

**Stansted  
Downs**

**563062 161016 8 October 2014**

**TM/14/03395/FL**

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Proposal: Change of use of the Vigo Inn Public House to two dwellings with associated residential curtilages and construction of two buildings to create 2 self-catered holiday let units.  
Location: The Vigo Inn Gravesend Road Wrotham Sevenoaks Kent TN15 7JL  
Applicant: Mr Andrew Forrest

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**1. Description:**

- 1.1 This application was originally reported to APC2 on 27 May 2015 where it was resolved that the application be deferred for a report from the Director of Central Services regarding the potential implications of refusing planning permission.
- 1.2 Since then, the applicant has amended the scheme by reducing the number of holiday let units proposed from five to two. Additionally, a Transport Statement prepared by DHA Transport has been submitted along with several signed emails from former organisers of music events and a bar attendant giving information regarding the approximate number of cars at the premises during events held at the premises.
- 1.3 A copy of my previous report is annexed for ease of information.

**2. Consultees (since 27 May):**

- 2.1 None

**3. Determining Issues:**

- 3.1 Members were concerned that the previous scheme reported to APC2 proposed holiday lets which were very small in size and therefore, whilst recognising that no regulatory space standards exist for such accommodation, the reduction in the number of holiday let units now proposed, thus creating two, larger units, is to be welcomed. As set out in my previous supplementary report, to ensure that appropriate management of the facilities is provided, and in the interests of residential amenity, Condition 11 requires that the two holiday let units remain linked to the one bedroom dwelling.
- 3.2 The reduction in unit numbers would also reduce the amount of vehicle movements to and from the site. The applicant has submitted a Transport Statement that compares the trips and movements of the previous public house use, a conventional public house and the proposed development (2 dwellings and 2 holiday lets). The report concludes that the proposal would generate significantly fewer trips each day. I consider that the report is sufficiently robust in its analysis and assumptions and that it clearly shows that the proposed scheme

would be an improvement in highway safety terms compared to the public house use.

- 3.3 The applicant has also confirmed that they support the provision of a footway outside of the front of the property, in line with KCC recommendations, to provide safe pedestrian access to the proposed dwellings, prevent unauthorised parking in front the dwellings and generally improve safety in respect to pedestrian movement around this junction. Should Members be minded to grant planning permission, Condition 4 would satisfactorily secure those improvements.
- 3.4 All other matters remain as my previous report.
- 3.5 In conclusion, the amendments to the scheme are considered to markedly improve upon the originally submitted scheme and the additional information submitted provides an improved basis for comparative analysis. Accordingly it is recommended that planning permission be granted subject to the conditions set out below.

**4. Recommendation:**

- 4.1 **Grant Planning Permission** in accordance with the following submitted details: Email received 27.05.2015, Drawing AF/400A received 23.06.2015, Drawing AF/401A received 23.06.2015, Email received 23.06.2015, Email received 12.06.2015, Transport Statement CC/10853 received 12.06.2015, Email received 15.05.2015, Existing Floor Plans GROUND FLOOR received 10.02.2015, Existing Floor Plans FIRST FLOOR received 10.02.2015, Site Plan received 03.02.2015, Email received 21.04.2015, Planning Statement received 01.10.2014, Proposed Floor Plans GROUND FLOOR received 01.10.2014, Proposed Floor Plans FIRST FLOOR received 01.10.2014, Elevations DWELLINGS received 01.10.2014, Drawing AF/402 received 01.10.2014, Location Plan received 08.10.2014, Email received 21.04.2015, subject to the following conditions:

**Conditions:**

- 1 Within 2 months of the date of this decision, details and samples of all materials to be used externally on the holiday let buildings shall be submitted to the Local Planning Authority for approval, 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 site or the visual amenity of the locality.

- 2 The holiday let units shall be occupied for holiday purposes only and shall not be occupied as a person's sole or main place of residence.

Reason: To ensure that the approved holiday accommodation is not used for unauthorised permanent residential occupation.

- 3 The buildings shall not be occupied until details of alterations to the existing vehicle access, maximising its width, and any proposed gates have been submitted to and approved by the Local Planning Authority. The approved works shall be carried out prior to the first occupation of the dwellings and holiday let units hereby approved.

Reason: In the interests of highway safety.

- 4 The dwellings hereby approved shall not be occupied until a scheme providing a footway along the frontage to the A227 that provides a means of pedestrian access to and from the main entrance doors of the dwellings has been implemented in accordance with details which have been submitted to and approved by the Local Planning Authority. The scheme shall include appropriate measures to safeguard the safety of the occupants, visitors and pedestrians. The scheme implemented shall be retained at all times thereafter.

Reason: To ensure the safety of the occupants of the dwellings and pedestrians and in the interests of highway safety.

- 5 The buildings shall not be occupied until an acoustic report providing a scheme of acoustic protection for the dwellings and holiday let units that satisfies the requirements of BS 8233:2014 has been submitted to and approved by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the dwelling or holiday let unit to which it relates and shall be retained at all times.

Reason: To safeguard the aural amenity of the future occupiers of the buildings.

- 6 The buildings shall not be occupied, until the area shown on the submitted layout as vehicle parking 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 2015 (or any order amending, revoking and 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 or garaging of vehicles is likely to lead to hazardous on-street parking.

- 7 The buildings shall not be occupied, until there has been submitted to and approved by the Local Planning Authority a scheme of landscaping and boundary treatment. The scheme should include new fencing along the north and east boundaries of an open rural type. 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.

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.

- 8 The buildings shall not be occupied until tactile paving is provided at the end of the footway to the north of the access.

Reason: In order to improve the visibility of the access in the interest of highway safety.

- 9 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order amending, revoking and re-enacting that Order) no development shall be carried out within Class A, B, D and E of Part 1 of Schedule 2 of that Order unless planning permission has been granted on an application relating thereto.

Reason: To ensure that any future development does not harm the character of the area or openness of the Green Belt.

- 10 (a) If during development work, significant deposits of made ground or indicators of potential contamination are discovered, the work shall cease until an investigation/ remediation strategy has been agreed with the Local Planning Authority and it shall thereafter be implemented by the developer.

(b) Any soils and other materials taken for disposal should be in accordance with the requirements of the Waste Management, Duty of Care Regulations. Any soil brought onsite should be clean and a soil chemical analysis shall be provided to verify imported soils are suitable for the proposed end use.

(c) A closure report shall be submitted by the developer relating to (a) and (b) above and other relevant issues and responses such as any pollution incident during the development.

Reason: In the interests of amenity and public safety.

- 11 The 1 bedroomed dwelling shall not be occupied other than in connection with the management of the holiday lets hereby approved in accordance with the email dated 27.05.15.

Reason: To safeguard the character and amenity of the area.

Contact: Mark Fewster