

**Wrotham** 558646 158799 24 February 2009 (A) TM/08/03638/FL  
Wrotham (B) TM/08/03639/LB

Proposal: (A) Redevelopment of Yaldham Manor and associated buildings involving replacement dwelling to Trift; partial demolition and extensions to The Lodge; demolition of chicken shed and replacement with one dwelling; conversion and extension to Long Barn to 1 no. dwelling; replacement dwelling to Rosemary Cottage; alterations and extension to Yaldham Manor; alterations to Posset and St Martyn's Cottage to form 1 no. dwelling; alterations to Oast and conversion to 1 no. dwelling; total demolition of North Barn and Coach House and erection of 3no. dwellings; erection of 2 no. new dwellings; alterations to garage to provide parking for Yaldham Manor; associated parking, turning and access ways  
(B) Listed Building Application: Redevelopment of Yaldham Manor and associated buildings incorporating partial demolition and extensions to The Lodge; demolition of chicken shed and replacement with one dwelling; conversion and extension to Long Barn to 1 no. dwelling; replacement dwelling to Rosemary Cottage; alterations and extension to Yaldham Manor; alterations to Posset and St Martyn's Cottage to form 1 no. dwelling; alterations to Oast and conversion to 1 no. dwelling; total demolition of North Barn and Coach House and erection of 3no. dwellings; alterations to garage to provide parking for Yaldham Manor

Location: Yaldham Manor Kemsing Road Kemsing Sevenoaks Kent TN15 6NN

Applicant: Artesian Property Partnership

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**1. Description:**

- 1.1 Members will recall that these applications were brought to Area 2 Planning Committee on 24 February 2010 where a resolution to grant Planning Permission and Listed Building Consent was made. Prior to that the applications were reported to Committee on the 9 December 2009, where they were deferred for a Members' Site Inspection (MSI) and the MSI took place on 12 February 2010.
- 1.2 A full description of the proposals can be found within the previous Committee Report and Supplementary Report included in the Area 2 Planning Committee Agenda for 24 February 2010.

**2. Reason for reporting to Committee:**

- 2.1 The resolution made by Members in February this year included the requirement to report back to Members in 6 months regarding the progress made in obtaining a draft Section 106 Agreement (S106) with the applicant/s.

**3. Progress on S106:**

- 3.1 The Council has been in various discussions with the applicants, their agent and their representatives regarding the draft S106. A meeting was also recently held between both parties. The negotiations that have taken place up to this point on the S106 Agreement have led us to a point where we are likely to need to seek a second resolution from Members as a result of proposed changes to the Heads of Terms.
- 3.2 In addition, due to changes in policy since the resolution of Members in February, there is a need for Members to be updated, specifically with regard to the adoption of PPS5: Planning for the Historic Environment, which will now need to be taken into account before any decision is issued.
- 3.3 Officers will therefore be preparing a full report back to Members hopefully for the next Committee cycle on 15 September 2010, which details the progress on the S106, outlines changes to the Heads of Terms, and expands upon the relevance of changes in national policy.

**4. Action to be taken:**

- 4.1 A full report to be prepared for Area 2 Planning Committee on 15 September 2010 provided a full draft S106 has been agreed at officer level at that time, otherwise a report to be prepared for October APC2.

**5. For Members' information.**