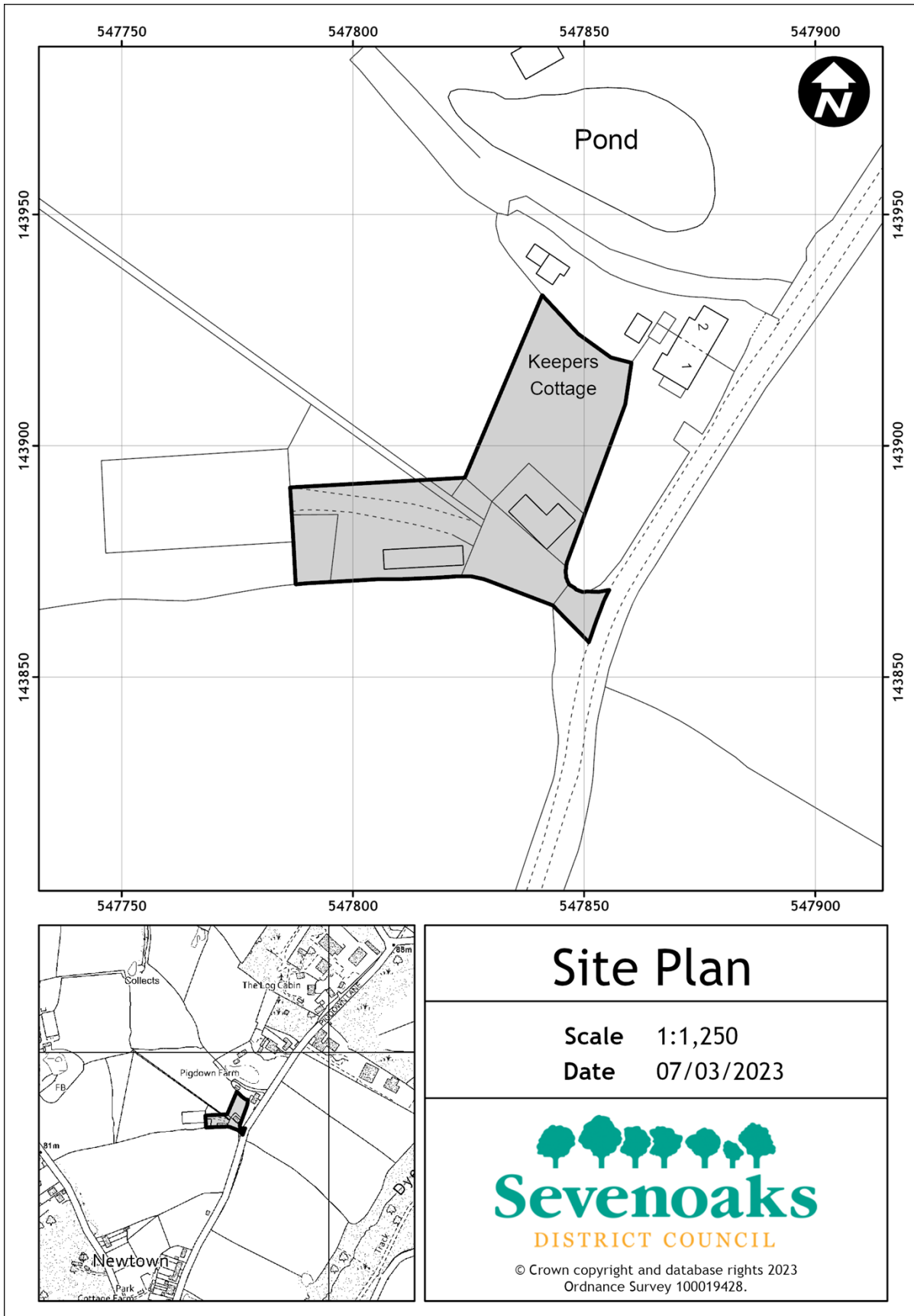
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Link to application details:

<https://pa.sevenoaks.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>

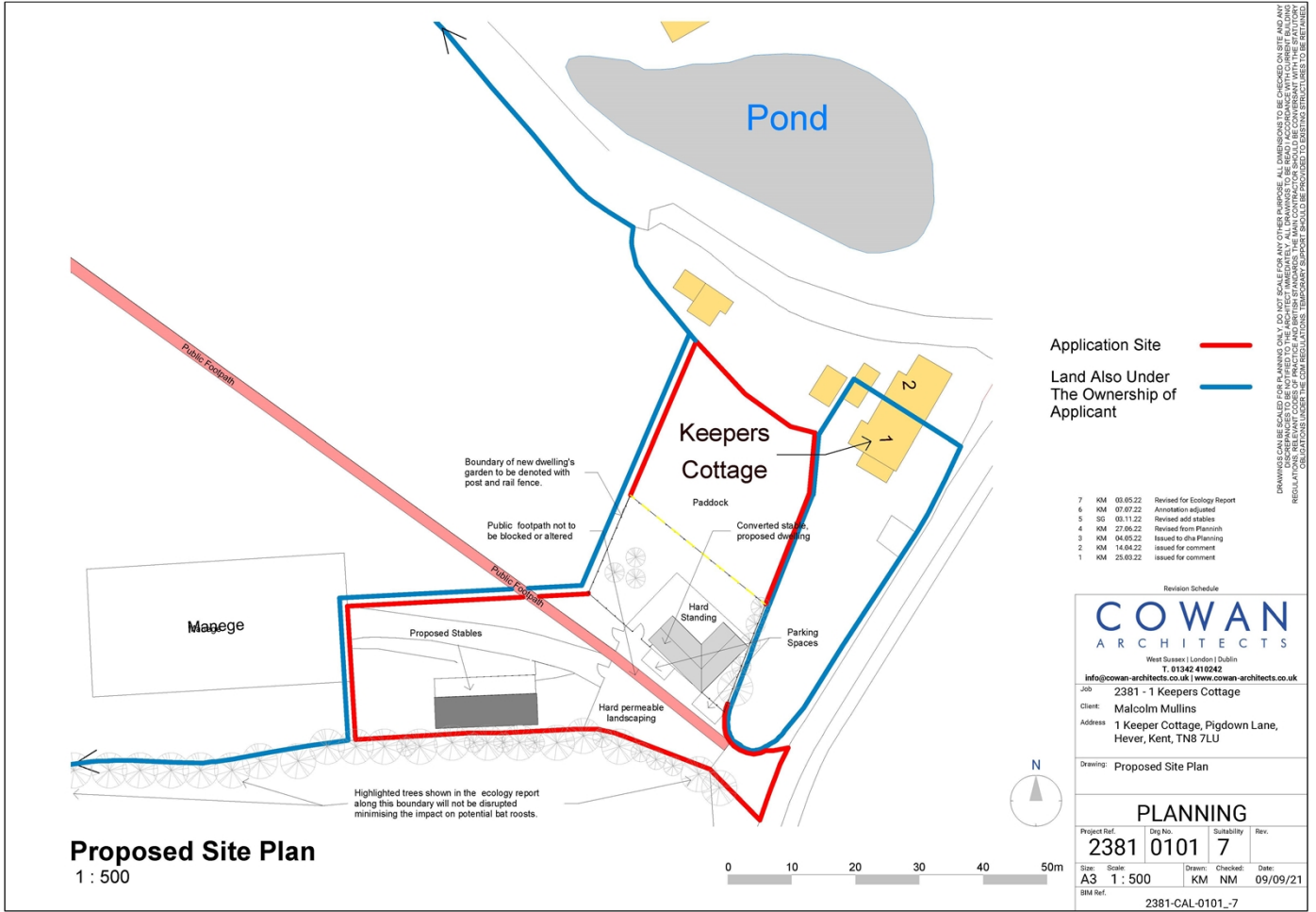
Link to associated documents:

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=RLPJ0MBKGTP00>



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BLOCK PLAN



4.2 22/03396/LBCALT Revised expiry date 3 April 2023

Proposal: Installation of 20 solar PV Panels on roof of two outbuildings

Location: Parris House, 16 - 18 High Street, Cowden Edenbridge Kent TN8 7JG

Ward(s): Cowden & Hever

Item for decision

The application has been referred to Development Control Committee by Councillor Dickins in order for the impact of the proposal on the Heritage Impacts to be considered.

RECOMMENDATION: That planning permission be REFUSED for the following reasons:

1) The installation of the solar panels onto two curtilage listed structures, would result in harm to their character, integrity and appearance. The works would also have an adverse impact upon the setting of the listed building. As such the proposal would neither conserve nor enhance the heritage assets, but cause harm, which is not outweighed by any public benefit. The proposal would be contrary to policy EN4 of the Sevenoaks Allocations and Development Management Plan and National Planning Policy Framework.

Description of site

- 1 The site consists of a Grade II listed building with several curtilage listed outbuildings, including the barn and the tool shed and a detached modern garage
- 2 The dwelling is sited directly onto the high street.
- 3 The site lies within the Cowden Conservation Area, Metropolitan Green Belt and High Weald Area of Outstanding Natural Beauty.

Description of proposal

- 4 Installation of 20 solar PV Panels on roof of two outbuildings.

Agenda Item 4.2

Relevant planning history

- 5 93/00543/HIST (LBC) Erection of a detached garage GRANT
- 6 93/00544/HIST Erection of a detached garage GRANT
- 7 05/01541/LBCALT Conversion of existing barn for residential use ancillary to the main dwellinghouse. GRANT
- 8 05/01543/FUL Conversion of existing barn for residential use ancillary to the main dwellinghouse. GRANT
- 9 08/02884/LBCALT Alterations to internal partition and replacement of all windows on front elevation. GRANT
- 10 88/01819/HIST Two storey extension GRANT
- 11 88/01820/HIST Two storey extension GRANT
- 12 12/00073/HOUSE Rebuild/reposition existing wall and brick pier adjacent to entrance gates. GRANT
- 13 12/00074/LBCALT Rebuild/reposition existing wall and brick pier adjacent to entrance gates. GRANT
- 14 12/01414/LBCALT Removal of paint finish to external brickwork to part of front elevation including repointing. GRANT
- 15 12/02755/HOUSE Demolition of existing garage and wood store and erection of new double garage including modification to existing driveway. GRANT
- 16 15/03287/LBCALT Installation of two Air Source Heat Pumps. GRANT
- 17 15/03848/HOUSE Installation of two Air Source Heat Pumps. One located to the rear of the main house, the other located to the rear of the outbuilding. GRANT
- 18 79/00709/HIST Demolition of existing garage, internal and external alterations, conversion and use of shop building for additional living accommodation and construction of dormer window at rear GRANT
- 19 79/00534/HIST Removal of existing and formation of larger window at rear of dwelling GRANT
- 20 79/00531/HIST Alterations, conversion and use of existing shop building for additional living accommodation ancillary to existing dwellinghouse, and construction of dormer window at rear GRANT
- 21 78/01602/HIST Removal of existing external door on west elevation and the fixing of a new timber window GRANT

- 22 78/01139/HIST Construction of dormer window at rear and formation of window in gable end at side of dwelling GRANT

Policies

- 23 National Planning Policy Framework (NPPF)
- 24 Section 66 of the Planning (Listed Buildings and Conservation Area) Act 1990 placed a duty on a local planning authority, in considering development, which affects a listed building or its settings, to having special regard to the desirability of preserving the building or its setting, or any features or architectural or historical interest it possess. The NPPF also states that great weight should be given to the conservation of heritage assets (para 199).
- 25 The NPPF states that sufficient and proportionate information should be provided with any application to help in determining applications (para. 200).
- 26 Core Strategy (CS)
- SP1 Design of New Development and Conservation
- 27 Allocations and Development Management Plan (ADMP)
- EN4 Heritage Assets
- 28 Other
- Sevenoaks Residential Extensions Supplementary Planning Document (SPD)

Constraints

- 29 The following constraints apply:
- Cowden Conservation Area
 - Listed Building
 - Metropolitan Green Belt
 - Area of Outstanding Natural Beauty - High Weald

Consultations

- 30 Cowden Parish Council
- ‘Cowden Parish Council recommended approval on the basis that:-
- The size of the proposed solar array is reasonably matched to the KWh requirement of the property and that future increase is restricted
 - The proposal complies with relevant local and national policies’

Agenda Item 4.2

- 31 Conservation Officer
Parris House is a grade II listed building within the Cowden Conservation Area. It also sits within the setting of several other listed buildings. The outbuilding to the north-west closest to the house (the barn) is shown on 19th century maps and was converted to residential ancillary use in 2005. There is also a building the west near the road frontage shown on 19th century maps (site of current tool shed/log store). It is these two outbuildings to which it is proposed to attach the solar panels.
- 32 The Heritage, Design and Access Statement states that the house is a 16th century grade II listed house within the Cowden High Street. The Heritage Statement only identifies the main house as the 'heritage asset'. It does not refer to the other heritage assets affected by the proposals- namely the Cowden Conservation Area, the curtilage listed barn, the seemingly curtilage listed tool shed (unless this is a recent rebuild) and the setting of nearby listed buildings. The Heritage Statement therefore fails to identify the heritage assets affected by the proposals.
- 33 Paragraph 194 of the NPPF sets out that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. In this case, this requires an assessment of the significance of the host listed building, nearby listed buildings and the Conservation Area that may be impacted by the development through change within their setting, as well as an assessment of the significance of the two outbuildings as curtilage listed buildings.
- 34 From my own assessment, the barn appears to be of heritage significance and has greater prominence in the setting of the heritage assets identified and so the installation of the solar panels on this building is unlikely to be supportable due to the impact this would have on both the barn itself and the setting of the nearby heritage assets. Further information is required to assess the acceptability on the tool shed.
- 35 The garage also appears to be a modern addition and it is not clear why this hasn't been considered as a more sympathetic location. Without the information identified above I am unable to determine the impact of the development on heritage assets and the harm that would arise to their significance through the proposals. Based on the information provided, the solar panels would be installed on curtilage listed buildings and would cause less than substantial harm to their heritage significance, as well as the setting of the other heritage assets identified in my comments above.
- 36 The proposals are therefore not supported when assessed against the relevant NPPF policies or local policy EN4.

Representations

37 Two public comments were received in support of the application.

Planning appraisal

38 The main planning consideration are:

- Impact on Listed Buildings and their Setting

39 Impact on Listed Buildings and their Setting

40 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.

41 The NPPF states that great weight should be given to the conservation of heritage assets (para.199).

42 The NPPF also states that sufficient and proportionate information should be provided with any application to help in determining applications (para. 200).

43 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.

44 The solar panels would be located on the west facing roof slope of the barn and the flat roof and south facing roof slope of the tool shed. Both the barn and tool shed are curtilage listed structures, as they have were constructed prior to 1948 and therefore afforded the same protection as the main listed building. The barn has been identified by Conservation as being of particular heritage significance and has great prominence in the setting of the main listed Parris House.

45 The Heritage, Design and Access Statement also lacks sufficient information and assessment of the impact that the proposal will have upon all heritage assets.

46 The installation of the solar panels will cause harm to the curtilage listed structures, due to their appearance, siting and alien features on these historic outbuildings. The proposal would harm their heritage significance. Under para 202 of the NPPF, the proposal would result in less than substantial harm. Such harm can only be outweighed if there is public benefit, such as securing its future use. However in these cases, the barn and tool shed are already in use. The siting of solar panels on these curtilage listed structures does not secure the buildings future use. Whilst the provision of renewable energy is clearly a benefit, in this case, it is only

Agenda Item 4.2

benefitting the applicant, not the wider public. Therefore there is no public benefit arising from this scheme.

- 47 Based on the information provided, the solar panels would be installed on curtilage listed buildings and would cause less than substantial harm to their heritage significance and harm the setting of the setting of the main listed building. Therefore, the proposal is contrary to policy EN4 of the ADMP.

Conclusion

- 48 In conclusion, the proposal would be contrary to policy EN4 due to the harm that would occur to the significance of curtilage listed buildings and the setting of the main listed building.
- 49 As highlighted in the report above the proposed development does not accord with the NPPF and our adopted development plan.

It is therefore recommended that this application is refused.

Background papers

Site Location and Block Plan

Contact Officer(s):

Stephanie Payne: 01732 227000

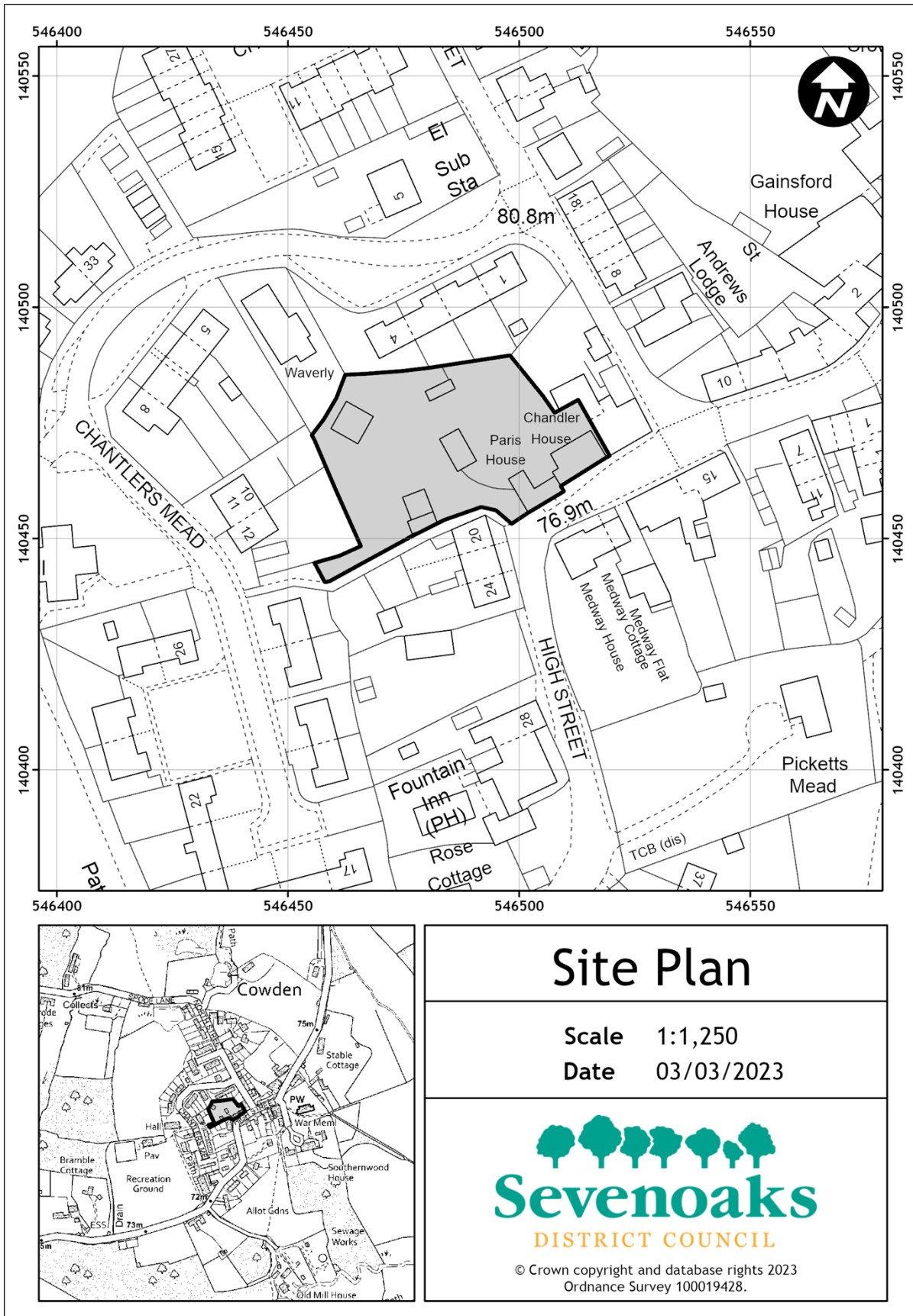
Richard Morris
Chief Planning Officer

Link to application details:

<https://pa.sevenoaks.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>

Link to associated documents:

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=RMJ5OMBKH8L00>



Site Plan

Scale 1:1,250

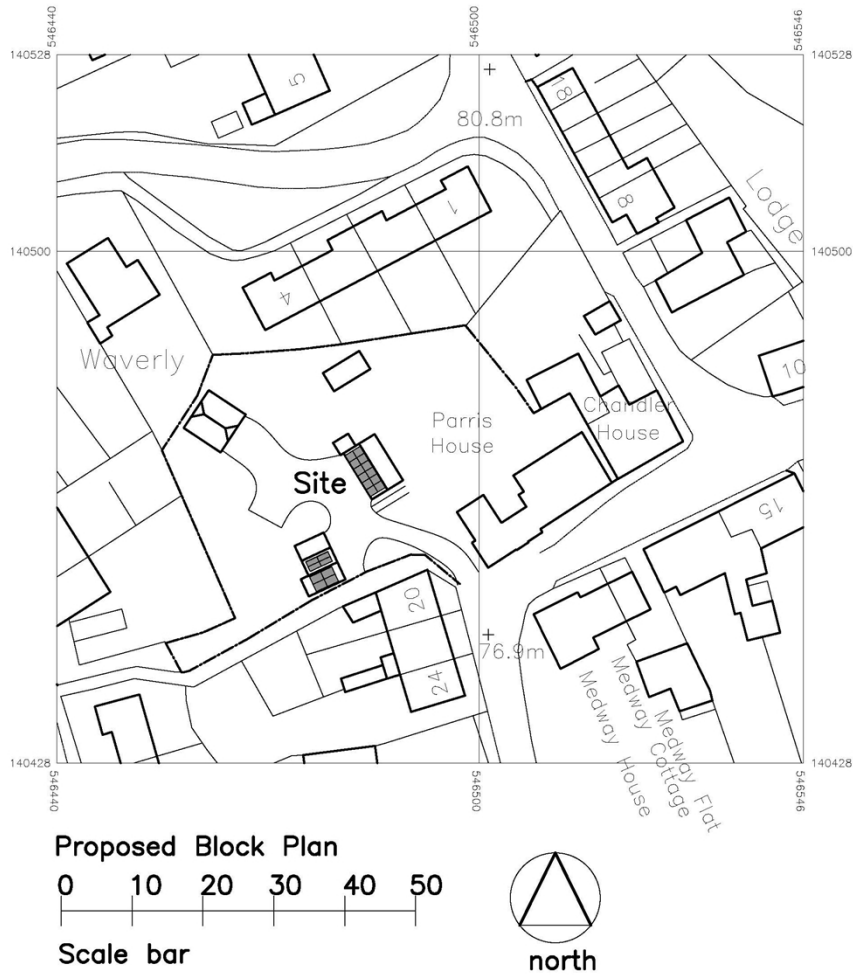
Date 03/03/2023



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Agenda Item 4.2

BLOCK PLAN



Note: Do not scale from this drawing EXCEPT FOR PLANNING USE. The site boundaries approximately reflect the fence lines on site and have not been accurately checked against the Land Title Plan. A detailed and accurate land survey has not been carried out in the production of this drawing. The scheme is diagrammatic and for Planning Use only. No checks/survey/search has been carried out on the site to identify existing services, drains/sewers or any other potential legal restrictions or hazards. This scheme is for Planning Use only and therefore all noted floor areas and room dimensions are approximate.

M R Garland Limited 4 Burns Hill Cottages Horsmonden Road Brenchley Kent TN12 7AT 01892 724 542 or 07802 987 698 mrgarlandlimited@btinternet.com	
Client: Mr M Clark	
Project: Parris House High Street Cowden Kent	
Drawing Title: Proposed Block Plan	
Date: November 2022	Drawing No. Ref: M22-9876:06
Scale: 1:5000 A3	

4.3 <u>22/03395/HOUSE</u>	Revised expiry date 3 April 2023
Proposal:	Installation of 20 solar PV Panels on roof of two outbuildings.
Location:	Parris House, 16 - 18 High Street, Cowden Edenbridge Kent TN8 7JG
Ward(s):	Cowden & Hever

Item for decision

The application has been referred to Development Control Committee by Councillor Dickins in order for the impact of the proposal on the Conservation Area and Heritage Impacts to be considered.

RECOMMENDATION: That planning permission be REFUSED for the following reasons:

1) The installation of the solar panels onto two curtilage listed structures, would result in harm to their character, integrity and appearance. The works would also have an adverse impact upon the setting of the listed building. As such the proposal would neither conserve nor enhance the heritage assets, but cause harm, which is not outweighed by any public benefit. The proposal would be contrary to policy EN4 of the Sevenoaks Allocations and Development Management Plan and National Planning Policy Framework.

2) The installation of the solar panels, by virtue of their location would disrupt wider views across the Conservation Area and the adjacent public footpath which would stand incongruous and domestic in contrast to the appearance of these outbuildings and therefore, would neither conserve nor enhance the appearance of the Conservation Area. The proposal would be contrary to policy EN4 of the Sevenoaks Allocations and Development Plan and National Planning Policy Framework.

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.

Agenda Item 4.3

Description of site

- 1 The site consists of a Grade II listed building with several curtilage listed outbuildings on site and a detached garage.
- 2 The dwelling is sited directly on the high street.
- 3 The site lies within the Cowden Conservation Area, Metropolitan Green Belt and High Weald Area of Outstanding Natural Beauty.

Description of proposal

- 4 Installation of 20 solar PV Panels on roof of two outbuildings.

Relevant planning history

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- 22 78/01139/HIST Construction of dormer window at rear and formation of window in gable end at side of dwelling. GRANT

Policies

- 23 National Planning Policy Framework (NPPF)
- 24 Core Strategy (CS)
 - LO1 Distribution of Development
 - SP1 Design of New Development and Conservation
- 25 Allocations and Development Management Plan (ADMP)
 - EN1 Design Principles
 - EN2 Amenity Protection
 - EN4 Heritage Assets
 - EN5 Landscape
 - T2 Vehicle Parking
- 26 Other
 - Sevenoaks Residential Extensions Supplementary Planning Document (SPD)
 - Conservation Area Appraisals - Cowden
 - Development in the Green Belt SPD
 - High Weald AONB Management Plan 2019-2024

Constraints

- 27 The following constraints apply:
 - Cowden Conservation Area
 - Listed Building
 - Metropolitan Green Belt

Agenda Item 4.3

- Area of Outstanding Natural Beauty - High Weald

Consultations

28 Cowden Parish Council

‘Cowden Parish Council recommended approval on the basis that:-

- The size of the proposed solar array is reasonably matched to the KWh requirement of the property and that future increase is restricted
- The proposal complies with relevant local and national policies’

29 Conservation Officer

Parris House is a grade II listed building within the Cowden Conservation Area. It also sits within the setting of several other listed buildings. The outbuilding to the north-west closest to the house (the barn) is shown on 19th century maps and was converted to residential ancillary use in 2005. There is also a building the west near the road frontage shown on 19th century maps (site of current tool shed/log store). It is these two outbuildings to which it is proposed to attach the solar panels.

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32 From my own assessment, the barn appears to be of heritage significance and has greater prominence in the setting of the heritage assets identified and so the installation of the solar panels on this building is unlikely to be supportable due to the impact this would have on both the barn itself and the setting of the nearby heritage assets. Further information is required to assess the acceptability on the tool shed.

- 33 The garage also appears to be a modern addition and it is not clear why this hasn't been considered as a more sympathetic location. Without the information identified above I am unable to determine the impact of the development on heritage assets and the harm that would arise to their significance through the proposals. Based on the information provided, the solar panels would be installed on curtilage listed buildings and would cause less than substantial harm to their heritage significance, as well as the setting of the other heritage assets identified in my comments above.
- 34 The proposals are therefore not supported when assessed against the relevant NPPF policies or local policy EN4.

Representations

- 35 Two public comments were received in support of the application.

Chief Planning Officer's appraisal

- 36 The main planning consideration are:
- Design and impact on the character and appearance of the area
 - Impact on neighbouring amenity
 - Impact on the Conservation Area
 - Impact on Listed Buildings and their Setting
 - Impact on the Green Belt
 - Impact on the Area of Outstanding Natural Beauty
 - Impact on highways safety and parking provision
- 37 Design and impact on the character and appearance of the area
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.
- 39 The solar panels on the barn would not be visible from the street scene. The panels on the tool shed would only be partially visible from certain vantage points on the street scene. They are of a typical size and design for solar panels for domestic use. The solar panels on both buildings would be visible from a public footpath however would not impede the use of said footpath.
- 40 No materials are necessary other than the solar panels themselves.
- 41 Overall, the proposal is not considered as harmful to the character and appearance of the area and is considered to accord with policies SP1 of the Core Strategy and EN1 of the ADMP.
- 42 Impact on neighbouring amenity
Policy EN2 of the ADMP requires proposals to safeguard the amenities of existing and future occupants of nearby properties.

Agenda Item 4.3

- 43 When considering the siting and scale of the proposed solar panels in relation to the adjoining neighbouring properties, the proposal would not be considered to pose a harmful loss of light, outlook or privacy to neighbouring properties.
- 44 As such, the proposal is not considered to be harmful to neighbouring amenity, in accordance with policy EN2 of the ADMP.
- 45 Impact on the Conservation Area
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.
- 46 The application site is located within the Cowden Conservation Area. The Conservation Area Appraisal for the Cowden Conservation Area states that Parris House is a building which contributes positively to its character.
- 47 Both outbuildings are also located within the Conservation Area.
- 48 The solar panels are located on roof slopes facing away from the property and the high street however, the solar panels will be highly visible from the adjacent public footpath that runs along the southern boundary of the site and wider views from the site. Due to the size, central location on the plot and existing appearance of the barn, the proposed addition of solar panels would appear in stark domestic contrast to its existing appearance in the Conservation Area and therefore, disrupt visually appealing long range views within it.
- 49 Similarly, the addition of solar panels on the tool shed, which is located directly adjacent to the public footpath and highly visible from it, would once again disrupt and replace views and the appearance of historic outbuildings from within the Conservation Area with incompatible 'alien' features.
- 50 The proposals do not contribute to the enhancement of the character and appearance of the area but rather change the visual appearance of historic outbuildings. As a result, the proposal would not be considered to either conserve or enhance the appearance of the Conservation Area, contrary to policy EN4 of the ADMP.
- 51 Impact on Listed Buildings and their Setting
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.
- 52 The NPPF states that great weight should be given to the conservation of heritage assets (para.199).

- 53 The NPPF also states that sufficient and proportionate information should be provided with any application to help in determining applications (para. 200).
- 54 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.
- 55 The solar panels would be located on the west facing roof slope of the barn and the flat roof and south facing roof slope of the tool shed. Both the barn and tool shed are curtilage listed structures, as they have been constructed prior to 1948 and therefore afforded the same protection as the main listed building. The barn has been identified by Conservation as being of particular heritage significance and has great prominence in the setting of the main listed Parris House.
- 56 The Heritage, Design and Access Statement also lacks sufficient information and assessment of the impact that the proposal will have upon all heritage assets.
- 57 The installation of the solar panels will cause harm to the curtilage listed structures, due to their appearance, siting and alien features on these historic outbuildings. The proposal would harm their heritage significance. Under para 202 of the NPPF, the proposal would result in less than substantial harm. Such harm can only be outweighed if there is public benefit, such as securing its future use. However in these cases, the barn and tool shed are already in use. The siting of solar panels on these curtilage listed structures does not secure the buildings future use. Whilst the provision of renewable energy is clearly a benefit, in this case, it is only benefitting the applicant, not the wider public. Therefore there is no public benefit arising from this scheme.
- 58 Based on the information provided, the solar panels would be installed on curtilage listed buildings and would cause less than substantial harm to their heritage significance and harm the setting of the main listed building. Therefore, the proposal is contrary to policy EN4 of the ADMP.
- 59 Impact on the AONB
The Countryside and Rights of Way Act 2000 states that the Local Planning Authority should conserve and enhance Areas of Outstanding Natural Beauty. A failure to achieve both of these points will result in a conflict with the requirements of the Act.
- 60 Policy EN5 of the ADMP states that the Kent Downs and High Weald Areas of Outstanding Natural Beauty and their settings will be given the highest status of protection in relation to landscape and scenic beauty. Proposals within the AONB will be permitted where the form, scale, materials and design will conserve and enhance the character of the landscape and have regard to the relevant Management Plan and associated guidance.

Agenda Item 4.3

- 61 The proposed work does not result in the construction of built form and the work is located on the roof slopes of existing outbuildings and therefore, the landscape of the AONB would be conserved.
- 62 The use of renewable energy sources would help to contribute to reducing emissions as per para.152 of the NPPF states we should support renewable and low carbon energy and associated infrastructure and even small scale projects provide a valuable contribution to cutting greenhouse gas emissions. In this instance, the proposed development contribute to the provision of green energy without harming AONB space.
- 63 As such, the proposal is considered to be in accordance with policy EN5 of the ADMP.
- 64 Impact on highways safety and parking provision
No adverse impact or changes would arise to highways safety by the installation of these panels. The proposal would remain compliant with T2 of the ADMP.

Other Issues

- 65 Impact on the Green Belt
The proposed installation of the solar panels on the existing buildings, within the residential curtilage of a dwellinghouse will not harm the openness of the Green Belt.

Conclusion

- 66 In conclusion, the proposal would be contrary to policy EN4 due to the harm that would occur to the significance of curtilage listed buildings and the setting of the main listed building and wider views within the Cowden Conservation Area.
- 67 As highlighted in the report above the proposed development does not accord with the NPPF and our adopted development plan.

It is therefore recommended that this application is refused.

Background Papers Site and Block Plan

Contact Officer(s):

Stephanie Payne: 01732 227000

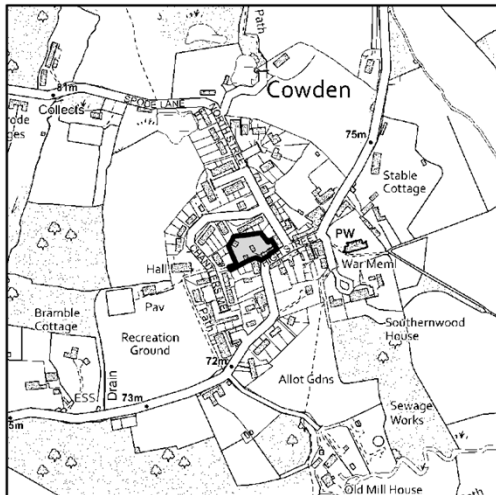
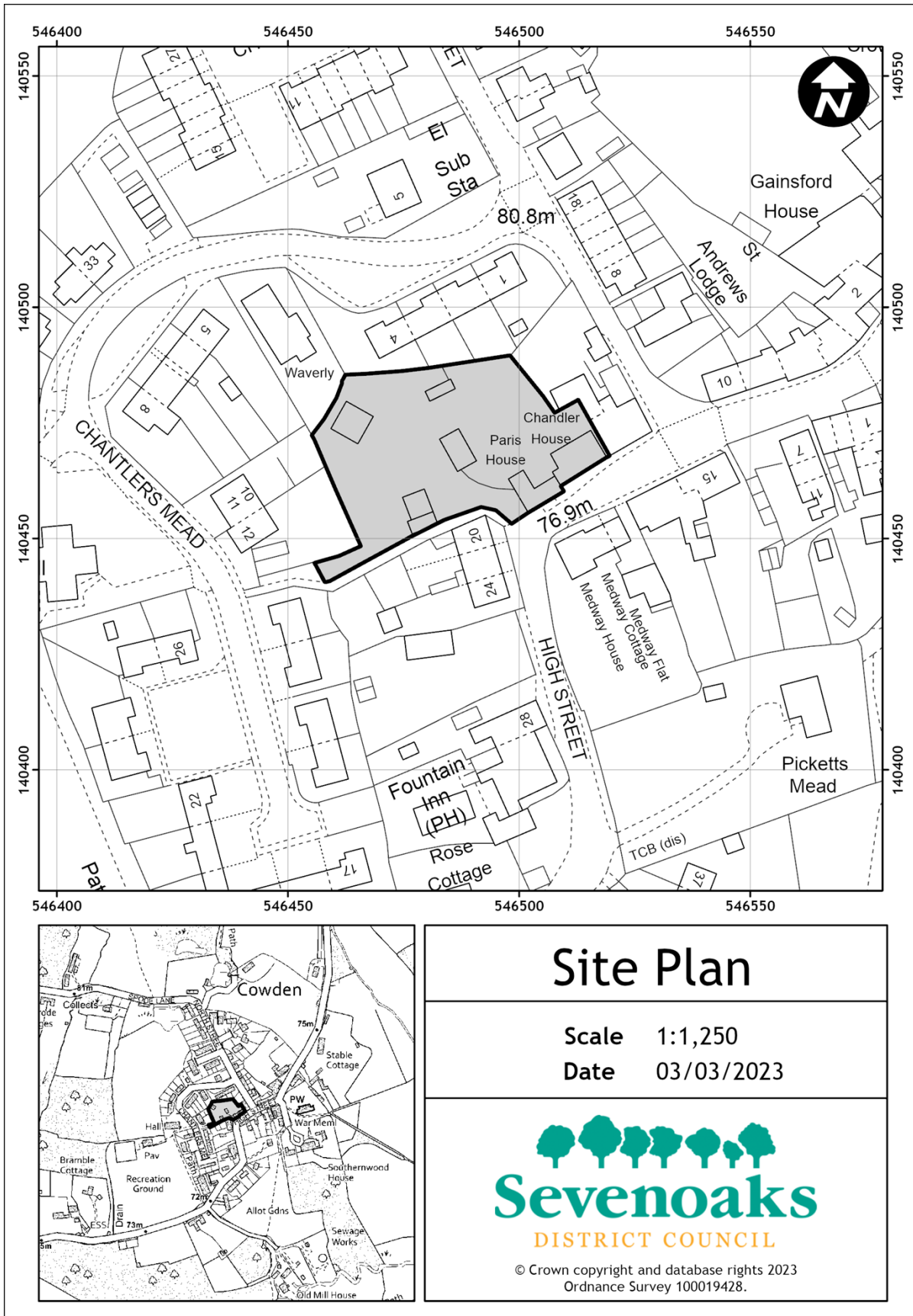
Richard Morris
Chief Planning Officer

Link to application details:

<https://pa.sevenoaks.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>

Link to associated documents:

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=RMJ5OLBKH8K00>



Site Plan

Scale 1:1,250

Date 03/03/2023

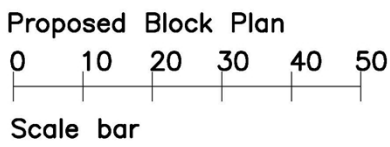


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BLOCK PLAN



Note: Do not scale from this drawing EXCEPT FOR PLANNING USE. The site boundaries approximately reflect the fence lines on site and have not been accurately checked against the Land Title Plan. A detailed and accurate land survey has not been carried out in the production of this drawing.
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mrgarlandlimited@btinternet.com

<small>Client</small> Mr M Clark	
<small>Project</small> Parris House High Street Cowden Kent	
<small>Drawing Title</small> Proposed Block Plan	
<small>Date</small> November 2022	<small>Drawing No.</small> M22-9876:06
<small>Scale</small> 1:5000 A3	<small>Rev.</small>

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Planning Application Information on Public Access - for applications coming to
DC Committee on Thursday 30 March 2023

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

[Link to application details:](#)

[Link to associated documents:](#)

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

[Link to application details:](#)

[Link to associated documents:](#)

**4.3 - 22/03395/HOUSE - Parris House, 16-18 High Street, Edenbridge, Kent
TN8 7JG**

[Link to application details:](#)

[Link to associated documents:](#)

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