

Wrotham **558346 158826** **15 October 2014** **TM/14/03431/FL**
Wrotham

Proposal: Demolition of existing agricultural buildings and silos and replacement with 13 dwellings (8 market housing, 5 intermediate housing), 1844sqm agricultural building, 775sqm B1(a) offices and 1000sqm B1(c) light industrial
Location: West Yaldham Farm Kemsing Road Kemsing Sevenoaks Kent TN15 6NU
Applicant: Mrs Eliza Ecclestone

1. Description:

- 1.1 The development comprises the demolition of existing agricultural buildings at West Yaldham Farm including 2no. silos, and replacement with 13 dwellings, 1844sqm agricultural building, 775sqm B1(a) offices and 1000sqm B1(c) Light Industrial. The site is part of the wider St Clere Estate which lies predominantly within the Sevenoaks District although this application site is totally within the TMBC boundary.
- 1.2 The application papers describe and seek to support a case for the proposal being conversion rather than new construction or a substantial rebuild and have provided additional information detailing the extent of existing steel frame which would be retained within the structure of the proposed units.
- 1.3 Various additional documents and amended plans have recently been submitted which are currently out to public consultation.
- 1.4 As a result of the scale and nature of the proposed development, the location of the site within the countryside, Metropolitan Green Belt and Area of Outstanding Natural Beauty, and the size of the site (some of which is not visible from public vantage points), I consider it would be helpful for Members to visit the site prior to the consideration of a full report. Such a report would set out the substantive issues, including the responses to recent consultation on the amended scheme. It is envisaged that we would aim to report to the Area 2 Planning Committee of 4 March 2015.

2. Reason for reporting to Committee:

- 2.1 Called in by Councillor Martin Coffin and the proposal is departure from the Development Plan.

3. Recommendation:

- 3.1 A Members' site inspection **BE ARRANGED**.

Contact: Lucy Harvey