

SUPPLEMENTARY REPORTS

AREA 2 PLANNING COMMITTEE

DATED 18th Sept 2024

Plaxtol**TM/24/00138/PA**

Bourne

Location: Land North And East Of TREE HOUSE Yopps Green Plaxtol Sevenoaks
TN15 0PY

Proposal: Installation of ground mounted solar array on adjacent field for domestic
energy supply at the residential dwelling

The following comments from the Conservation Officer received:

Application for a ground mounted array of solar panels to the north west of the historic farmstead of Tree Farm, which includes the grade II listed Tree House. Tree Lodge also formed part of the historic farmstead, visible on the 1897 OS map, but is no longer within the same ownership.

The farmstead was formed by a dispersed and loose cluster of farm buildings, including oast, which may have been Tree Cottage. This information is taken from the Kent County Council Historic Environment Record. The heritage significance of the listed house is partly formed by its value as part of the historic farmstead, and so the remains of the farmstead layout, including yard and relationship with historic farm buildings, is an important part of its setting. The form of the farmstead was loose, but there was a tight boundary around the yard historically, separating Tree Cottage from the fields beyond. These fields were planted with orchards from the late 19th century onwards, but now are largely open. The solar array would be installed at the far north east corner of what was the orchard field, in a slightly sunken area.

The array could be just glimpsed from the farm house and within the yard, now shared with Tree Cottage, but it would only be glimpses. The use of the field historically has been for agricultural purposes, as an open field or with small plantations. The solar array, depending on the reflectiveness of the panels (though they are all black, so won't shine without the sun being directly on them) is likely to fit in with the character of an agrarian setting to the former farmstead, being semi-industrial in character, but in any case will be tucked away in a sunken corner of the land, far from the listed building and farmstead.

Historic England has recently published its latest Advice Note 18 on adapting historic buildings for energy and carbon efficiency. This publication has a section on the principles of installing photovoltaic and solar thermal panels in a heritage setting. Paragraphs 96 to 100 state provide a framework for assessing impact. The section is headed by the statement: 'Installation of photovoltaic and thermal panels will be acceptable in some cases', and paragraph 100 specifically states that 'mounting panels on outbuildings or land associated with a listed building, providing they are not of greater prominence, will generally be preferable to installation on the main building'. Consideration of the effect on setting is required, but that installation of panels away from the listed building 'can often be done without any direct harm to the building's special interest.'

In my view, the position and type of solar panels proposed will result in an unobtrusive installation which will not harm that part of the setting that contributes to the significance of the listed building, or the historic farmstead as a non-designated heritage asset. I can therefore support the application.

DPHEH: My recommendation remains the same.

**East Malling, West Malling
and Offham**
East Malling

TM/22/01570/OA

Location: Land North East and South of 161, Wateringbury Road

Proposal: Outline Application: All matters reserved except for access for the erection of up to 52 residential dwellings, including affordable housing, open space and landscaping, roads, parking, drainage and earthworks. New access to be formed from Wateringbury Road.

Three further comments received from local residents reiterating previous concerns raised relating to traffic flows in the Village and biodiversity.

A further letter has been received regarding the safety of the proposed access and the existing footway provision.

DPHEH: There was a drafting error on the original map contained on the committee papers which did not match the red line plan submitted with the application. A revised map has now been published.

The additional comments received are addressed in the main report.

It is noted that there was a drafting error in conditions 4 and 11 and the revised wording is set out below.

It is also considered appropriate to add two additional conditions regarding further badger survey works and these are set out below.

Amend Recommendation:

Revise the wording of conditions 4 and 11 as follows:

4. The development hereby permitted shall be carried out in accordance with the following approved plans:

Site Location Plan 21.094 – 01

Access Proposals 16082 H-01 Rev P5

Improvement Works to Watringbury Road 16082-H-04 Rev P2

Improvement Works to Watringbury Road 16082-H-05 Rev P2

Proposed Parameter Plan 21.094-50 Rev B

Reason: To ensure the development is carried out in accordance with the approval and to ensure the quality of development indicated on the approved plans is achieved in practice.

11. Prior the commencement of any phase or sub-phase of the development a Construction Management Plan shall be submitted to the Local Planning Authority and approved in writing. The Plan shall include the following:

(a) Routing of construction and delivery vehicles to / from site

(b) Parking and turning areas for construction and delivery vehicles and site personnel

(c) Timing of deliveries

(d) Provision of wheel washing facilities prior to commencement of works on site and for the duration of the construction.

(e) Temporary traffic management / signage

(f) Provision of construction vehicle loading/unloading and turning facilities prior to commencement of work on site and for the duration of construction.

(g) Provision of measures to prevent the discharge of surface water onto the highway

Reason: To ensure the safe and free flow of traffic.

Add the following two conditions:

33. As close as practicable and no earlier than three months prior to commencement of development, an additional badger survey report shall be

submitted to and approved in writing by the Local Planning Authority. Should the position, in so far as it relates to badgers, have changed from that originally reported when the application was submitted, the new survey report should incorporate a revised badger mitigation plan.

Reason: To ensure appropriate mitigation

34. Prior to first occupation/use of the site, a report prepared by an appropriately qualified and experienced ecologist demonstrating the implementation of the badger mitigation/ enhancement measures, as set out in the badger survey report, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure appropriate mitigation