

TONBRIDGE & MALLING BOROUGH COUNCIL



EXECUTIVE SERVICES

Chief Executive

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NB - This agenda contains proposals, recommendations and options. These do not represent Council policy or decisions until they have received proper consideration through the full decision making process.

Contact: Committee Services
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5 August 2014

To: MEMBERS OF THE AREA 2 PLANNING COMMITTEE
(Copies to all Members of the Council)

Dear Sir/Madam

Your attendance is requested at a meeting of the Area 2 Planning Committee to be held in the Civic Suite, Gibson Building, Kings Hill, West Malling on Wednesday, 13th August, 2014 commencing at 7.30 pm

Yours faithfully

JULIE BEILBY

Chief Executive

A G E N D A

PART 1 - PUBLIC

1. Apologies for Absence
2. Declarations of Interest

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To confirm as a correct record the Minutes of the meeting of Area 2 Planning Committee held on 2 July 2014

Decisions to be taken by the Committee

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5. TM/14/02117/FL - Cedar Bungalow, Church Lane, Trottiscliffe 13 - 26
6. TM/14/00714/FL - Stone House Farm Stables, Long Mill Lane, Platt 27 - 42
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8. Urgent Items

Any other items which the Chairman decides are urgent due to special circumstances and of which notice has been given to the Chief Executive.

Matters for consideration in Private

9. Exclusion of Press and Public

The Chairman to move that the press and public be excluded from the remainder of the meeting during consideration of any items the publication of which would disclose exempt information.

PART 2 - PRIVATE

10. Urgent Items

Any other items which the Chairman decides are urgent due to special circumstances and of which notice has been given to the Chief Executive.

MEMBERSHIP

Cllr Mrs F A Kemp (Chairman)
Cllr Mrs E M Holland (Vice-Chairman)

Cllr Mrs J A Anderson
Cllr M A C Balfour
Cllr C Brown
Cllr F R D Chartres
Cllr M A Coffin
Cllr S R J Jessel
Cllr Mrs S Luck
Cllr B J Luker

Cllr Mrs S Murray
Cllr T J Robins
Cllr H S Rogers
Cllr A G Sayer
Cllr Miss J L Sergison
Cllr Miss S O Shrubsole
Cllr M Taylor

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TONBRIDGE AND MALLING BOROUGH COUNCIL

AREA 2 PLANNING COMMITTEE

Wednesday, 2nd July, 2014

Present: Cllr Mrs F A Kemp (Chairman), Cllr Mrs J A Anderson, Cllr M A C Balfour, Cllr C Brown, Cllr F R D Chartres, Cllr M A Coffin, Cllr B J Luker, Cllr Mrs S Murray, Cllr T J Robins, Cllr H S Rogers, Cllr A G Sayer, Cllr Miss J L Sergison and Cllr M Taylor

Councillor N J Heslop was also present pursuant to Council Procedure Rule No 15.21.

Apologies for absence were received from Councillors Mrs E M Holland (Vice-Chairman), S R J Jessel, Mrs S Luck and Miss S O Shrubsole

PART 1 - PUBLIC

AP2 14/28 DECLARATIONS OF INTEREST

There were no declarations of interest made in accordance with the Code of Conduct.

Councillor Balfour informed the Committee that as a member of the Kent County Council Planning Committee he would not participate in any discussion or vote on application numbers:

- TM/14/021009/CR3 (proposed school site, Leybourne Chase, Leybourne) and
- TM/14/01929/CR3 (land at 30 Gibson Drive, Kings Hill)

However, he remained in the room to hear the debate and understand concerns raised by the Borough Council.

AP2 14/29 MINUTES

RESOLVED: That the Minutes of the meeting of the Area 2 Planning Committee held on 28 May 2014 be approved as a correct record and signed by the Chairman.

DECISIONS TAKEN UNDER DELEGATED POWERS IN ACCORDANCE WITH PARAGRAPH 3, PART 3 OF THE CONSTITUTION

AP2 14/30 DEVELOPMENT CONTROL AND SUPPLEMENTARY REPORTS

Decisions were taken on the following applications subject to the pre-requisites, informatives, conditions or reasons for refusal set out in the

report of the Director of Planning, Housing and Environmental Health or in the variations indicated below. Any supplementary reports were tabled at the meeting.

Members of the public addressed the meeting where the required notice had been given and their comments were taken into account by the Committee when determining the application. Speakers are listed under the relevant planning application shown below.

AP2 14/31 TM/14/01293/OA - THE PADDOCK AND FAIRMEADOW, BASTED LANE, CROUCH

Outline Application: Demolition of existing dwelling and annexe (The Paddock) and erection of 3 detached houses. Demolition of existing garage (Fairmeadow) and formation of new access drive to Basted Lane at The Paddock and Fairmeadow Basted Lane, Crouch.

RESOLVED: That the application be APPROVED subject to:

(1) The provision of an agreed commuted sum under a S106 Obligation to secure the Council's requirements for an appropriate contribution towards affordable housing, in accordance with the Tonbridge and Malling Borough Core Strategy 2007 Policy CP17;

(2) The submitted details, conditions, reasons and informatives set out in the main report of the Director of Planning, Housing and Environmental Health;

(3) The addition of condition:

17. The details submitted in pursuance of condition 1 shall be accompanied by a scheme for delivery times by construction vehicles which should avoid times of peak usage of Basted Lane. The scheme shall be implemented as approved.

Reason: In the interests of amenities and reducing congestion on a 'Quiet Lane'.

(4) The addition of informative:

5. The applicant is reminded that the layout is hereby approved and the submission of the Reserved Matter of external appearance will be expected to generally accord with the illustrative elevation albeit with a varied design between the 3 units.

[Speakers: Mrs P Darby – Platt Parish Council; Mrs P Darby (on behalf of local residents) Mr G Coles and Mr N Sealey – Members of the public and Mr P Hadley – agent]

**AP2 14/32 TM/11/03020/OA - PHASE 3 PLATT INDUSTRIAL ESTATE,
MAIDSTONE ROAD, PLATT**

Outline Application: Proposed new industrial building, associated works plus highway amendments to the T Junction of the access road and A25 Maidstone Road. Landscaping details to be reserved - Phase 3 Platt Industrial Estate, Maidstone Road, Platt.

RESOLVED: That the application be DEFERRED for further information on the junction changes and implications on parking for nearby residents.

[Speakers: Mr T Bonser – Platt Parish Council; Mr R Hook – member of the public and Mr A Street and Mr Rogers – Highway consultant and agent respectively]

**AP2 14/33 TM/14/02109/CR3 - PROPOSED SCHOOL SITE, LEYBOURNE
CHASE, LEYBOURNE**

Regulation 3 consultation for erection of a new school together with new car parking and associated playing field landscaping (KCC ref: KCC/TM/0173/2014) at proposed school site, Leybourne Chase, Leybourne.

RESOLVED: That the Borough Council raise no objection but Kent County Council should consider the points set out in paragraph 7.1 of the supplementary report of the Director of Planning, Housing and Environmental Health; subject to the following additional point:

10. That there should be a review of the proposed colour and cladding of the school building.

AP2 14/34 TM/14/01929/CR3 - LAND AT 30 GIBSON DRIVE, KINGS HILL

Regulation 3 consultation for demolition of existing KCC commercial services building (see application reference 13/01535/OAEA and 14/01174/DEN); Construction of new access road between Gibson Drive and spur off Tower View (approved under KCC/TM/0386/2013); Construction of new two-storey, three-form entry primary school and associated vehicle and pedestrian access, car park and landscaping (KCC ref: KCC/TM/0149/2014) - land at 30 Gibson Drive, Kings Hill.

RESOLVED: That the Borough Council raise no objection but Kent County Council should consider the points set out in paragraph 7.1 of the report of the Director of Planning, Housing and Environmental Health.

AP2 14/35 EXCLUSION OF PRESS AND PUBLIC

There were no items considered in private.

The meeting ended at 9.10 pm

TONBRIDGE & MALLING BOROUGH COUNCIL

AREA PLANNING COMMITTEES

Report of the Director of Planning, Housing & Environmental Health

Part I – Public

Section A – For Decision

DEVELOPMENT CONTROL

In accordance with the Local Government Access to Information Act 1985 and the Local Government Act 1972 (as amended), copies of background papers, including representations in respect of applications to be determined at the meeting, are available for inspection at Planning Services, Gibson Building, Gibson Drive, Kings Hill from 08.30 hrs until 17.00 hrs on the five working days which precede the date of this meeting.

Members are invited to inspect the full text of representations received prior to the commencement of the meeting.

Local residents' consultations and responses are set out in an abbreviated format meaning: *(number of letters despatched/number raising no objection (X)/raising objection (R)/in support (S))*.

All applications may be determined by this Committee unless (a) the decision would be in fundamental conflict with the plans and strategies which together comprise the Development Plan; or (b) in order to comply with Rule 15.24 of the Council and Committee Procedure Rules.

GLOSSARY of Abbreviations and Application types

used in reports to Area Planning Committees as at 16 August 2013

AAP	Area of Archaeological Potential
AODN	Above Ordnance Datum, Newlyn
AONB	Area of Outstanding Natural Beauty
APC1	Area 1 Planning Committee
APC2	Area 2 Planning Committee
APC3	Area 3 Planning Committee
ASC	Area of Special Character
BPN	Building Preservation Notice
BRE	Building Research Establishment
CA	Conservation Area
CBCO	Chief Building Control Officer
CEHO	Chief Environmental Health Officer

CHO	Chief Housing Officer
CPRE	Council for the Protection of Rural England
DEFRA	Department for the Environment, Food and Rural Affairs
DETR	Department of the Environment, Transport & the Regions
DCLG	Department for Communities and Local Government
DCMS	Department for Culture, the Media and Sport
DLADPD	Development Land Allocations Development Plan Document (part of the emerging LDF)
DMPO	Development Management Procedure Order
DPD	Development Plan Document (part of emerging LDF)
DPHEH	Director of Planning, Housing & Environmental Health
DSSL	Director of Street Scene & Leisure
EA	Environment Agency
EH	English Heritage
EMCG	East Malling Conservation Group
FRA	Flood Risk Assessment
GDPO	Town & Country Planning (General Development Procedure) Order 1995
GPDO	Town & Country Planning (General Permitted Development) Order 1995
HA	Highways Agency
HSE	Health and Safety Executive
HMU	Highways Management Unit
KCC	Kent County Council
KCCVPS	Kent County Council Vehicle Parking Standards
KDD	Kent Design (KCC) (a document dealing with housing/road design)
KWT	Kent Wildlife Trust - formerly KTNC
LB	Listed Building (Grade I, II* or II)
LDF	Local Development Framework
LMIDB	Lower Medway Internal Drainage Board
LPA	Local Planning Authority
LWS	Local Wildlife Site
MAFF	Ministry of Agriculture, Fisheries and Food
MBC	Maidstone Borough Council
MC	Medway Council (Medway Towns Unitary Authority)
MCA	Mineral Consultation Area
MDEDPD	Managing Development and the Environment Development Plan Document
MGB	Metropolitan Green Belt
MKWC	Mid Kent Water Company
MLP	Minerals Local Plan
MPG	Minerals Planning Guidance Notes
NE	Natural England
NPPF	National Planning Policy Framework
ODPM	Office of the Deputy Prime Minister

PC	Parish Council
PD	Permitted Development
POS	Public Open Space
PPG	Planning Policy Guidance Note
PPS	Planning Policy Statement (issued by ODPM/DCLG)
PROW	Public Right Of Way
RH	Russet Homes
RPG	Regional Planning Guidance
SDC	Sevenoaks District Council
SEW	South East Water
SFRA	Strategic Flood Risk Assessment (prepared as background to the LDF)
SNCI	Site of Nature Conservation Interest
SPAB	Society for the Protection of Ancient Buildings
SPD	Supplementary Planning Document (a statutory policy document supplementary to the LDF)
SPN	Form of Statutory Public Notice
SSSI	Site of Special Scientific Interest
SWS	Southern Water Services
TC	Town Council
TCAAP	Tonbridge Town Centre Area Action Plan
TCG	Tonbridge Conservation Group
TCS	Tonbridge Civic Society
TMBC	Tonbridge & Malling Borough Council
TMBCS	Tonbridge & Malling Borough Core Strategy (part of the Local Development Framework)
TMBLP	Tonbridge & Malling Borough Local Plan
TWBC	Tunbridge Wells Borough Council
UCO	Town and Country Planning Use Classes Order 1987
UMIDB	Upper Medway Internal Drainage Board
WLP	Waste Local Plan (KCC)
AGPN/AGN	Prior Notification: Agriculture
AT	Advertisement
CA	Conservation Area Consent (determined by Secretary of State if made by KCC or TMBC)
CAX	Conservation Area Consent: Extension of Time
CNA	Consultation by Neighbouring Authority
CR3	County Regulation 3 (KCC determined)
CR4	County Regulation 4
DEPN	Prior Notification: Demolition
DR3	District Regulation 3
DR4	District Regulation 4
EL	Electricity
ELB	Ecclesiastical Exemption Consultation (Listed Building)
ELEX	Overhead Lines (Exemptions)

FC	Felling Licence
FL	Full Application
FLX	Full Application: Extension of Time
FLEA	Full Application with Environmental Assessment
FOPN	Prior Notification: Forestry
GOV	Consultation on Government Development
HN	Hedgerow Removal Notice
HSC	Hazardous Substances Consent
LB	Listed Building Consent (determined by Secretary of State if made by KCC or TMBC)
LBX	Listed Building Consent: Extension of Time
LCA	Land Compensation Act - Certificate of Appropriate Alternative Development
LDE	Lawful Development Certificate: Existing Use or Development
LDP	Lawful Development Certificate: Proposed Use or Development
LRD	Listed Building Consent Reserved Details
MIN	Mineral Planning Application (KCC determined)
NMA	Non Material Amendment
OA	Outline Application
OAEA	Outline Application with Environment Assessment
OAX	Outline Application: Extension of Time
ORM	Other Related Matter
RD	Reserved Details
RM	Reserved Matters (redefined by Regulation from August 2006)
TEPN56/TEN	Prior Notification: Telecoms
TNCA	Notification: Trees in Conservation Areas
TPOC	Trees subject to TPO
TRD	Tree Consent Reserved Details
TWA	Transport & Works Act 1992 (determined by Secretary of State)
WAS	Waste Disposal Planning Application (KCC determined)
WG	Woodland Grant Scheme Application

Trottscliffe Downs	564061 160224	19 June 2014	TM/14/02117/FL
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Proposal:	Demolition of Cedar Bungalow and outbuildings and erection of 2 semi-detached dwellings, landscaping and car parking
Location:	Cedar Bungalow Church Lane Trottscliffe West Malling Kent ME19 5EB
Applicant:	Valley Homes (Kent) Ltd

1. Description:

- 1.1 It is proposed to demolish the now dilapidated existing small bungalow at the site and to erect two semi-detached dwellings towards the frontage of the site, behind a new parking and turning area.
- 1.2 These proposals follow a fairly long succession of unsuccessful applications for residential development at this site. The proposals as now submitted are intended to overcome previous reasons for refusal, specifically in relation to impact on surrounding residential dwellings and earlier design concerns.
- 1.3 The proposed pair of semi-detached dwellings would have a continuous building frontage, although individual porch detailing is proposed for each property. The dwellings would be set back approximately 4m behind the front building line of the adjacent property (2 Trosley House Cottages). They have the typical appearance of two storey dwellings with rooms in the roof with smaller dormers. The dwellings would be located behind a new parking and turning area with the western most dwelling located some 14m north of the main frontage of the application site with Church Lane and the eastern most dwelling some 20m from the frontage of the application site.
- 1.4 Each of the dwellings would be four bedroom with a sitting room, utility, wc and kitchen/dining room at ground floor, three bedrooms with en-suite and family bathroom at first floor and a further bedroom and en-suite at second floor. Each property would have a north facing rear garden of approximately 14m in length, together with garden strip down the eastern and western sides of the pair of dwellings. The rear gardens would be mainly laid to lawn and separated by close boarded fencing.
- 1.5 The proposed pair of dwellings would be of traditional appearance with brickwork at ground floor level above a ragstone plinth, plain clay tile hanging to the first floor elevation and plain clay tiles/fittings to the roof. Each dwelling would have a brick chimney and there would be two hipped roof dormers on the front (south) and a single hipped roof dormer and roof light on the rear (north) elevations. It is proposed that white aluminium windows and timber doors are used throughout, although all external materials proposed at this stage are indicative and would be subject to future approval as part of an appropriately worded planning condition.

- 1.6 The application site sits on an elevated position, ranging approximately 1 – 1.5 metres above the level of Church Lane. Although exact finished floor levels of the proposed dwellings have not been indicated on the submitted plans, it has been confirmed that the overall ridge height of the pair of dwellings will sit at a level no higher than the ridge height of the main roofs of the pair of semi-detached dwellings immediately to the west (1 & 2 Trosley House Cottages).
- 1.7 Vehicular access would be provided to the site via the existing access to the site. Two parking spaces would be provided for each property, together with an additional visitor parking space. A new turning area would be provided in front of the new dwellings, between them and the front boundary of the application site with Church Lane. Pedestrian access would be from Church Lane and an informal access track would be located to the east of the new dwellings to provide access to land owned by the applicant to the rear (north) of the application site.
- 1.8 Owing to the level change on the frontage of the application site with Church Lane, it is proposed that a landscaped bank is created, planted with a number of native and specimen trees, low level shrubs and hedging. The final specification for this bank, which potentially could include a low level section of retaining ragstone walling, is yet to be determined, and would be the subject of further approval as part of a planning condition requirement.
- 1.9 The application is accompanied by an Ecological Appraisal, a Topographical Survey and a Desk Study in respect of potential contamination.

2. Reason for reporting to Committee:

- 2.1 In the general public interest owing to the planning history of the site and the local concerns raised.

3. The Site:

- 3.1 The application site is located within the confines of Trottiscliffe and within the Trottiscliffe Conservation Area (CA). The eastern boundary of the application site also comprises the boundary of the settlement with the Metropolitan Green Belt as well as defining the extent of the CA. The site and surrounding area lies within the Kent Downs Area of Outstanding Natural Beauty (AONB) and a water gathering area.
- 3.2 The application site comprises a broadly rectangular site located on the northern side of Church Lane. It is presently occupied by a relatively small and dilapidated single storey wooden bungalow, located within the southern part of the site, in relatively close proximity to the western boundary of the site. It is surrounded by a small curtilage, broadly denoted by existing mature coniferous trees. Immediately to the north of the curtilage are located the dwarf walls of what appears to be the remnants of horticultural glasshouses. To the north of this is positioned a low metal clad building seemingly used for the storage of agricultural equipment.

- 3.3 The application site together with the small area of land located to the west and the sizeable area of land located to the east were formerly part of a horticultural small holding. Vehicular access is available from Church Lane to the site (and adjacent land) along the eastern boundary of the site. The frontage of the application site is located approximately 1 – 1.5m higher than Church Lane.
- 3.4 The curtilage of the more easterly of a pair of semi-detached houses which front Church Lane (2 Trosley House Cottages) is located immediately to the west of the southern part of the site. The eastern elevation of this dwelling abuts the application site; there are no windows within the flank of this property.
- 3.5 Immediately to the north of the curtilages of 1 and 2 Trosley House Cottages is a square parcel of land which seemingly formed part of the horticultural smallholding; this land does not form part of the application site but is within the applicant's ownership. Access to this area of land is only available through the application site and immediately behind its northernmost extent.
- 3.6 To the east of the application site is open land (which seemingly formed part of the aforementioned smallholding) and the curtilage of Cheviots, a detached dwelling which has been extended considerably in the past.
- 3.7 A terrace of 4 dwellings (1 – 4 Pine Cottages) is located immediately to the south of the site, on the opposite side of Church Lane. These are at approximately the same level as Church Lane which, as detailed previously, is approximately 1m – 1.5m lower than the application site.
- 3.8 The dwellings located on either side of Church Lane within the vicinity of the application site are of varying age, design, form and position within their plots relative to the frontage of the site.

4. Planning History:

TM/63/10388/OLD Refuse 30 July 1963

Outline Application for demolition of bungalow and erection of dwellings with garages and vehicular access for C.W.F. Longhurst.

TM/12/00296/FL Refuse 4 December 2012
Appeal Dismissed 4 September 2013

Demolition of Cedar Bungalow and outbuildings and erection of 4 detached dwellings, landscaping and car parking

TM/12/00297/CA Refuse 4 December 2012
Appeal Dismissed 4 September 2013

Conservation Area Consent: Demolition of Cedar Bungalow and outbuildings and erection of 4 detached dwellings, landscaping and car parking

TM/13/00075/FL Refuse 16 April 2013

Demolition of detached dwelling and outbuildings and erection of 3 detached dwellings and associated works

TM/13/00076/CA Refuse 16 April 2013

Conservation Area Consent: Demolition of detached dwelling and outbuildings

TM/13/00077/FL Refuse 16 April 2013

Demolition of detached dwelling and outbuildings and erection of 2 detached dwellings and associated works

TM/13/00078/CA Refuse 16 April 2013

Conservation Area Consent: Demolition of detached dwelling and outbuildings

TM/13/03625/FL Refuse 30 May 2014
Appeal in Progress

Demolition of Cedar Bungalow and outbuildings and erection of 3 terraced dwellings, landscaping and car park

5. Consultees:

- 5.1 Trottiscliffe PC: The PC considers the new application to be a great improvement on previous applications for this site, although there are still concerns relating to the height of the building and its impact on both the street-scene and the neighbouring properties. They would therefore like confirmation that the proposed ridge height is no higher than that of adjacent properties, as submitted plans give no indication of this.

The Members also queried whether there was a possibility of moving the development a little further to the east, giving as much space as possible between the new homes and 2 Trosley House Cottages.

Members would also like confirmation that windows on the western elevation would be frosted and fixed, so as to prevent overlooking of neighbours.

- 5.2 KCC (Highways): Subject to the provision and permanent retention of vehicle parking spaces shown on the submitted plans prior to the use of the site commencing, has no objections to the revised proposals.
- 5.3 KCC (Archaeology): Has no comments to make on these proposals.
- 5.4 Environment Agency: No objection, subject to advice relating to groundwater protection and the implementation of a suitable sustainable drainage scheme.

5.5 Private Reps: 16/0X/2R/0S + site and press notice. The following concerns have been expressed to the initial and amended proposals:

- The two dwellings are too big and too imposing for this site. Being three storeys high, they would overlook and over-shadow the row of cottages [1-4 Pine Cottages] opposite owing to their third storey height;
- Inadequate parking for such a large development – all other properties nearby have substantially more parking, most with garages;
- The bank between the parking area and Church Lane should be constructed with a solid barrier (i.e. a Kent Rag Stone wall) to prevent unnecessary car headlight illumination of 1-4 Pine Cottages opposite; and
- Proposed dwellings would not be aesthetically in-keeping with neighbouring properties.

6. Determining Issues:

- 6.1 In considering applications it is necessary to decide them in accordance with the Development Plan unless other factors indicate otherwise. In this respect the more growth orientated character of the NPPF, published in March 2012 as national Government policy, has to be taken into account. Where appropriate, the effect of the NPPF is reflected in the analysis below.
- 6.2 Policy CP1 of the TMBCS sets out the Council's overarching policy for creating sustainable communities. This policy requires, *inter alia*, that proposals must result in a high quality sustainable environment; the need for development will be balanced against the need to protect and enhance the natural and built environment, and preserve, or where possible enhance, the quality of the countryside, residential amenity and land, air and water quality; *where practicable*, new housing development should include a mix of house types and tenure and must meet identified needs in terms of affordability; and development will be concentrated at the highest density compatible with the local built and natural environment mainly on Previously Developed Land (PDL).
- 6.3 Policy CP13 of the TMBCS allows for the redevelopment of a site within the confines of an 'Other Rural Settlement' such as Trottiscliffe. Redevelopment will be permitted under this policy if there is some significant improvement to the appearance, character and functioning of the settlement; or justified by an exceptional local need for affordable housing.
- 6.4 Policy CP24 of the TMBCS relates to achieving a high quality environment. This policy requires that development must be well designed, be of a suitable scale, density, layout, siting, character and appearance to respect the site and its surroundings.

- 6.5 The site is within the confines of the CA and the AONB. Policy CP7 of the TMBCS requires development to not be detrimental to the natural beauty of the AONB, whilst Policies CP1 and CP24 of the TMBCS, Policy SQ1 of the MDE DPD and paragraphs 17 and 56 to 66 in the NPPF require development to be of a high standard of design and to reflect the character of the area.
- 6.6 In terms of the impact on the CA it is also necessary to refer to paragraphs 131, 132, 133 and 137 of the NPPF; these outline the importance of heritage assets that includes conservation areas. It is outlined that development that leads to substantial harm to a heritage asset should be refused unless it can be justified that the harm is necessary to achieve substantial public benefits that would outweigh the harm. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the heritage asset should be treated favourably. The statutory requirement to give special consideration as to whether a development proposal will preserve or enhance the character and appearance of a Conservation Area is furthermore set down in Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 6.7 MDE DPD Policy SQ8 states that, *inter alia*, development proposals will only be permitted where they would not significantly harm highway safety and where traffic generated by the development can adequately be served by the highway network. In this context the NPPF has a significant bearing; it is now clear that the nationally applied test in terms of highways impacts is that an impact must be “severe” in order for the Highways and Planning Authorities to justifiably resist development on such grounds – KCC raises no objections on such matters. Development proposals should comply with parking standards which will be set out in a Supplementary Planning Document. In this instance, the adopted parking standards are set out in Kent Design Guide Review: Interim Guidance Note 3 Residential Parking (IGN3) and are met.
- 6.8 Paragraph 17 of the NPPF seeks to encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value. The site of the existing dwellinghouse (Cedar Bungalow) is considered to be Previously Developed Land (PDL); however, residential garden land is excluded from the definition of PDL within the NPPF. Accordingly, the grounds of Cedar Bungalow (i.e. its immediate curtilage) are not considered to be PDL. However, this simply means that a “presumption in favour” of redeveloping the PDL elements of the site (as was the case with earlier policy positions adopted by an earlier Government) no longer applies. Current policy does not amount to an embargo on the development of gardens and each case must be judged on its particular merits.
- 6.9 The currently proposed scheme has aimed to overcome the main reasons for refusal of a succession of unsuccessful applications on this site [*the most relevant planning history is set out in paragraph 4 above*]. To this effect, the applicant has sought to reduce the number of units from 3 to 2, thereby increasing the overall

distances of the new built development to surrounding residential dwellings. The scheme has sought to maintain the same external design/appearance of the previously refused scheme which was considered to be acceptable in this locality.

- 6.10 The pair of semi-detached dwellings is proposed to be well set back from Church Lane (ranging between 14m in the west and 20m in the east). The reduction in the number of units within the application site, despite their slight increase in the size of the units, has resulted in greater separation space between surrounding existing dwellings, notably 2 Trosley House Cottages to the west of the application site. The western most flank elevation of the new dwellings would be located approximately 5.2m from the boundary with 2 Trosley House Cottages, whilst the eastern flank elevation would be some 6.5m from the boundary with Cheviots. The front (south) elevation of the dwellings would be located at distances ranging between 25 – 29m from the front (north) elevations of No's 1-4 Pine Cottages, although it should be noted that this distance is separated by the proposed car park/turning area and Church Lane itself. In my opinion, such distances would be entirely appropriate to this particular location within the rural settlement confines of Trottiscliffe.
- 6.11 Turning next to the impact of the proposals on the residential amenity of surrounding properties, specifically whether the previous 'overbearing' impact on 2 Trosley House Cottages has been overcome, I note that the western flank elevation has been 'pulled back' into the site through a reduction in the number of units within the scheme. Whilst I accept that a flank elevation still exists this, at a distance of just over 5m from the common boundary, together with the stepped nature of the rear elevation (i.e. it is not all 2.5 storeys in height) leads me to the opinion that this scheme would not give rise to an undue amenity impact to justify refusal on such grounds. The distance to the conservatory of No. 2 Trosley House Cottages has increased to approximately 9m in this scheme compared to approximately 4m in the previous 2013 scheme now at appeal.
- 6.12 Whilst I note that several windows are proposed at first floor level on the western flank elevation, these would serve an en-suite and a family bathroom and would therefore be obscure glazed. Nevertheless, I consider it reasonable to impose a condition requiring obscure glazing of these windows as part of any approval.
- 6.13 In terms of the loss of the existing Cedar Bungalow dwelling, Paragraph 136 of the NPPF requires LPAs to not permit the loss of heritage assets without taking all reasonable steps to ensure the new development will proceed after the loss has occurred. I am satisfied that the existing dilapidated bungalow has limited heritage merit, but relates to the rural character of the Trottiscliffe Conservation Area. However, in the event that a suitable scheme was proposed for the site, I do consider that the loss of the existing building could be justified.

- 6.14 I am aware that there is not a consistent design or form of dwellings within this part of Trottiscliffe. The wider Trottiscliffe Conservation Area takes in both the historic core of the village and adjoining areas which contribute to its character. The designated area as a whole, therefore, includes a mix of building types and ages as well as a variety of materials. In the vicinity of the application site, building types comprise detached houses, which tend to be fairly substantial in scale and individual in design, together with more modestly scaled cottages in pairs or short terraces. I note that there is no consistent building line along Church Lane and the layout and spacing of buildings is varied. Architectural styles also vary and most properties have more than one external wall finish which gives a richness of colour and texture.
- 6.15 The application proposal would create a pair of semi-detached dwellings well set back from the Church Lane frontage behind a car parking area and a landscaped bank. The ground levels of the new dwellings would be raised above Church Lane which, together with their siting, would make the houses fairly prominent in the street scene. That said, the new dwellings would not appear dissimilar in overall height terms to that of the adjoining pair of semi-detached dwellings to the west (1 – 2 Trosley House Cottages), owing to the proposed roof ridge height of the new dwellings sitting at a height no greater than that of the main roof ridge of 2 Trosley House Cottages.
- 6.16 The pair of semi-detached dwellings would be of a traditional appearance, with a mix of brickwork, plain clay tile hanging and plain clay roof tiles. Other traditional detailing would include brick chimneys, a variety of front porches and a low level ragstone plinth. Overall, I consider that the design approach and traditional detailing to be appropriate for this Conservation Area setting. The use of a planning condition could sufficiently control external materials of the dwellings, including appropriate window and door joinery details and to control the eaves and dormer construction details to ensure it is in keeping with the rural character.
- 6.17 The proposals involve a car parking area in front of the new terrace which would provide five vehicle spaces; two for each dwelling and a further visitor space. Given the level change of some 1 – 1.5 metres between the application site and Church Lane, the application proposes a landscaped bank at the front of the site, planted with a mix of trees, hedging and low level shrubs. I consider that the detailing of this bank will form an important part of ensuring that the proposed development fits in well with the street scene. On the basis that full details of this bank have not been provided at this stage, I consider that the use of a planning condition could appropriately control the specific details of this important bank feature for later consideration.
- 6.18 For the reasons outlined above, I am of the opinion that the proposals would comply with TMBCS Policies CP1, CP13 and CP24, together with MDE DPD Policy SQ1 which require proposals to protect or enhance the historic environment and, through their scale, layout and materials, respect their surroundings. I am

also of the opinion that the scheme would accord with paragraph 131 of the NPPF which requires proposals in Conservation Areas to preserve or enhance the character of the area.

- 6.19 The development proposals put forward make use of the existing highway access from Church Lane to the existing Cedar Bungalow dwelling and land owned by the applicant further beyond (to the north). As outlined above, it is proposed that a car parking area of 5 spaces is proposed to the frontage of the site; two for each unit and an additional visitor space. As detailed above, the proposals meet the Council's adopted car parking standards with the added benefit of the visitor space.
- 6.20 Whilst I note the local concerns raised regarding the surrounding local road network, in light of no technical objections to the scheme from the Highway Authority on either a capacity or safety perspective, advice which is given, of course, in the context of paragraph 32 of the NPPF (as outlined above), I am of the view that there are no overriding highway grounds to justify the refusal of planning permission in this instance. In accordance with paragraph 32 of the NPPF and in light of the above considerations, I am satisfied that the residual cumulative transport impacts of the development are not severe and therefore there are no overriding or justifiable grounds to refuse the proposals on transport grounds.
- 6.21 The application site is not of such a size that would trigger the requirement for affordable housing as required by Policy CP17 of the TMBCS. Owing to the size of the site and the requirements of the policy framework, it would be unreasonable to request an affordable housing contribution in this instance.
- 6.22 The application is accompanied by a Preliminary Ecological Appraisal for the site which concludes that, subject to the implementation of recommendations in respect of protecting slow worms and nesting birds during the construction phase, together with recommendations regarding lighting (for bats) and habitat enhancements, the proposal should not materially harm protected species. Having regard to the standing advice for protected species, I consider that any ecological matters could be reasonably secured by condition which would comply with Policy NE3 of the MDE DPD and paragraphs 117 and 118 of the NPPF.
- 6.23 A number of other important technical matters such as soft landscaping, contamination, refuse facilities, boundary fencing, external lighting, site drainage and finished floor levels can all be dealt with by appropriately worded planning conditions.
- 6.24 Having considered the application in light of Development Plan Policy, planning policy guidance and in respect of other material planning objections received, I consider the proposed scheme of two semi-detached dwellings has overcome the previous reasons for refusal, resulting in a scheme which would be acceptable in the context of this rural settlement and would respect the site and its surroundings.

Furthermore, I am satisfied that the scheme is acceptable and would result in no unacceptable or overriding harm to the historic fabric of the area. I therefore recommend that subject to the detailed planning conditions, as set out below, planning permission is granted for this redevelopment scheme.

7. Recommendation:

- 7.1 **Grant Planning Permission** in accordance with the following submitted details: Letter dated 19.06.2014, Other APPLICATION CONTENTS SHEET dated 19.06.2014, Notice dated 19.06.2014, Design and Access Statement dated 19.06.2014, Photographs APPENDIX A dated 19.06.2014, Photographs APPENDIX C dated 19.06.2014, Statement AFFORDABLE HOUSING dated 19.06.2014, Ecological Assessment dated 19.06.2014, Desk Study Assessment dated 19.06.2014, Floor Plan 2916 6 dated 19.06.2014, Elevations 2916 7 and site plans dated 19.06.2014, Topographical Survey ZET/CEDAR/001 dated 19.06.2014, Photographs APPENDIX B dated 19.06.2014, Email dated 22.07.2014, subject to the following:

Conditions / Reasons

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In pursuance of Section 91 of the Town and Country Planning Act 1990.

- 2 No development shall take place until details and samples of materials to be used externally have been submitted to and approved by the Local Planning Authority, and the development shall be carried out in accordance with the approved details.

Reason: To ensure that the development does not harm the character and appearance of the existing building or the visual amenity of the locality.

- 3 No development shall take place until details of any joinery, eaves and dormer construction to be used have been submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved details.

Reason: To ensure that the development does not harm the character and appearance of the existing building or visual amenity of the locality.

- 4 No development shall take place until there has been submitted to and approved by the Local Planning Authority a scheme of landscaping and boundary treatment. All planting, seeding and turfing comprised in the approved scheme of landscaping shall be implemented during the first planting season following occupation of the buildings or the completion of the development, whichever is the earlier. Any trees or shrubs removed, dying, being seriously damaged or diseased within 10 years of planting shall be replaced in the next planting season with trees or shrubs of

similar size and species, unless the Authority gives written consent to any variation. Any boundary fences or walls or similar structures as may be approved shall be erected before first occupation of the building to which they relate.

Reason: Pursuant to Section 197 of the Town and Country Planning Act 1990 and to protect and enhance the appearance and character of the site and locality.

- 5 The use shall not be commenced, nor the premises occupied, until the area shown on the submitted layout as vehicle parking and turning space has been provided, surfaced and drained. Thereafter it shall be kept available for such use and no permanent development, whether or not permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any order amending, revoking or re-enacting that Order) shall be carried out on the land so shown or in such a position as to preclude vehicular access to this reserved parking space.

Reason: Development without provision of adequate accommodation for the parking of vehicles is likely to lead to hazardous on-street parking.

- 6 No development shall commence until details of a scheme for the storage and screening of refuse has been submitted to and approved by the Local Planning Authority. The approved scheme shall be implemented before the development is occupied and shall be retained at all times thereafter.

Reason: To facilitate the collection of refuse and preserve visual amenity.

- 7 No building shall be occupied until the gardens between the plots have been fenced in accordance with details to be submitted to and approved in writing by the Local Planning Authority. Such fencing shall be retained thereafter.

Reason: To retain and enhance the character of the locality.

- 8 There shall be no external lighting except in accordance with a scheme of external lighting submitted to and approved by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved scheme.

Reason: In the interests of visual and residential amenity.

- 9 No building shall be occupied until works for the disposal of foul and surface water drainage have been provided on the site, in accordance with a scheme approved by the Sewage Undertaker and Building Regulations, to serve the development hereby permitted.

Reason: In the interests of pollution prevention.

- 10 No development shall take place until details of proposed finished floor, ridge and eaves levels of buildings and ground levels within the application site have been submitted to and approved by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved level details.

Reason: In order to control the development and to ensure that the development does not harm the character and appearance of existing buildings or the visual amenity of the locality.

- 11 No development shall take place until engineering details of the proposed bank fronting onto Church Lane have been submitted to and approved by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved bank details.

Reason: In order to control the development and to ensure that the development does not harm the character, appearance or the visual amenity of the locality.

- 12 The first floor windows on the western flank elevation of House 1 shall be fitted with obscured glass and, apart from any top-hung light shall be non-opening. This works shall be completed before each respective dwelling is occupied and shall be retained thereafter.

Reason: To minimise the potential for overlooking onto adjoining property.

Informatives:

- 1 Tonbridge and Malling Borough Council operates a two wheeled bin and green box recycling refuse collection service from the boundary of the property. In addition, the Council also operates a fortnightly recycling box/bin service. This would require an area approximately twice the size of a wheeled bin per property. Bins/boxes should be stored within the boundary of the property and placed at the nearest point to the public highway on the relevant collection day.
- 2 During the demolition and construction phases, the hours of working (including deliveries) shall be restricted to the following times; Monday to Friday 08:00 hours - 18:00 hours; Saturday 08:00 hours - 13:00 hours; and no work on Sundays, Bank or Public Holidays.
- 3 The proposed development is within a road which has a formal street numbering scheme and it will be necessary for the Council to allocate postal address(es) to the new property/ies. To discuss the arrangements, you are invited to write to Street Naming & Numbering, Tonbridge and Malling Borough Council, Gibson Building, Gibson Drive, Kings Hill, West Malling, Kent, ME19 4LZ or to e-mail to addresses@tmbc.gov.uk. To avoid difficulties for first occupiers, you are advised to do this as soon as possible and, in any event, not less than one month before the new properties are ready for occupation.

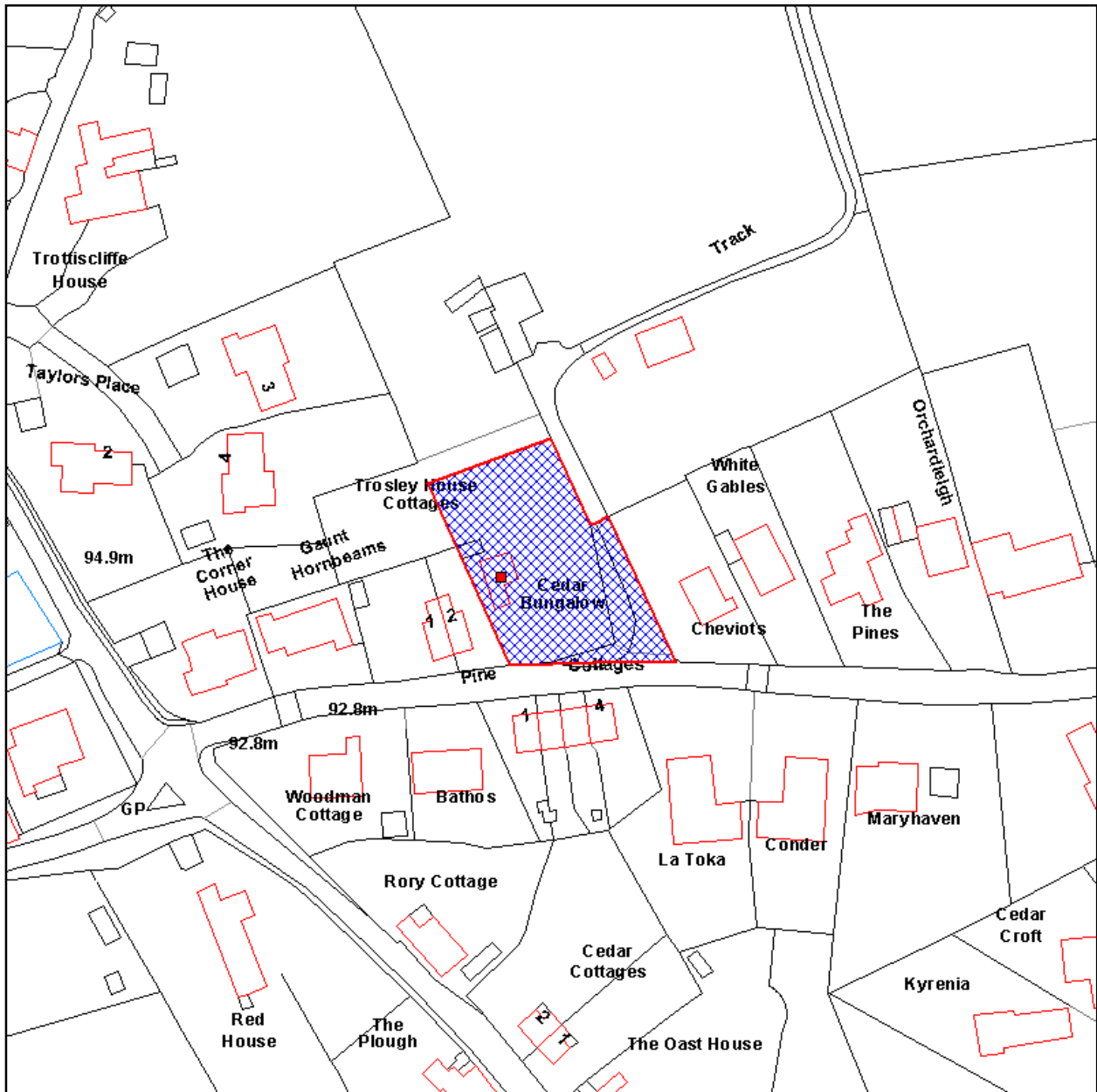
Contact: Julian Moat

TM/14/02117/FL

Cedar Bungalow Church Lane Trottiscliffe West Malling Kent ME19 5EB

Demolition of Cedar Bungalow and outbuildings and erection of 2 semi-detached dwellings, landscaping and car parking

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Platt	561766 156995	2 April 2014	TM/14/00714/FL
Borough Green And Long Mill			

Proposal:	Demolition of two existing outbuildings and conversion of existing stable block with two single storey extensions into 2 no. residential dwellings, together with associated parking and landscaping works
Location:	Stone House Farm Stables Long Mill Lane Platt Sevenoaks Kent TN15 8LH
Applicant:	Stone House Stables Ltd

1. Description:

- 1.1 The application proposes the demolition of two existing ironstone outbuildings located near to the front (south) of the application site. It is proposed that two new single storey extensions are constructed on the north eastern and south eastern 'wings' of the main stable block building, whilst a middle section of the stable building will be removed. The intention therefore is to create two freestanding (i.e. detached) dwellings from the conversion and extension of the main stable block building.
- 1.2 A single storey flat roof, glazed and timber clad 'modern' style extension is proposed to be constructed on each 'wing' of the main stable building. The south eastern extension would create approximately 40 sq. metres of new floorspace, whilst the north eastern extension would be slightly larger, creating approximately 60 sq. metres of new floorspace.
- 1.3 Demolition works involve the removal of two existing ironstone outbuildings located near the front (south) of the application site (totalling 88 sq. metres), a smaller timber framed stable building (totalling 40 sq. metres) and an internal central section within the main stable building (totalling 19 sq. metres). The applicant has submitted a volume calculation to demonstrate existing versus proposed floorspace; to this effect it is proposed that the demolition works result in the removal of approximately 147 sq. metres of existing built form, whilst the proposed development would create 100 sq. metres of new floorspace.
- 1.4 Various other associated works are also proposed: principally these involve the construction of new vehicle parking/turning facilities and the landscaping of the site. The proposals also seek to remove condition 1 of planning permission TM/09/00313/FL which restricts the use of the stable building only for purposes incidental to the residential occupation of Stone House Farm.

1.5 It is intended that this application, if successful, would provide a fresh planning permission for two dwellings at the site. Members will recall that an extant permission currently exists for the creation of two new dwellings through the conversion of the buildings on site (permission reference: TM/09/03177/FL), although it is intended that the new proposals seek a fresh design approach by a new developer to the residential use of this site.

2. Reason for reporting to Committee:

2.1 At the request of Councillor Mike Taylor owing to the history of the site and the planning issues raised.

3. The Site:

- 3.1 The application site comprises a former livery and is situated within the Metropolitan Green Belt and outside the settlement boundary; it is therefore within open countryside. The site is situated on the edge of the village settlement boundary with Platt to the east/north east and Borough Green to the north/north west. Immediately adjoining the site to its southern boundary is the already converted dwelling of Stone House Farm. To the rear (north) of the site is a band of private woodland. Surrounding the site in all other directions are the playing fields and public amenity space comprising Stone House Fields. This is owned and maintained by Platt Parish Council. The pavilion serving the recreation ground is sited to the south east and adjoining this in close proximity is a large storage building and a children's playground. Also adjoining the site to the north is a large brick built Scout Hut building.
- 3.2 The application site is accessed via the recreation ground's private access road with its entrance on Long Mill Lane (to the north). The access road is a single track road which is tarmacked and has a number of speed humps. It winds around the different recreation fields and paddocks and has a few passing places along its length. It ends at the front (south east) of the application site close to the pavilion and next to the storage building. A car park (unmade) serving the recreation ground extends along the south eastern boundary of the application site and adjoins the storage building. The vehicular entrance to the application site is via this car park and comprises entrance gates serving both the application site and the dwelling of Stone House Farm.
- 3.3 The application site (which has a slight fall in land levels from north west to south east) currently comprises four buildings arranged around a sand school. The principal building forming the stable block along the rear (north) of the site comprises nine stables and two storage rooms at either end. The front elevation of the stables is recessed under the main roof. It is an ironstone building with a clay tiled roof and hayloft at first floor level. Another single storey timber stable building is sited to the east of the main stable block; this building is proposed to be removed. To the east/south east of the two buildings are two single storey ironstone buildings which are currently in a state of disrepair. These buildings have

small turrets along the top of each elevation and are unique in their design and appearance. The application site has limited landscaping and is surrounded by a boundary fence which varies in height and is fairly low level. The site therefore has a fairly open character and is visible from the adjoining public recreation ground.

- 3.4 A number of building works have recently commenced in connection with the extant planning permission which exists for the conversion of the stable block into two dwellings with associated home offices (TM/09/03177/FL). These works are understood to comprise initial ground works in connection with the laying out of the permitted car parking/turning area, stripping out and the breaking up of the existing concrete floor slab in the main building ready for conversion works.

4. Planning History:

TM/84/10979/FUL Grant with conditions 21 September 1984

Change of use to stabling and care of horses.

TM/91/10796/FUL Grant with conditions 2 October 1991

Continued use of site and stables with the variation of condition (ii) of permission TM/83/0938 to allow the increase from 11 no. to 14 no. horses and the erection of 2 no. additional stable units.

TM/01/00904/FL Grant With Conditions 21 June 2001

Change of use of paddock to dressage school

TM/02/02358/FL Refuse 31 December 2004

Change of use of tack room to living accommodation

TM/09/03177/FL Approved 29 June 2011

Conversion of existing commercial livery stable block and associated outbuildings into 2 no. residential units with ancillary home offices, together with associated parking and landscaping works and removal of condition 1 of planning permission TM/09/00313/FL (use of stable building only for purposes incidental to the residential occupation of Stone House Farm)

TM/13/03040/RD

Approved

15 April 2014

Details of joinery, Home Office/Study, landscaping and boundary treatment, sustainable construction, management of construction traffic and refuse and recycling storage and collection pursuant to conditions 3, 4, 8, 14, 15 & 16 of planning permission TM/09/03177/FL (Conversion of existing commercial livery stable block and associated outbuildings into 2 no. residential units with ancillary home offices, together with associated parking and landscaping works and removal of condition 1 of planning permission TM/09/00313/FL (use of stable building only for purposes incidental to the residential occupation of Stone House Farm))

5. Consultees:

5.1 PC: Strongly object to this application. The following key concerns have been expressed:

- We would remind all parties of the tortuous route to the approval of the extant permission (etc.);
- Whilst we must accept that the extant approval grants change of use from stabling, it has never been tested in terms of viability;
- There is no special justification for new houses in the countryside;
- The proposals completely change the character and appearance of the existing building. The whole thread of the extant permission was based on the changes reflecting the character and appearance of the existing building;
- Noise and disturbance concerns resulting from conflicts between a residential use and the use of the adjoining public recreation ground;
- The proposals represent a “new” build rather than a conversion;
- Concerns with the new dormer windows proposed in the front roof slope;
- Lack of sufficient residents’ and visitor parking;
- The proposals will generate more vehicle movements; and
- No details have been provided regarding bin storage.

5.2 KCC Highways & Transportation: Raise no objections.

5.3 EA: No objections, subject to the imposition of conditions to cover unsuspected contamination and surface water drainage.

5.4 KCC Public Rights of Way: No objections, noting that Public Right of Way MR292 runs to the east of the planning application. The development does not affect this public right of way, except to use the first part of it for access to the development site.

5.5 KCC Archaeology: No comments to make on these proposals.

5.6 Private Reps: 17/0X/8R/0S + site and press notice. The following concerns have been expressed to the proposals:

- Questions why the previous planning permissions have not been implemented and therefore why a variation is sought?
- Considers that the application represents inappropriate development within the Green Belt;
- The proposals will affect the various leisure facilities at Stone House Field;
- The existing single track access road is not sufficient for further development;
- Loss of privacy to Stone House Farm just south of the proposed development;
- Questions why the plans do not show Stone House Farm since it is so close to the application site;
- Dividing the building with a 3m gap between the two halves means that the proportions of the original stable block being converted are totally lost which, combined with the forward facing dormer windows, means that this design is not at all an agricultural conversion, but a near complete re-build of the building, into something that is out of context and out of place in an (albeit re-developed) rural, agricultural environment;
- The removal of the stepped parapet on the stone gable walls will destroy one of the character features of the existing buildings. Any new gable masonry should match the stepped parapet of the existing building;
- The proposals represent a more intensive use of the site – there is proposed to be a greater number of bedrooms within each property;
- The modern ‘glass box’ structures at the front of the stables use materials and are of a design which are not at all in-keeping with the character of the area;
- The demolition of the gatehouses should be seen as controversial locally – apart from local history inherent in them, the unique character and architecture of the entire set of farm buildings has obviously been defined by these, including the 2001 conversion of Stone House Farm;

- The patio areas to the rear (north) of the dwellings will overlook a residential garden (not a woodland area); and
- Concerns from a loss of water pressure in the area.

6. Determining Issues:

- 6.1 In considering applications it is necessary to decide them in accordance with the Development Plan unless other factors indicate otherwise. In this respect the more growth orientated character of the NPPF, published in March 2012 as national Government policy, has to be taken into account. Where appropriate, the effect of the NPPF is reflected in the analysis below. The NPPF and NPPG have been introduced since the last planning permission for this site was granted. The existence of that planning permission is also a material context for the consideration of this case.
- 6.2 The key planning considerations in this instance relate to the conversion (and extension) of the rural stable building within the Green Belt and the countryside, the suitability of the existing building for conversion, the general design of the proposals, the impact on residential and rural amenity, highway impacts and ecological considerations. Members will be mindful, however, that these considerations need to be made taking into account the extant planning permission which currently exists for the conversion of the stable block and outbuildings within the site into two dwellings (with associated home office accommodation) as granted by planning consent TM/09/03177/FL.
- 6.3 Policy CP1 of the TMBCS sets out the Council's overarching policy for creating sustainable communities. This policy deals with a number of factors which were found to be acceptably dealt with in the previous permission scheme.
- 6.4 As noted above, the application site is located within the Metropolitan Green Belt and outside the built settlement confines. The NPPF makes it clear (in para. 89) that the construction of new buildings should be regarded as inappropriate development, except for, *inter alia*, 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. In this respect, the proposal involves partial demolition of several buildings (or part thereof), together with new build elements. Looking at the calculations on a purely mathematical basis, in essence the proposals involve demolition of some 147 sq. metres of existing built development footprint and the replacement with some 100 sq. metres of new building footprint; this would result in a net overall reduction in footprint within the Green Belt. As a matter of principle this reduction may be welcomed but needs to be considered in light of further factors as set out below.

- 6.5 Within the countryside, TMBCS Policy CP14 allows, amongst other forms of development, the conversion of an existing building for residential use. Although not entirely a conversion, the main bulk of the habitable accommodation would be located within the converted element of the main stable block.
- 6.6 MDE DPD Policy DC1 states that proposals for the reuse of existing rural buildings that are of permanent and sound construction and capable of conversion without major or complete reconstruction (as demonstrated by a structural survey) will be permitted, subject to meeting certain criteria. The key criteria relevant in this case include: the conversion being of an appropriate design which is in-keeping with the character of the area; the proposed use is acceptable in terms of residential and rural amenity, highway impacts and can be accommodated without requiring the erection of extensions or ancillary buildings; appropriate landscaping; no unacceptable impacts on protected species; consideration of the residential environment arising from operations or uses nearby; and the impact of domestic paraphernalia on the rural character or appearance of the countryside.
- 6.7 This policy framework must be considered against the general 'presumption in favour of sustainable development' as contained in the NPPF, specifically in so far as housing applications should be considered in the context of this presumption (para. 49) and that planning should encourage the effective use of land by reusing land that has been previously development (brownfield land), provided that it is not of high environmental value. The site of the existing livery buildings is considered to be Previously Developed Land (PDL). NPPF also indicates (in para. 55) that new isolated homes should be avoided in the countryside unless there are special circumstances such as where the development would re-use redundant or disused buildings and lead to an enhancement to the immediate setting. In this latter respect this proposal, in principle, fits the bill in a similar way to the earlier approved scheme.
- 6.8 The applicant has submitted a structural survey report which demonstrates that (similar to the findings stated as part of the previous extant planning permission) the main stable block building remains "suitably robust and suitable for conversion into residential accommodation with the minimum of structural repairs required". The report states that various works will be required but, based on the submitted information, I am satisfied that the main stable building is, in principle, capable of conversion for residential use.
- 6.9 In this new scheme the proposed works differ significantly from that previously permitted in 2011 (under permission TM/09/03177/FL). A key factor in the latest scheme is that these proposals involve the demolition of the two 'turret' style outbuildings on the southern side of the application site, together with a 3.5m section of building from the centre of the main stable building. The proposals are therefore not, strictly speaking, an outright conversion. Whilst I am mindful that MDE DPD Policy DC1 specifically states that extensions to buildings which are proposed to be converted will not normally be permitted, I note that the new

building element in this instance are extensions of a building which is proposed to be converted. The two 'wing' extensions are "modern" and simple in style and do provide a foil to the retained buildings.

- 6.10 As outlined above, it is proposed to demolish two 'turret' style structures at the front (south) of the site. These structures were previously due to be converted into ancillary home-offices as part of the extant permission; however Members will recall that this, home-office use, element of the proposals was particularly contentious. The "turrets" in their design style and appearance, are significant features and while not listed their loss is not to be taken lightly.
- 6.11 The proposed 'wing' extensions to each of the converted dwellings would comprise stone elevations on the outward facing elevations (i.e. to the south facing towards Stone House Farm and to the north facing the Scout Hut Building) with a parapet wall sitting just below the eaves height of the main converted stable building. The outward facing elevations would have no window or door openings and therefore there would be no loss of privacy issues to consider here.
- 6.12 The proposed extension to the southernmost converted dwelling would project from the front (south) stable elevation some 8m to the south. This would run just off the common boundary of the application site with the neighbouring dwelling, Stone House Farm. The extension to the northernmost converted dwelling would project from the front (south) stable elevation slightly further to some 11.5m to the south. Both extensions would be single storey with an overall height of 2.7m to the eaves of the flat roof. The inward facing elevations of the extensions would feature large glazed panels with timber cladding. Each extension would provide a lounge area for its respective new dwelling, facing onto the private garden space of each property.
- 6.13 Internally, each converted dwelling would comprise a kitchen/dining, bedroom, utility and wc rooms at ground floor, together with a further three bedrooms, study and bathroom/en-suite accommodation at first floor. Similar to the extant scheme, the floor level within the stable building would be broken out and replaced with a thermally insulated concrete floor slab, set at a lower level in order to maximise internal head space. As part of the conversion works, three front-facing dormer windows would be inserted into the roof slope of each new dwelling. On the rear elevations, rooflights would be installed within the rear facing roof slope, whilst new openings would be created at ground floor to provide for patio doors, a single door and high level wc window on each dwelling. On the side (south facing) elevation which faces towards Stone House Farm, an existing ground floor window would be in-filled with stone (to match existing walls), whilst an existing window opening at first floor would provide an obscure glazed small window to a bedroom area at first floor. On the northern side elevation, since there would be no direct overlooking impact, both the ground floor and first floor openings would be fitted with windows. Existing doorways on the south and north facing side elevations would be bricked up in matching stone work.

- 6.14 The proposed plans have recently been amended to reflect local concerns that feature ‘castellation’ or stepped gable architectural detailing was proposed to be removed from the southern and northern gable ends of the stable building as part of the conversion works. This detailing is also found on the ‘turret’ style outbuildings which are proposed to be demolished and on the adjoining dwelling, Stone House Farm. In responding to local concerns, the plans have been amended to retain these architectural features on the southern and northern gable ends of the converted stable building. I support this amendment in overall design terms as it will ensure that the building retains an element of its original character and architectural detailing.
- 6.15 Having considered the impact of the conversion and extension works on the general character of the area and on the residential amenity of the adjoining dwelling, I am satisfied that the proposals are acceptable in this instance. Whilst the extensions are of a modern appearance, from external views (to the south and to the north) they would appear as matching stone walls, whilst internally from the private gardens of each dwelling, the modern elements would contrast with the more traditional design element of the main stable building.
- 6.16 The NPPF has a significant bearing in terms of highways impact as the nationally applied test in terms of highways impacts is that an impact must be “severe” in order for the Highways and Planning Authorities to justifiably resist development on such grounds – KCC raises no objections on such matters. This is entirely logical given the earlier permission. The adopted parking standards are set out in Kent Design Guide Review: Interim Guidance Note 3 Residential Parking (IGN3) and are met in this case.
- 6.17 The extant planning permission for the conversion of the stable building (and associated outbuildings) into two residential dwellings with ancillary home-office units has established the general principle of residential use of this site. The Highway Authority has not raised objection to these proposals and considers that the proposed scheme would not detract from that which was previously approved under permission TM/09/03177/FL which is understood to have been recently implemented by the applicant. Accordingly, I do not consider there to be any grounds to justify the refusal of planning permission on highway grounds; indeed the removal of the home-office facilities might be considered a betterment in highways terms.
- 6.18 The application is accompanied by an ecological report which indicates that after surveying all buildings on site, no evidence of bats was identified either externally or internally. It has also been stated that no evidence of barn owls was recorded in any of the buildings on site. No further survey work or mitigation is proposed, other than standard good practice working guidelines. I consider that the application has taken the necessary reasonable steps to consider ecology and therefore consider the proposed scheme is acceptable in ecological terms and accords with the general requirements set out in paragraph 118 of the NPPF.

- 6.19 The proposals have met with objections based on construction related impacts (such as general noise disturbance during demolition and construction operations, and HGV movements to/from the site) on surrounding residential properties and the public recreation ground. Whilst I recognise the concerns raised in this instance, this impact would not be different to that which could be expected from the approved scheme and, in any event, will be relatively short-term in nature. Nevertheless, noise associated from demolition or construction related activities could be controlled, via other legislation, and the applicant should be encouraged to reach a pre-commencement agreement with colleagues in Environmental Health with regard to working hours (an Informative is attached to that effect).
- 6.20 I note that a PROW runs along the north eastern side of the initial site access road (which provides access to the application site, the public recreation grounds, Stone House Farm, etc). This PROW would not be physically impacted by the development proposals, other than the fact that the road would be used for vehicular traffic in connection with the new dwellings, in the same way as it is for vehicles accessing other land uses along this road. KCC PROW has been consulted on this application and has no objections.
- 6.21 Landscaping details are not specifically included as part of this application. The general principle put forward (which is similar in its approach to what was approved as part of the extant planning permission) comprises grass private garden space to the front (south) of the site, separated by fencing, paved pathways and a number of specimen trees. A car parking and turning area would be located at the front of the site. I consider it necessary to impose a condition requiring a site landscaping strategy to be submitted for approval.
- 6.22 Members may recall that in determining the previous application (TM/09/03177/FL) it was concluded that a Section 106 Legal Agreement was required to secure the future use of agricultural land (beyond the application site) which was previously associated with the livery. At that time, the applicant owned both the application site (i.e. the land of the stable block, outbuildings and sand school) together with additional agricultural land further to the south. The current application has been submitted by a fresh applicant who is the current landowner of the application site (i.e. the land of the stable block, outbuildings and sand school) only. Having checked with Land Registry, it is understood that the applicant does not own the land which was previously the subject of the Legal Agreement (i.e. the agricultural land to the south of Stone House Farm). In this instance, it is not therefore appropriate to seek a fresh Legal Agreement as was the case with the extant permission.
- 6.23 The latest proposal on this site must, of necessity, be decided on its own merits. However the merits of the case, apart from the policy considerations, is the datum of the earlier permission. This latest scheme see the loss of some parts of the existing buildings including the characteristic turret features but replacement with new, and subtle, but more conventional extensions. The character of the resultant

buildings will be different from that previously approved. However the removal of the “home office” elements could go some way to mitigating the approach described above which is not wholly consistent with policy. Having looked at the scheme in the round I feel that in the balance of all of these factors the scheme is acceptable.

7. Recommendation:

- 7.1 **Grant Planning Permission** in accordance with the following submitted details: Email dated 16.06.2014, Existing + Proposed Plans and Elevations P-305 dated 16.06.2014, Location Plan E-001 dated 02.04.2014, Structural Survey dated 31.03.2014, Bat And Barn Owl Survey dated 19.03.2014, Contaminated Land Assessment dated 19.03.2014, Environmental Survey dated 19.03.2014, Planning, Design And Access Statement dated 04.03.2014, Existing Plans E-011 dated 02.04.2014, Existing Plans E-012 dated 02.04.2014, Letter dated 25.07.2014, Proposed Elevations F-303 A dated 25.07.2014, Proposed Plans P-304 A dated 25.07.2014, subject to the following:

Conditions / Reasons

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In pursuance of Section 91 of the Town and Country Planning Act 1990.

2. No development shall take place until details and samples of materials to be used externally have been submitted to and approved by the Local Planning Authority, and the development shall be carried out in accordance with the approved details.

Reason: To ensure that the development does not harm the character and appearance of the existing building or the visual amenity of the locality.

3. No development shall take place until details of any joinery, eaves and dormer construction to be used have been submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved details.

Reason: To ensure that the development does not harm the character and appearance of the existing building or visual amenity of the locality.

4. Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 1995 (or any order amending, revoking and re-enacting that Order), no windows or similar openings shall be constructed in any of the elevations of the buildings other than as hereby approved, without the prior written consent of the Local Planning Authority.

Reason: To enable the Local Planning Authority to regulate and control any such further development in the interests of amenity and privacy of adjoining property.

5. No development shall take place until there has been submitted to and approved by the Local Planning Authority a scheme of landscaping and boundary treatment. All planting, seeding and turfing comprised in the approved scheme of landscaping shall be implemented during the first planting season following occupation of the buildings or the completion of the development, whichever is the earlier. Any trees or shrubs removed, dying, being seriously damaged or diseased within 10 years of planting shall be replaced in the next planting season with trees or shrubs of similar size and species, unless the Authority gives written consent to any variation. Any boundary fences or walls or similar structures as may be approved shall be erected before first occupation of the building to which they relate.

Reason: Pursuant to Section 197 of the Town and Country Planning Act 1990 and to protect and enhance the appearance and character of the site and locality.

6. The existing trees and shrubs shown on the approved plan, other than any specifically shown to be removed, shall not be lopped, topped, felled, uprooted or wilfully destroyed without the prior written consent of the Local Planning Authority, and any planting removed with or without such consent shall be replaced within 12 months with suitable stock, adequately staked and tied and shall thereafter be maintained for a period of ten years.

Reason: Pursuant to Section 197 of the Town and Country Planning Act 1990 and to protect the appearance and character of the site and locality.

7. The use shall not be commenced, nor the premises occupied, until the area shown on the approved plan as vehicle parking, loading and off-loading and turning space has been surfaced and drained. Thereafter it shall be kept available for such use and no permanent development, whether or not permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any order amending, revoking or re-enacting that Order) shall be carried out on that area of land or in such a position as to preclude its use.

Reason: Development without provision of adequate accommodation for the parking, loading, off-loading and turning of vehicles is likely to lead to hazardous conditions in the public highway.

8. No development shall commence until details of a scheme for the storage and screening of refuse has been submitted to and approved by the Local Planning Authority. The approved scheme shall be implemented before the development is occupied and shall be retained at all times thereafter.

Reason: To facilitate the collection of refuse and preserve visual amenity.

9. There shall be no external lighting except in accordance with a scheme of external lighting submitted to and approved by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved scheme.

Reason: In the interests of visual and residential amenity.

10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order amending, revoking and re-enacting that Order) no development shall be carried out within Class A, B, C, D and E, of Part 1 of Schedule 2 of that Order unless planning permission has been granted on an application relating thereto.

Reason: In the interests of the visual amenity of the site and locality and to ensure the retention of the original character of the buildings.

11. If, during construction, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted a remediation strategy to the Local Planning Authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the Local Planning Authority. This remediation strategy shall be implemented as approved.

Reason: To protect the underlying ground water from the risk of pollution and in accordance with the requirements of the National Planning Policy Framework 2012.

12. No infiltration of surface water drainage is permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approved details.

Reason: To protect the underlying ground water from the risk of pollution and in accordance with the requirements of the National Planning Policy Framework 2012.

13. The first floor window on the south side elevation (facing towards Stone House Farm) shall be fitted with obscured glass and, apart from any top-hung light shall be non-opening. This works shall be completed before each respective dwelling is occupied and shall be retained thereafter.

Reason: To minimise the potential for overlooking onto adjoining property.

Informatives

- 1 Tonbridge and Malling Borough Council operates a two wheeled bin and green box recycling refuse collection service from the boundary of the property. In addition, the Council also operates a fortnightly recycling box/bin service. This would require an area approximately twice the size of a wheeled bin per property. Bins/boxes should be stored within the boundary of the property and placed at the nearest point to the public highway on the relevant collection day.

- 2 During the demolition and construction phases, the hours of working (including deliveries) shall be restricted to the following times; Monday to Friday 08:00 hours - 18:00 hours; Saturday 08:00 hours - 13:00 hours; and no work on Sundays, Bank or Public Holidays.

- 3 The proposed development is within a road which has a formal street numbering scheme and it will be necessary for the Council to allocate postal address(es) to the new property/ies. To discuss the arrangements, you are invited to write to Street Naming & Numbering, Tonbridge and Malling Borough Council, Gibson Building, Gibson Drive, Kings Hill, West Malling, Kent, ME19 4LZ or to e-mail to addresses@tmbc.gov.uk. To avoid difficulties for first occupiers, you are advised to do this as soon as possible and, in any event, not less than one month before the new properties are ready for occupation.

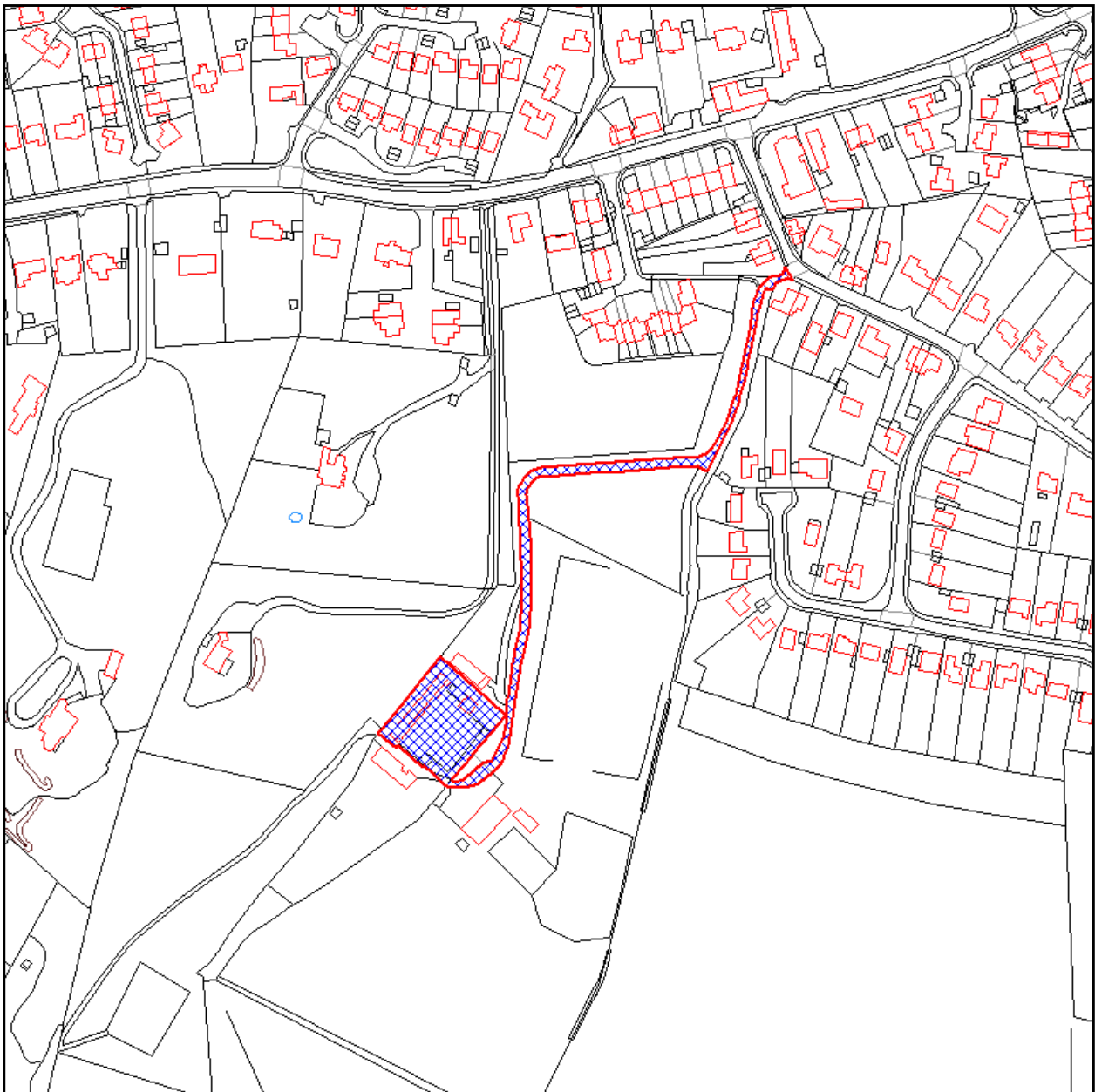
Contact: Julian Moat

TM/14/00714/FL

Stone House Farm Stables Long Mill Lane Platt Sevenoaks Kent TN15 8LH

Demolition of two existing outbuildings and conversion of existing stable block with two single storey extensions into 2 no. residential dwellings, together with associated parking and landscaping works and the removal of condition 1 of planning permission TM/09/00313/FL (use of stable building only for purposes incidental to the residential occupation of Stone House Farm)

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Ightham	558961 156153	24 April 2014	TM/14/01489/FL
Ightham			

Proposal:	Use of land as hand car wash and associated canopy and storage container
Location:	Land Adjoining Ightham Farm Shop Sevenoaks Road Ightham Sevenoaks Kent
Applicant:	Mr Astriti Zholi

1. Description:

- 1.1 The application seeks planning permission for the use of part of the existing car park to be used as a hand car wash. One storage unit is proposed to be positioned to the south of the car wash, which would be painted green, and a car wash canopy structure is proposed, under which the cars would be washed.
- 1.2 It is proposed to operate the car wash from 8am – 7pm Monday – Saturday and 9am – 5pm Sunday and Bank Holidays.

2. Reason for reporting to Committee:

- 2.1 Called in by Cllr Chartres due to circumstances of the case.

3. The Site:

- 3.1 The application site is situated to the south eastern side of the A25/Sevenoaks Road, Ightham. It is sited adjacent to a local access road off the A25 that serves a number of commercial and residential uses. The site is currently a car park for the adjacent existing lawful farm shop. The site lies to the east of the farm shop.
- 3.2 The site is situated within the Metropolitan Green Belt and Area of Outstanding Natural Beauty. There is an area of mature trees to the rear/south of the containers and car park.
- 3.3 Three storage containers are sited along the southern edge of the car park. They are single storey and painted dark green.

4. Planning History (selected):

TM/01/00461/FL Refuse 18 December 2001
 Change of use of building for conservatory showroom and design office and use of adjoining land to display 3 conservatories in a landscaped setting

TM/01/00471/LDCE Certifies 18 December 2001
 Lawful Development Certificate Existing: Use as a retail farm shop

TM/01/00472/LDCE Refuse 18 December 2001
Lawful Development Certificate Existing: Use of land as a garden centre

TM/11/00295/FL Approved 17 June 2011
Change of use of land to the east of Ightham Farm Shop to be used for car parking associated with the farm shop and commercial uses including the laying down of a porous gravel surface and attaching green netting to existing perimeter fence (retrospective application)

TM/11/00294/FL Application Withdrawn 13 June 2011
Siting of 9 storage containers to the rear of the car park adjacent to Ightham Farm shop (retrospective application)

TM/11/02221/FL Approved 10 October 2011
The retention of three storage containers to the rear of the car park for use as storage for farm shop

5. Consultees:

5.1 PC: No objections.

5.2 KCC (Highways): No objections.

5.3 Environment Agency: The sites used for vehicle washing should be sited on an impermeable bunded hardstanding area draining to foul sewer or to a sealed unit for recycling back into the system and then for off-site disposal.

5.3.1 Information provided by the applicant indicates that the trade effluent will be discharged to mains drainage. Confirmation will need to be provided to indicate that the trade effluent will be discharged to mains foul drainage because discharge to surface water drainage will be unacceptable at this location.

5.4 Southern Water: Southern Water requires a formal application for a connection to the public foul sewer to be made by the applicant.

5.4.1 The application is a proposal for vehicle washing facilities. Areas used for vehicle washing should only be connected to the foul sewer after consultation with Southern Water.

5.5 Private Reps: 5/1X/0R/1S + site notice. One letter supports the application on the grounds that the proposal is vital in bringing more trade to the shop to keep it open. The other letter objects to the application on the following grounds:

- Drainage for the site goes across private land. The proposal would generate more cumulative drainage, with the other existing uses drained from this drain;

- Has a trade effluent licence been obtained?
- Opening hours would result in detrimental residential amenity;
- Access and traffic at the site entrance/exit are hazardous given that there are four converging lanes at this point. The lay-by is single lane and has become a rat run. Thoughtless parking in the lay-by near the farm shop aggravates the situation;
- Planning permission TM/11/02221/FL limits the number of containers to three. This proposal would result in further development:
- There are at least five car wash facilities in the locality, which seem to be in a more sensible location than the village shop.

6. Determining Issues:

- 6.1 Policies CP1 and CP24 of the TMBCS and policy SQ1 of the MDE DPD relate to the protection of the local environment and the need for new development to protect and enhance the locality. Policy CP3 of the TMBCS relates to Green Belts, paragraph 115 of the NPPF and Policy CP7 relates to Areas of Outstanding Natural Beauty, and requires great weight to be given to conserving landscape and scenic beauty, and Policy CP14 refers to new development in the countryside.
- 6.2 Paragraph 89 of the NPPF and Policy CP3 relate to development within the Green Belt. Paragraph 89 of the NPPF regards the construction of new buildings as inappropriate development in the Green Belt. It lists a number of exceptions to this, none of which apply.
- 6.3 Policy CP14 of the TMBCS allows for limited expansion of an existing authorised employment use within the countryside. Whilst I note the applicant's statement that the car wash is provided to complement the existing farm shop business, by providing a further service to customers, I do not consider the proposal to be an expansion for the purposes of this policy. It is likely that the car wash and farm shop would often be used by different customers. In addition, there has been no justification for providing additional car wash facilities in this locality.
- 6.4 The existing car park is informal in nature, with no space markings. The proposed car wash would occupy part of this car park, so would leave some of the car park available for parking cars.
- 6.5 Planning permission was previously granted for this site for the surfacing of land as a car park, to be used in conjunction with the farm shop (TM/11/00295/FL).

- 6.6 The current proposal involves erecting a canopy and container in conjunction with the use. Whilst the site is already screened from wider views by a fence and netting, which limit views to within the site, this is by definition inappropriate development, and therefore also by definition harmful to the green belt. It also has something of an adverse impact on the rural area by introducing further features and a use usually associated with urban or occasionally village locations. While it is true that there appears to have been a growth in this particular type of facility, in my estimation this usually occurs on sites which have well-established build facilities that have become redundant. Therefore, I am of the opinion that the proposal does not comply with policies CP1, CP7 and CP24 of the TMBCS and policy SQ1 of the MDE DPD, in that it does not protect the local rural environment.
- 6.7 There are neighbouring residential properties close to the application site. The applicant has not set out any measures to minimise noise disturbance from the use of pressure washers and the subsequent noise of high pressure jets impacting on vehicles. With respect to potential noise disturbance, a condition could be placed on any consent to assist in mitigating these measures, through restricting hours of operation to 08:30 – 18:30 Monday to Friday, 09:00 – 18:00 on Saturdays and 10:00 – 16:00 on Sundays/Bank Holidays, and requiring the erection of a barrier/acoustic fence to prevent line of sight to sensitive receptors.
- 6.8 In terms of drainage, I note Southern Water and the Environment Agency's comments with respect to drainage. The car park site, within which the carwash is proposed to be installed, is surfaced with gravel (as per TM/11/00295/FL), and so is a permeable surface. The site of the proposed car wash will be on a concrete base. The applicant has advised that the water generated from the car wash will go through a new treatment chamber (to deal with detergents and silt etc) to the existing foul sewer immediately to the north of the site. This accords with both Southern Water's advice and the Environment Agency's advice, although does require the separate grant of a trade effluent licence by Southern Water Services.
- 6.9 I note the neighbour's comments relating to access and highway implications. KCC (Highways) has been consulted on this application and has raised no objections. Whilst I note that there is currently planning permission to use the land for parking (11/00295), this only came after the building was deemed to have become a lawful use as a retail farm shop (TM/01/00471/LDE) i.e. there is no condition requiring this area to remain as parking in conjunction with the farm shop. The proposed use would intensify the potential for vehicle movements. However, KCC has no objections to this.
- 6.10 In light of the above considerations, I recommend that the application be refused.

7. Recommendation:

7.1 Refuse Planning Permission subject to the following:

Reasons

1. The site lies within the Metropolitan Green Belt where there is a strong presumption against permitting inappropriate development, as defined in paragraph 89 of the National Planning Policy Framework and Policy CP3 of the Tonbridge and Malling Borough Core Strategy 2007. The proposed development constitutes inappropriate development, and there is considered to be no case of very special circumstances and is therefore contrary to those policies.
2. Policies CP1, CP7 and CP24 of the Tonbridge and Malling Borough Core Strategy 2007 and policy SQ1 of the Managing Development and Environment Development Plan 2010 aim to protect the local rural environment. The proposed erection of a canopy and container would, by definition, constitute inappropriate development, and be harmful to the countryside and is therefore contrary to these policies.

Contact: Glenda Egerton

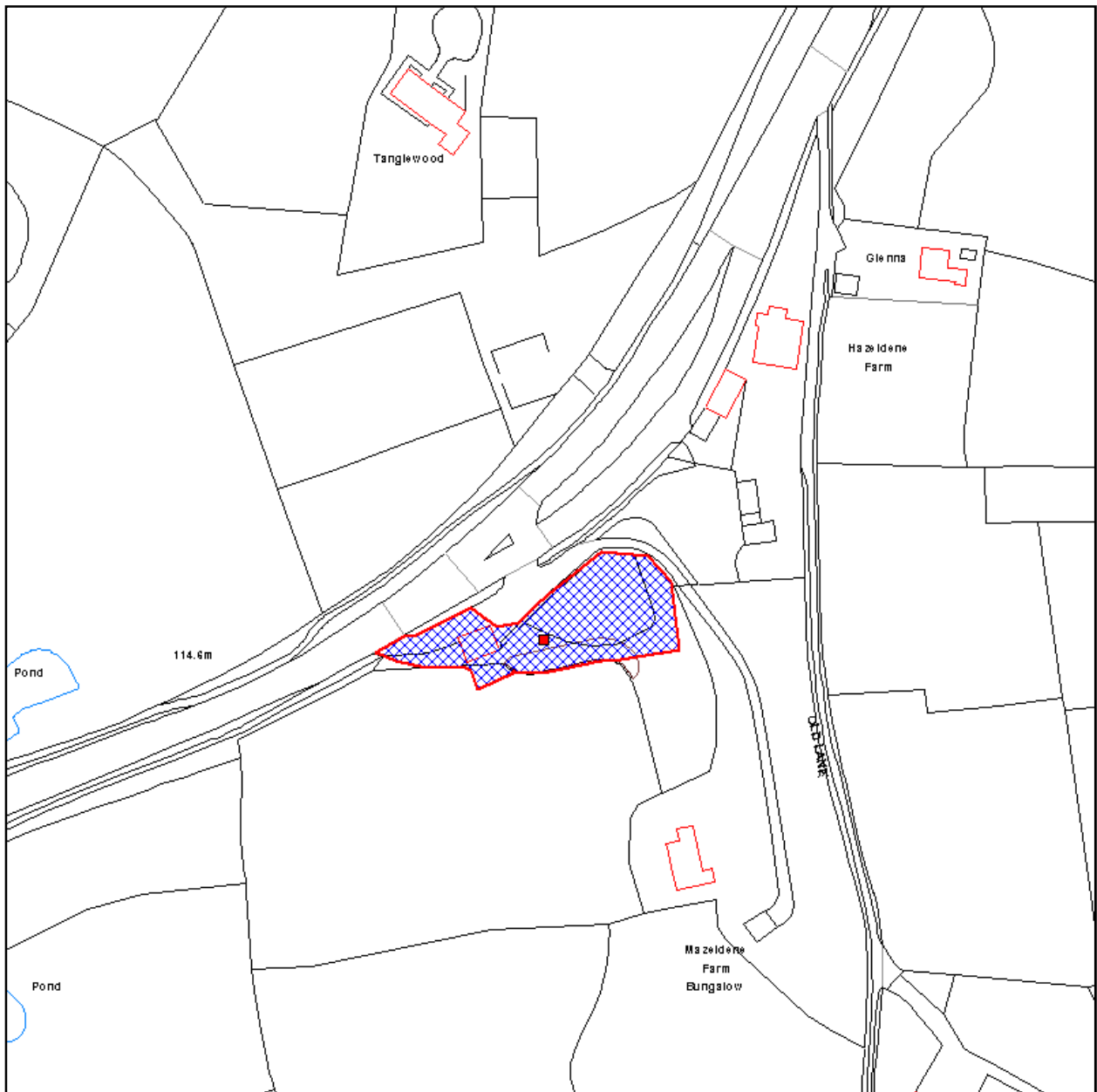
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TM/14/01489/FL

Land Adjoining Ightham Farm Shop Sevenoaks Road Ightham Sevenoaks Kent

Use of land as hand car wash and associated canopy and storage container

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