

Stansted

Wrotham, Ightham And
Stansted

1 February 2016

TM/16/00235/FL

Proposal: Construction of flint stone and brick wall along north west side boundary
Location: Fairseat Farm House Vigo Road Fairseat Sevenoaks Kent TN15 7LU
Applicant: Mr Matthew Stock

1. Description:

- 1.1 This application was deferred from the APC2 on 25 May 2016 to allow for a Members' Site Inspection to take place and in order for officers to seek clarification over whether the correct ownership Certificate had been submitted in regard to the extent of development. A copy of my previous committee report is annexed for ease of information.
- 1.2 Since the Committee meeting, the application has been amended to exclude any changes to the gate and track nearest the Village Hall which exist at present. The access to the new car port will remain as existing (mid-way along the side boundary) and that reduces the length of the proposed new wall to 26m.
- 1.3 The Members' Site Inspection took place on 17 June and those in attendance, which included the Parish Council, were able to study the amended plans as described.

2. Determining Issues:

- 2.1 The relevant determining issues remain as discussed in the report of 25 May 2016 and the Members Site Inspection raised no further issues. However it was confirmed that the wall will be built inside the land ownership of the applicant and thus would not necessarily equate to the outer edge of the hedge which could have grown away from the land ownership over time.
- 2.2 The issues surrounding land ownership, gating and use of the track to the north of the site have now been removed from the proposal currently before Members and as such are now separate from the determination of this application and will be looked at subsequently by the applicant.

3. Recommendation:

- 3.1 **Grant Planning Permission** in accordance with the following submitted details: Email dated 26.04.2016, Email + PHOTOGRAPH BRICK dated 27.04.2016, Proposed Elevations 14124 201 P6 dated 17.06.2016, Location Plan 14124 001 P1 dated 26.01.2016, Site Plan 14124 200 P6 dated 17.06.2016, subject to the following:

Conditions:

- 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 flintwork shall take place until a sample panel of the flintwork for the construction of the boundary wall has been provided on-site. The development shall be carried out in accordance with the sample panel and the approved plans and application details, unless otherwise agreed in writing by the Local Planning Authority.

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

- 3 Any gaps in the existing hedging shown to be retained on the approved plans shall be filled/planted-out with the same or similar plant species within the first planting season following the commencement of the new boundary wall hereby approved. Any part of the hedging which within 10 years from the date of this permission is removed or becomes seriously damaged or diseased shall be replaced in the next planting season with a similar species, unless the Local Planning 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.

- 4 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 B of Part 2 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 Conservation Area or openness of the Green Belt.

Contact: Mark Fewster