

Mr Andrew Williams
C/O Offset Architects
Nepicar House
London Road
Wrotham Heath
Sevenoaks
Kent
TN15 7RS

Direct Dial: 01732 227000, Option 3
Ask For: Lesley Westphal
My Ref: SE/14/03807/FUL
Your Ref:
Date: 26th May 2015

Dear Sir/Madam

Town and Country Planning Act 1990

Site : Pells Farm Pells Lane West Kingsdown Sevenoaks Kent TN15 6AU
Development : The redevelopment of the Pells Farm estate which currently accommodates commercial units in a state of disrepair along with one existing residential dwelling. 6no. new residential units are to be provided. This will comprise 5no. new dwellings and the conversion of one existing non-residential building into an additional dwelling. The existing residential building is to be refurbished.

Please find attached the formal notice of Decision being granted for the above development.

Your attention is drawn to the fact that this permission is granted subject to conditions.

Please familiarise yourself with the conditions and ensure the specific requirements are met. If you are acting on behalf of a client please ensure you draw their attention to the conditions and advise of their implications. The development, once started, will be monitored by my enforcement staff. Failure to comply with a condition could result in the Council taking steps to secure compliance and may in certain circumstances affect the legality of any works carried out. This is especially important when a condition has been imposed requiring submission and approval of details prior to commencement of works on site, since failure to comply with such a condition can lead to the permission being void. In appropriate cases the Council will consider the expediency of serving a Temporary Stop Notice.

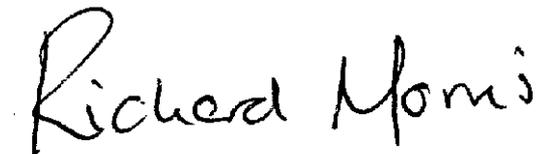
You should also be aware that the applicant has the right to appeal against a condition within 6 months of the date of this Notice.

Chief Executive: Dr. Pav Ramewal
Council Offices, Argyle Road, Sevenoaks, Kent TN13 1HG
Telephone: 01732 227000 DX 30006 Sevenoaks
Email: information@sevenoaks.gov.uk
www.sevenoaks.gov.uk

Please note all details requiring submission to and approval by this Council should be forwarded to this office notwithstanding that final discharge of the condition may involve consultation with other agencies/authorities.

If you have any query regarding the conditions you should contact the case officer, Lesley Westphal, in the first instance for advice on the above direct phone number.

Yours faithfully

A handwritten signature in black ink that reads "Richard Morris". The signature is written in a cursive, slightly slanted style.

Richard Morris
Chief Planning Officer

Please remove any site notice that was displayed on the site pursuant to the application.

Mr Andrew Williams
C/O Offset Architects
Nepicar House
London Road
Wrotham Heath
Sevenoaks
Kent
TN15 7RS

SE/14/03807/FUL
Valid on 22nd December 2014

TOWN AND COUNTRY PLANNING ACT 1990

Town and Country Planning (Development Management Procedure) (England)
Order 2015

GRANT OF PLANNING PERMISSION

Site : Pells Farm Pells Lane West Kingsdown Sevenoaks Kent TN15 6AU
Development : The redevelopment of the Pells Farm estate which currently accommodates commercial units in a state of disrepair along with one existing residential dwelling. 6no. new residential units are to be provided. This will comprise 5no. new dwellings and the conversion of one existing non-residential building into an additional dwelling. The existing residential building is to be refurbished.

Sevenoaks District Council, as the District Planning Authority, pursuant to powers in the above mentioned Act and Order, HEREBY GRANTS PLANNING PERMISSION for the development described above, to be carried out in accordance with the application and plans submitted therewith,

SUBJECT TO THE CONDITIONS set out below :-

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

In pursuance of section 91 of the Town and Country Planning Act 1990.

2) No development shall be carried out on the land until details of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Council. The development shall be carried out using the approved materials.

To ensure that the appearance of the development is in harmony with the existing character of the area as supported by Policy EN1 of the Sevenoaks Allocations and Development Management Plan. The Local Planning Authority is satisfied that it is fundamental to the development permitted to address this issue before development commences and that without this safeguard planning permission should not be granted.

3) No development shall be carried out on the land until full details of soft landscape works have been submitted to and approved in writing by the Council. Those details shall include:-planting plans (identifying existing planting, plants to be retained and new planting);-a schedule of new plants (noting species, size of stock at time of planting and proposed number/densities); and-a programme of implementation. The Local Planning Authority is satisfied that it is fundamental to the development permitted to address this issue before development commences and that without this safeguard planning permission should not be granted.

To enhance the visual appearance of the area as supported by policy EN1 of the Sevenoaks Allocations and Development Management Plan. The Local Planning Authority is satisfied that it is fundamental to the development permitted to address this issue before development commences and that without this safeguard planning permission should not be granted.

4) No development shall be carried out on the land until full details of the surfacing of the access road, driveways and patios have been submitted to and approved in writing by the Council.

To protect the visual appearance of the area as supported by enhance of the Sevenoaks Allocations and Development Management Plan. The Local Planning Authority is satisfied that it is fundamental to the development permitted to address this issue before development commences and that without this safeguard planning permission should not be granted.

5) Prior to the first occupation of houses 5 and 6 all first floor rear facing windows shall be obscure glazed to a height not less than 1.7m above internal floor level and shall be retained as such thereafter.

To protect the privacy of the adjacent residents in accordance with the provisions of policy EN2 of the ADMP.

6) All demolition and clearance to the buildings and vegetation must be carried out outside of the bird breeding season (March - August inclusive). If that is not possible and ecologist must examine the site prior to works starting and if any nesting birds are present all works must cease in that area until all the young have fledged.

To protect the habitat of any breeding birds on site.

7) Prior to commencement of construction a detailed mitigation strategy shall be submitted detailing works proposed in respect of the mitigation of the impact of this scheme upon bats using this site. The scheme shall be carried out in accordance with the approved details prior to first occupation of the development.

In the interests of the protection of protected species identified in and around the site. The Local Planning Authority is satisfied that it is fundamental to the development

permitted to address this issue before development commences and that without this safeguard planning permission should not be granted.

8) No window(s) or other opening(s), other than those shown on the approved drawings, shall be inserted at any time in the first floor flank elevation of house 4, or the first floor rear elevation of houses 5 and 6. despite the provisions of any Development Order.

To protect the privacy of the adjacent residents in accordance with the provisions of policy EN2 of the ADMP.

9) No extension or external alterations shall be carried out to the houses hereby approved, despite the provisions of any Development Order.

To protect the openness of the green belt in accordance with the provisions of the NPPF.

10) No building or enclosure other than those shown on the approved plans, shall be erected within the curtilage of the dwelling hereby approved, despite the provisions of any Development Order.

To protect the openness of the green belt in accordance with the provisions of the NPPF.

11) Prior to the first occupation of the development hereby approved, a visibility splay 25 metres x 2.0 metres x 25 metres shall be provided and thereafter maintained at the junction off the access to the adjacent public highway with no obstructions over 0.9 metres above carriageway level within the splays.

In the interests of highways safety.

12) No extension or external alterations shall be carried out to the roofs of the development hereby approved, despite the provisions of any Development Order.

To protect the openness of the surrounding green belt in accordance with the provisions of the NPPF.

13) All the buildings A - O shall be demolished and the resulting materials be removed from the site prior to the commencement of any development on the site. Buildings N and O shall thereafter remain open and undeveloped.

In the interests of the preservation of the openness of the green belt and character of the surrounding AONB in accordance with the provisions of the NPPF. The Local Planning Authority is satisfied that it is fundamental to the development permitted to address this issue before development commences and that without this safeguard planning permission should not be granted.

14) The development hereby permitted shall be carried out in accordance with the following approved plans: 258,PD.10B,11B,12A,13A,14A,18,19A,20A,21,50C.

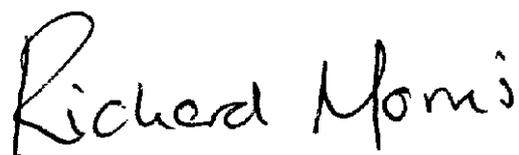
For the avoidance of doubt and in the interests of proper planning.

15) The access parking and turning areas shall be provided prior to the first occupation of the development and shall be retained permanently thereafter for these purposes.

To ensure adequate on site access and parking and to maintain the free flow of traffic on the adjacent public highway in accordance with the provisions of policy EN1 of the Allocations and Development Management Plan.

16) Within three months of the commencement of development, details shall be provided in writing to and be approved in writing by the Local Planning Authority of details of all external lighting. The scheme shall be carried out in accordance with the approved details.

In the interests of the character and amenities of the surrounding rural area in accordance with the provisions of policies EN1 and EN2 of the Allocations and Development Management Plan.



Richard Morris
Chief Planning Officer

DATED THIS: 26th day of May 2015

Note to Applicant

In accordance with paragraphs 186 and 187 of the NPPF Sevenoaks District Council (SDC) takes a positive and proactive approach to development proposals. SDC works with applicants/agents in a positive and proactive manner, by;

- Offering a duty officer service to provide initial planning advice,
- Providing a pre-application advice service,
- When appropriate, updating applicants/agents of any small scale issues that may arise in the processing of their application,
- Where possible and appropriate suggesting solutions to secure a successful outcome,
- Allowing applicants to keep up to date with their application and viewing all consultees comments on line
(www.sevenoaks.gov.uk/environment/planning/planning_services_online/654.asp),
- By providing a regular forum for planning agents,
- Working in line with the NPPF to encourage developments that improve the improve the economic, social and environmental conditions of the area,
- Providing easy on line access to planning policies and guidance, and
- Encouraging them to seek professional advice whenever appropriate

In this instance the applicant/agent:

- 1) Was updated on the progress of the planning application.

Informatives

- 1 Lighting within the site should be designed to minimise the impact on bats present within the site. The Bat Conservation Trust's Bats and Lighting in the UK guidance is recommended in the lighting design.
- 2 Southern Water have provided the following comments; "It is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777."