

4.3- SE/16/03811/FUL

Date expired 10 February 2017

**PROPOSAL:** Proposed glazed pavilion with bi-folding doors and a glazed access door with retractable roof over existing court yard, alterations existing garage door to add a single door access and conversion of store to a new tasting bar.

**LOCATION:** The Mount, Church Street, Shoreham TN14 7SD

**WARD(S):** Otford & Shoreham

#### **ITEM FOR DECISION**

This application has been referred to Development Control Committee by Councillors Lowe and Edwards-Winsor on the grounds relating to impact on the Green Belt, openness and the use of the proposal only during inclement weather.

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

The proposed development would represent inappropriate development in the Green Belt and would be harmful to the openness of the Green Belt, contrary to policy GB8 of the Sevenoaks Allocations and Development Plan and the NPPF.

The proposed development would cause harm to the character of the landscape and fail to both conserve and enhance the character of the Kent Downs Area of Outstanding Natural Beauty, contrary to policy EN5 of the Sevenoaks Allocations and Development Management Plan and policies SP1 and LO8 of the Sevenoaks Core Strategy.

The proposals, by reason of the proposed materials and finishes, would cause less than substantial harm to the character and appearance of the Shoreham High Street Conservation Area, contrary to policies EN1 and EN4 of the Sevenoaks Allocations and Development Management Plan and policy SP1 of the Sevenoaks Core Strategy.

The application lacks sufficient detail to assess whether amenity of nearby residential properties and highway safety would be safeguarded, contrary to policies EN2 and T2 of the Allocations and Development Management Plan.

#### **Note to Applicant**

In accordance with paragraphs 186 and 187 of the NPPF Sevenoaks District Council (SDC) takes a positive and proactive approach to development proposals. SDC works with applicants/agents in a positive and proactive manner, by;

- Offering a duty officer service to provide initial planning advice,
- Providing a pre-application advice service,
- When appropriate, updating applicants/agents of any small scale issues that

may arise in the processing of their application,

- Where possible and appropriate suggesting solutions to secure a successful outcome,
- Allowing applicants to keep up to date with their application and viewing all consultees comments on line ([www.sevenoaks.gov.uk/environment/planning/planning\\_services\\_online/654.asp](http://www.sevenoaks.gov.uk/environment/planning/planning_services_online/654.asp)),
- By providing a regular forum for planning agents,
- Working in line with the NPPF to encourage developments that improve the improve the economic, social and environmental conditions of the area,
- Providing easy on line access to planning policies and guidance, and
- Encouraging them to seek professional advice whenever appropriate.

In this instance the applicant/agent:

- 1) Working in line with the NPPF, the application was refused as the proposal failed to improve the economic, social or environmental conditions of the area.

### **Description of Proposal**

- 1 Proposed glazed pavilion with bi-folding doors and a glazed access door with retractable roof over existing court yard, alterations existing garage door to add a single door access and conversion of store to a new tasting bar.

### **Description of Site**

- 2 The Mount is an existing agricultural holding comprising approximately 11.3 hectares to the north of Shoreham village. The application documents states that 50% of the land is used for viticulture and 50% is arable. The site is accessed via a single track from the northern side of Church Street, located between '2 The Bungalow' and 'Little Record'. The site comprises open farmland with a substantial two storey Victorian residential dwelling set centrally within the grounds of the estate.
- 3 An existing wine bar and tasting facility exist in the northern side of the residential building in the ground floor of the Coach House and are open to the public to taste wines produced by vines on the estate. These facilities have previously been considered to be ancillary to the existing agricultural and residential uses due to their limited scale. The wine bar and tasting facilities do not benefit from planning permission or associated planning conditions.

### **Constraints**

- 4 Metropolitan Green Belt
- 5 Area of Outstanding Natural Beauty (AONB)

- 6 Shoreham High Street Conservation Area
- 7 Biodiversity Opportunity Area
- 8 Area of Archaeological Potential
- 9 Public Rights of Way to the north and east of the site

## **Policies**

### *Allocations and Development Management Plan*

- 10 Policies - SC1, EN1, EN2, EN4, EN5, EMP1, GB8

### *Sevenoaks Core Strategy*

- 11 Policies - LO1, LO7, LO8, SP1, SP8, SP11

### *Other*

- 12 National Planning Policy Framework
- 13 Development in the Green Belt SPD
- 14 Shoreham High Street and Church Street Conservation Area Appraisal
- 15 Sevenoaks Countryside Assessment.

## **Planning History**

- 16 04/03114/AGRNOT- Erection of 3 bay agricultural store.- No objection lodged 01.06.2005  
  
02/00135/FUL- Erection of a 3 bay car port and tennis shelter- Granted 25.02.2002  
  
01/02145/FUL- Installation of floodlighting to tennis courts and rain shelter. Erection of a three bay car port/machine store- Refused 23.11.2001  
  
Reasons for refusal related to:
  - Detriment to the character of the AONB and neighbouring amenity and
  - Detriment to the Green Belt due to cumulative impact with other additions on the land.  
01/00297/FUL- Extension to existing residential property- Granted 20.04.2001

## **Consultations**

### *Shoreham Parish Council*

- 17 Support: "The Mount is already a good meeting place for the community and a potential future source of employment for local people and the Parish

Council is therefore keen to help the applicant to further its business. The application also appears to comply with planning rules.”

*SDC Conservation Officer*

- 18 “The Mount is a large early Victorian house set within extensive grounds to the north-east of the village of Shoreham. The building and its grounds form a heritage asset that positively contributes to the Shoreham Conservation Area, with the estate to the house providing an important rural setting to the historic village core along Church Street.
- 19 The building sits in an isolated position some distance from Church Street. While screened by planting and trees during the summer, during the winter months, including late autumn and spring, the property, notably its front elevation and roofscape, is visible from the railways to the east. Its roofscape may also be visible from other vantage points from within the village and the North Downs.
- 20 From the Conservation point of view there are no objections to an extension of the proposed size in principle. Of concern is however the visual impact of the proposed barrel vaulted roof for which little information has been submitted.
- 21 No details have been submitted on the proposed material of the barrel vaulted roof, other than it is to consist of partially solid panels/partially retractable fabric on supporting steel beams. From the products available on the market for spanning such large areas, such fabrics tend to be of an artificial nature that tends to be both translucent and reflective e.g. Vinyl Coated Polyester or Teflon Coated Fibreglass. The roof will cover an area of approximately 90sqm and by nature of its size, design and material has the potential to stand out as an incongruous feature within the landscape. Until the exact form, design and proposed material have been confirmed for the roof, no full assessment of the visual impact of the proposed structure on the setting of The Mount and wider Conservation Area can be made and the applicant has not demonstrated that no visual harm will occur. As such the proposal cannot be supported from the Conservation point of view at this stage.”
- 22 Further comments: “I have received the sample of the roofing material and albeit being of a grey colour, its surface is not matt but has a shiny effect due to the artificial nature of the fabric. The fabric is also to a significant degree translucent and I am still concerned that given the size of the roof, the structure will be well visible when lit internally. I therefore have no amendments to make to my previous comments and would raise an objection on grounds of the potential harmful effect the new structure has on the character and appearance of The Mount and wider conservation area.”

*KCC Public Rights of Way Officer*

- 23 No response.

*Rural Planning Ltd:*

- 24 “This would appear to be a fairly minor proposal, effectively to roof-over (using a retractable awning) a small existing courtyard already in use for the same purpose of wine tasting. Subject to any specific Planning/Design issues, it would appear to be a desirable and appropriate adjunct to the established vineyard here.”

*SDC Economic Development:*

- 25 “This application concerns a structure which would support a local business in a rural area with their plans for diversification and enable the business to move further towards sustainability.
- 26 The diversification of an agricultural holding into viticulture is creating economic growth in a rural area and supporting rural tourism. The nature of this proposition is to expand the tourism offer by providing facilities suitable for all weather operation which will improve the sustainability and attractiveness to visitors. I understand that the proposed removable roof will be used to provide a tasting area, this is important in terms of providing opportunities for people to sample the product and therefore extending potential markets and improving profile of the brand.
- 27 The Sevenoaks District Council Economic Development Strategy includes the aim to ‘ensure that businesses already located here are sufficiently supported in being able to grow’ and as such we would be keen to see the growth towards a sustainable future for this rural enterprise. Specific actions include Strategic Objective 6 - Rural Economy with the target to ‘enhance and improve the rural economy’ and ‘showcase food produced in Sevenoaks - work with key partners in the rural food industry, farmers and land/estate owners to promote food and drink produced in Sevenoaks’. The nature of this business as a tourism attraction in a rural area means that we should also consider Strategic Objective 7 of the Strategy - Tourism with the action to ‘help facilitate growth in the Tourism industry’.
- 28 It appears that the removable roof will create a much needed all weather area which is important to the future viability and profitability of the concern. The vineyard is competing with others across Kent and beyond and therefore any ability to ensure that they are able to provide a tourism experience all year round will provide a support to this rural business.
- 29 As part of our support Economic Development aim to support local enterprises and we would encourage people to shop locally, Mount Vineyard provides an opportunity for local people to experience locally grown produce and therefore should be encouraged and supported to do this. From my understanding the businesses is integrated well into the local community and has local support as well as providing a venue for the local community, an increased ability to offer a weatherproof area will enhance the potential community use.
- 30 Tourism is a major contributor to economic growth in Sevenoaks supporting 5032 jobs and approximately 4 million people visiting Sevenoaks in 2015 with total visitor economy value of £232 million (The Economic Impact of the Visitor Economy 2015). Supporting tourism attractions is therefore key

to supporting economic growth in rural areas. The business currently employs a number of people this is expected to rise if this application were to be successful - providing employment in a rural area could help to support local economy further.

- 31 Economic Development would support this application would support sustainable growth and expansion of this business enterprise in rural area through conversion of the existing building. Encouraging the development and diversification of a land based rural business and support of agricultural diversification and rural tourism.”

## Representations

- 32 Forty six addresses were notified of the proposals. A site notice was erected at the site entrance on 4<sup>th</sup> January 2017 and the application advertised in local press on 29<sup>th</sup> December 2016.
- 33 To date one representation has been received from a local resident. The issues raised can be summarised as follows:
- Potential for increased traffic accessing the site from Church Street and associated potential for added congestion, pedestrian hazard and hazards to other accesses on Church Street
  - Noise disturbance.
- 34 A letter has also been received from ‘Produced in Kent’ in support of the application. The issues raised can be summarised as follows:
- The proposal will allow the vineyard to operate more effectively by offering protection from weather
  - The NPPF seeks to support economic growth in rural areas
  - Kentish Wine has a worldwide reputation as a high quality product that brings economic benefit to the county and tourism investment
  - Food and drink are at the heart of rural economies.

## Chief Planning Officer’s Appraisal

### Principal Issues

- 35 The main issues for consideration are:
- Whether the development is appropriate in the Green Belt and the impact of the development on the openness of the Green Belt;
  - Impact on designated heritage assets, in particular the Shoreham High Street Conservation Area
  - Impact on the proposal on the character and appearance of the area and the designated AONB;

- Implications on the use;
- Impact on residential amenity;
- Impact on highways and parking;
- Economic Benefits

*Whether the development is appropriate in the Green Belt and the impact of the development on the openness of the Green Belt*

- 36 The NPPF dictates that the construction of new buildings in the Green Belt is inappropriate, with exceptions as listed in paragraph 89. The list of exceptions includes “*the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building*”.
- 37 In this case, while the development is for a retractable roof to the courtyard, it is considered to constitute an extension for assessment against Green Belt policies. This is because it entails the erection of structures (both a part fixed/ part retractable roof and associated rising of the existing courtyard walls and bi folding doors) to enclose space. The treatment of this proposal as an extension is consistent with the treatment of planning applications for other similar structures and enclosure of open space.
- 38 As it is considered to be an extension, the Council is therefore satisfied that the proposed form of development could be, by definition, appropriate development in the Green Belt. Local policies are used in establishing whether proposed extensions in the Green Belt represent ‘disproportionate additions’ above the original building.
- 39 It is understood that the main building is in residential use. However, the application seeks to extend the part of the building used for business purposes, rather than a residential part of the building. Therefore, for the benefit of assessment against Green Belt policies, the extension is treated as a non-residential extension under policy GB8, rather than as a residential extension under policy GB1, despite it constituting an extension to a building with a residential lawful use.
- 40 In the case of residential dwellings, policy GB1 restricts the cumulative floorspace of extensions to 50% of the ‘original’ building.
- 41 Policy GB8 of the ADMP relates to limited extensions to non-residential buildings in the Green Belt. This states that extensions to non-residential buildings in Green Belt will be permitted where:
- a) the existing building is lawful and permanent in nature, and
  - b) the design and volume of the proposed extension, taking into consideration the cumulative impact of any previous extensions would be proportional and subservient to the ‘original’ building and would not materially harm the openness of the Green Belt through excessive scale, bulk or visual intrusion.

42 Paragraph 7.47 of the reasoned justification for GB8 states that given the policy can apply to a wide range of uses, the Council do not feel that it would be appropriate to include a floorspace figure guide to what is acceptable. It is therefore a matter of judgement whether extensions are proportionate to the original building. ‘Original’ is defined by the ADMP as the building as it existed on 1<sup>st</sup> July 1948, or as first built if built after that date.

*Existing Extensions*

43 It is evident from a site visit that the building has been extended and altered in the past, however, the planning history relating to extensions and alterations are limited. The most useful records derive from the 2001 application for extensions to the main house.

44 In 2001 the Officer’s report stated that the coach house was existing in 1948 and within 5m of the main house. It was therefore considered as part of the original building rather than extension.

45 The extensions approved in 2001 alone, based on the submitted drawings, increased the floorspace of the building by 39% (from 708sqm to 986sqm). It is evident that the permission was implemented and the extensions are in situ.

46 The plans make clear that these figures did not include an existing 1970s extension to the southern side of the building and a ‘lean-to’ on the western side of the Coach House. Based only on rudimentary calculations the 1970s extension appears to comprise approximately 50sqm. The floor area of the lean-to is not known and it is not known if they were part of the ‘original’ structure.

47 A site visit has revealed that there is an additional timber structure to the north of the coach house. This is shown on the submitted drawings as ‘Biomass Boiler’ with a large flue above. Site photographs from 2001 demonstrate that the courtyard walls at the north side of the Coach House (which this application seeks to enclose) have also been erected since 2001 and exceed 2m in height. There is no evidence of planning permission for these additions. For the purposes of this application, as the Biomass Boiler room is more than 5m from the Coach House it is not included within the Green Belt calculations.

*Green Belt Calculations*

48 In the absence of calculations provided by the applicant, the following calculation of the increase in floorspace of the ‘original’ building is carried out based on information available:

	Floorspace	% increase above the original
Original	708	-
1970s Extension	50	7

2001 Extensions	278	39
Proposed Extension	159	22
<i>Total</i>	<i>1195</i>	<i>68</i>

- 49 The proposals and earlier extensions would cumulatively increase the ‘original’ floorspace of the building by 68%. This is not considered to represent proportionate additions to the original building.
- 50 As such the proposals conflict with policy GB8 and policy GB1 and are inappropriate development in the Green Belt as defined by the NPPF.
- 51 As set out in paragraph 87 of the NPPF, 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.
- 52 Paragraph 88 of the NPPF advises that LPAs 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.

#### *Impact on Openness*

- 53 Harm in principle to the Green Belt, as identified above, remains even if there is no further harm to openness because of the development. Openness is an essential characteristic of the Green Belt and is different from visual impact. Openness is about freedom from built form and harm to openness can occur even where there is little or no public visibility.
- 54 The proposed enclosure of the existing courtyard, associated increase in the height of the existing courtyard walls (by between 600mm and 800mm) and areas of fixed glazing to either end including bi folding doors, would increase the enclosure of the Green Belt. The alterations would create the perception of an extension of 159sqm in footprint and volume of at least 588 cubic metres.
- 55 The period of time that the roof canopy was open and closed could not reasonably be controlled or enforced by planning condition. However, even when the proposed canopy were in an open position, the additional height of the surrounding walls, fixed roof panels to either side of the structure and the fixed glazed panels and doors, would remain in situ and would continue to have the appearance of the enclosure of this space.
- 56 While the existing courtyard walls did not benefit from planning permission, they read as courtyard walls enclosing open space rather than as part of an extension. Overall it is considered that the proposals would cause harm to the openness of the Green Belt. The proposal would conflict with the purposes of the Green Belt in particular to assist in safeguarding the countryside from encroachment.

57 No case for very special circumstances has been made in this case. This is considered further below, following the assessment of other impacts of the development.

*Impact on designated heritage assets*

58 The site lies within the Shoreham High Street Conservation Area which is a designated heritage asset. The Shoreham High Street and Church Street Conservation Area Appraisal acknowledges that both the building and the grounds of The Mount are of architectural and historic interest.

59 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a requirement on a local planning authority in relation to development in a Conservation Area, to pay special attention to the desirability of preserving or enhancing the character or appearance of that area. Interpretation of the 1990 Act in law has concluded that preserving the character of the Conservation Area can not only be accomplished through positive contribution but also through development that leaves the character or appearance of the area unharmed.

60 Policy SP1 of the Core Strategy seeks to ensure that the District's heritage assets and their settings, including listed buildings, conservation areas, historic buildings, landscapes and outstanding views will be protected and enhanced. ADMP 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.

61 The proposals have been reviewed by the Council's Conservation Officer who has raised no objection to the principle of an extension in terms of its impact on the designated Conservation Area. Concern has however been raised regarding the proposed materials and treatment of the roof structure which may appear incongruous in this historic setting.

62 The applicant has provided clarification of the intended materials. These include a black powder coated frame and a fabric roof with an outer finish of dark grey (anthracite). A sample has been provided of the outer fabric, demonstrating a modestly reflective finish which could still have the ability to draw undue attention to the fabric roof. Given the extensive area to be covered by this fabric, and its projection above the height of the surrounding walls, this would draw significant undue attention to the extension.

63 In conclusion the proposals, by reason of the contemporary and reflective materials, would fail to either preserve or enhance the character or appearance of the Conservation Area.

64 The NPPF requires that local planning authorities distinguish between 'substantial' and 'less than substantial' harm to a heritage asset. In this case the harm to the designated Conservation Area is considered to be less than substantial. Paragraph 134 of the NPPF requires that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

- 65 In this case the benefits of extending the existing use (discussed further below) are not considered to outweigh the harm to the Conservation Area.

*Impact of the proposal on the character and appearance of the area and the designated AONB*

- 66 The Countryside and Rights of Way Act 2000 states that the Local Planning Authority should conserve and enhance Areas of Outstanding Natural Beauty. Designating an Area of Outstanding Natural Beauty protects its distinctive character and natural beauty and can include human settlement and development. ADMP policy EN5 is relevant and states that proposals will be permitted where the form, scale materials and design would conserve and enhance the character of the landscape. It reiterates the NPPF in stating that AONBs and their settings will be given the highest status of protection.
- 67 The existing courtyard and area of proposed alterations are located to the north of the existing building. While not visible in views from Shoreham Village or Church Street, the proposed roof structure would be subject to visibility from local views within the estate and also from higher ground to the far west. In this case, the proposals, by effectively infilling open space to the north of the building, would fail to reinforce the distinctiveness of the AONB and its tranquillity. This would arise not just from the proposed physical structures but by the intensification of the use, which fails to conserve the tranquillity of the landscape. This is discussed further below.
- 68 The statutory tests applicable in AONBs, described above, are stricter than those for Conservation Areas, requiring that development both conserves and enhances the AONB. In this case the development fails to achieve compliance with this test and conflicts with policy EN5.

*Impact on residential amenity*

- 69 Policy EN2 of the ADMP relates to amenity protection. The policy states that proposals will be permitted where they would safeguard the amenities of existing and future occupants of nearby properties by ensuring the development does not result in, amongst other things, excessive noise, vibration, odour, air pollution, activity or vehicle movements.
- 70 The information submitted with the application does not clarify the likely increase in opening times, operating hours or increase in customer capacity. While the existing tasting facilities are not subject to any planning restrictions because they are ancillary to the existing use, the proposals have the potential to significantly intensify the existing use to a point where it may cause noise and disturbance to adjacent properties, for example, if it were operating in evenings or during unsociable hours.
- 71 Similarly, the increased use of the tasting facilities could reasonably result in an increase in customer vehicles using the existing single access track from Church Street. The existing access is narrow in its nature and immediately adjacent to habitable room windows in the side elevation of 2 The Bungalow. Insufficient information has been provided to assess whether the proposals could result in harm to the living conditions of this property as a result of increased vehicle movements.

- 72 In the absence of this information a full assessment against policy EN2 cannot be undertaken.

#### *Impact on highways and parking*

- 73 The proposed increase in the scale and capacity of the wine tasting facilities could increase the number of visitors attending the premises, both at any one time and across the year cumulatively.
- 74 The site currently has some parking facilities to the south of the main building and also immediately adjacent to the main building. The capacity of these existing areas of parking, and their ability to accommodate additional parking pressure arising from the extension of the wine tasting facilities, has not been clarified. It is therefore not possible to establish whether the proposals would be likely to increase demand for on street parking outside the site and within Shoreham Village.

#### *Economic Benefits*

- 75 The proposals would provide an extension to an existing business and this is supported by policy EMP5 of the ADMP. The benefits of extending an existing business are discussed within the comments provided by the Council's Economic Development team and the extension of a rural business would facilitate the diversification of the business and creation of a more sustainable operation. These are benefits of the proposals which should be weighed against the harms created.
- 76 It should be noted that while the benefits of the extension of the business are recognised, the application is not accompanied by a business plan or evidence to suggest that the sustainability or viability of the business is reliant on the proposed extension and could not be achieved using the existing bar and wine tasting room.

#### *Assessment of any very special circumstances that may apply for this Green Belt proposal:*

- 77 Paragraph 88 of the NPPF states that when considering any planning application, local planning authorities should ensure that substantial weight is given 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 any other considerations.
- 78 No very special circumstances have been put forward by the applicant. However possible very special circumstances in this case could be summarised as:
- the economic benefits of the expansion of the existing wine tasting use.
- 79 The harms in this case, identified by the above assessment are as follows:
- the harm in principle from inappropriate development in the Green Belt, which must be given significant weight;

- the harm to the openness of the Green Belt arising from the increase in height of the courtyard walls and permanent and temporary fixtures associated with the proposed canopy;
- harm to character and appearance of the Shoreham High Street Conservation Area arising from the proposed materials and finishes;
- potential harm to the amenities of nearby residential properties and to on street parking pressure.

80 In this case, in light of the limited information submitted with the application regarding its economic benefits and impact on the longevity of the existing business and agricultural use, the economic benefits of the proposed development are afforded moderate weight.

81 In reviewing the extent of harm and the potential very special circumstances, it is concluded that the harms created by the proposals would not, in this case, clearly outweigh the harm to the Green Belt and other harms identified.

## Other Issues

### *Implications on the use*

82 The existing building incorporates some wine tasting facilities at the ground floor level adjacent to the northern courtyard. Informal correspondence with the planning department in the past has advised the applicant that some wine produce and tasting facilities would be likely to be considered ancillary to the main agricultural use of the land on the basis that it constitutes a small part of the existing use. The position has not been confirmed by way of a lawful development certificate.

83 Therefore the existing wine tasting facilities do not benefit from their own planning permission or associated planning conditions.

84 The development in this case would facilitate the extension of the existing wine tasting facilities to allow increased usage throughout the year. The size of the courtyard area to be covered would also substantially increase the capacity of the tasting facilities at any one time.

85 The application is accompanied by a Planning Statement. However this does not clarify the potential increase in capacity created by the proposals, or the likely times and hours of the extended use of the tasting facilities. It does however state that full time staff associated with these promotional activities would increase from 1.5 full time employees to 4.5 full time staff equivalents.

86 In light of the scale of the proposed extension, and its potential capacity to accommodate significantly more customers than existing at any time of the year, Officers are not able to establish whether the proposed use would remain ancillary to the existing agricultural use. To the contrary it appears that the resultant use has the ability to significantly intensify the wine tasting facilities to the point that it may require planning permission in its own right, with planning conditions as necessary.

## Conclusion

87 The proposed development would represent inappropriate development in the Green Belt both in principle and as it would harm the openness of the Green Belt. This is not clearly outweighed by other benefits in this case. It would cause fail to preserve the character and appearance of the Conservation Area and would not conserve and enhance the AONB. The proposals lack sufficient information to assess impact on amenity and on local parking. As such the proposals conflict with development plan policy and are recommended for refusal.

## Background Papers

Site and Block Plan

Contact Officer(s): Claire Shearing Extension: 7367

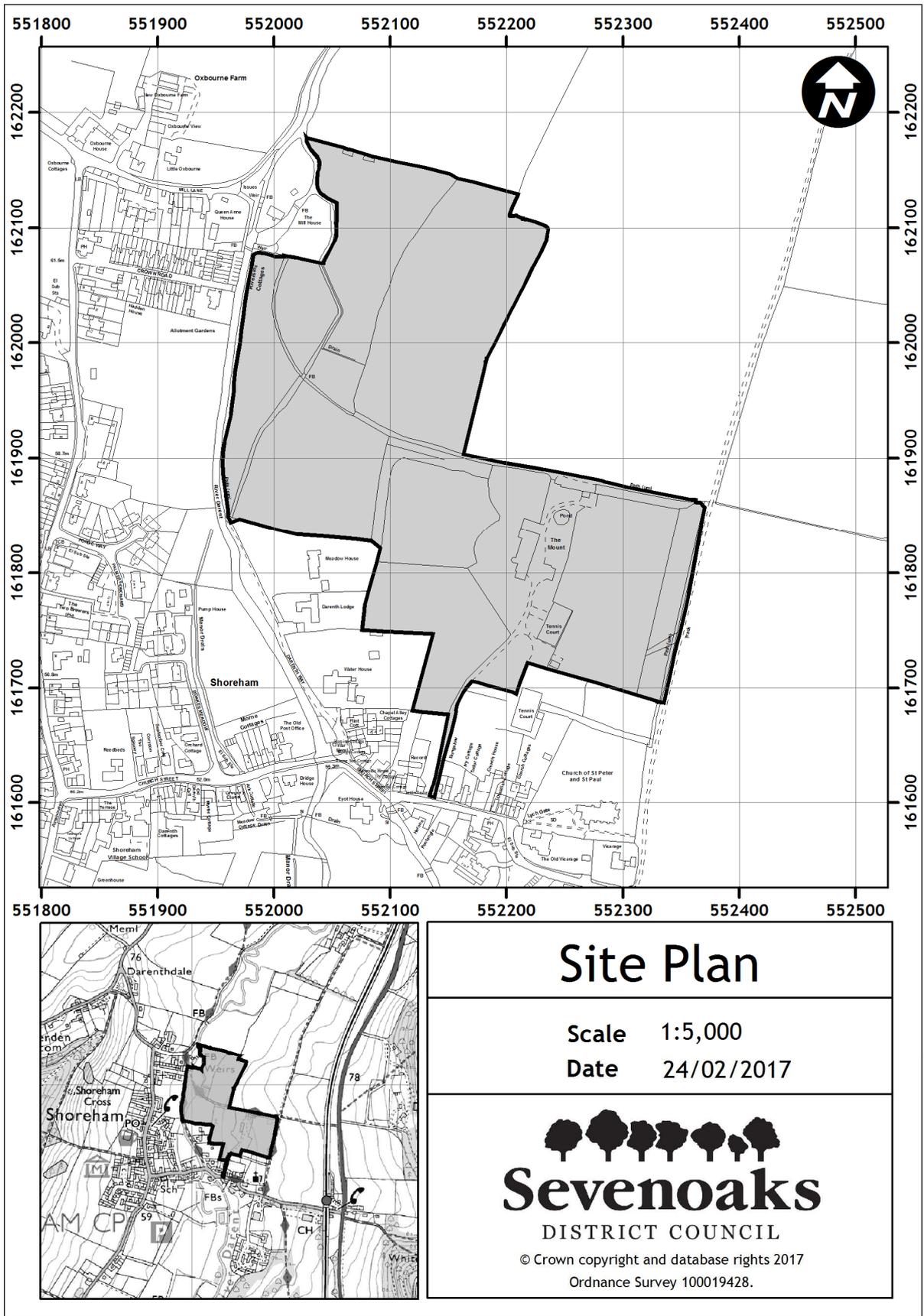
**Richard Morris**  
**Chief Planning Officer**

Link to application details:

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=O130NRBK12900>

Link to associated documents:

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=O130NRBK12900>



Block Plan

