



Ightham  
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TM/11/01602/FL

**Revised application for the erection of a detached dwelling house for occupation by the Horticultural Manager of the nursery at Planet Plants Back Lane Ightham Sevenoaks Kent TN15 0NY for R McKenna**

Agent: The agent has submitted a letter and enclosed two appeal decisions relating to the use of stock valuations pending actual sales. These are appended in full but in summary:

- Stock value increases are a legitimate and acceptable accounting practice.
- Reliance on stock value uplifts suggests that a cautious approach be taken
- Whilst accounts will be available in May or June 2012, the Council does not need to be so cautious as to refuse the application now.

The Council's retained agricultural consultant has read the latest submission from the agent and his advice is unaltered:

- a business whose profits very much derive from an estimated valuation uplift, compared to actual cash sales, cannot be regarded necessarily as "well established" and "financially sound" nor can it necessarily support a relatively large and costly dwelling
- I do not agree it would be overly cautious to refuse the current application as being premature, at the very least, pending further clarification by way of the trading results for 2011/12.
- Planet Plants in 2010/11 had a net trading cash deficit of some £45,000.
- the Hillview Inspector noted that the element of "paper profit" from the valuation had been declining - at Planet Plants, the accounts to date show a continuing high reliance on the "paper profit" element
- the Inspector noted that Hillview Farm had "no long-term liabilities". This is not the case at Planet Plants.
- for specialist plant nurseries including many larger or unusual specimen plants, particular trade sales have to be negotiated, or direct retail sales achieved. Plants have to be sold as well as produced; in December 2010 the applicants estimated that sales for the year had exceeded £100,000, whereas the final results for 10/11 were actually some £77,000, which is only a small proportion of accumulated stock assumed to be worth over £700,000 in April 2011.





only. At all times there shall be a minimum of a 50 yd overshoot to the boundaries with the neighbouring properties of The Barn, Pigeons Green and Pigeons Green Cottage and a minimum 20 yd side safety margins to the boundary fence/hedge of the site with Boneashe Lane and to the neighbouring land at Beechin Wood Farm.

**Reason:** In the interests of the actual and perceived public safety of the area.

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### **Alleged Unauthorised Development**

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| <b>Addington</b> | <b>11/00466/COND (landscaping)</b>      |
| <b>Downs</b>     | <b>10/00347/COND (HGV turning area)</b> |
|                  | <b>11/00028/UNAWKS (Lighting)</b>       |
|                  | <b>10/00459/ADVERT (Pylon Sign)</b>     |
|                  | <b>12/00012/COND (Drainage)</b>         |

### **Big Motoring World (Former Valrosa) London Road Addington West Malling Kent ME19 5PL**

**Owner:** The owner has advised that the Pylon sign has been amended to the approved scheme and he has stated that wash effluent from the valeting activity is recycled on site.

**DPTL:** The replacement of the sign removes the offence that was potentially the subject of the intended prosecution action. More information is needed on the drainage although the on-site recycling of the wash effluent such that it does not interfere with petrol interceptors is a key factor that needs to be secured.

The outstanding valeting bay conditions have not been complied with formally and these breaches will need to be included in the action(s) recommended.

**RECOMMENDATION REMAINS UNCHANGED**

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