

Redleaf Trust
C/O Lambert & Foster
77 Commercial Road
Paddock Wood
Tonbridge
TN12 6DS

Direct Dial: 01732 227000, Option 3
Ask For: Paul Dadswell
My Ref: SE/17/00943/FUL
Your Ref: MR TIM DUNCAN
Date: 24th May 2017

Dear Sir/Madam

Town and Country Planning Act 1990

Site : Land North East Of Stonelake Cottages Camp Hill Chiddingstone
Causeway KENT
Development : The construction of two semi-detached three bedroom dwellings and
associated parking spaces.

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.

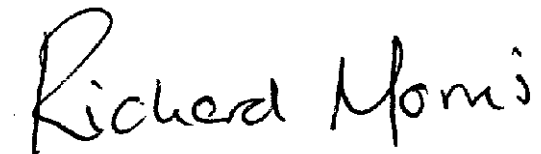
Please familiarise yourself with the conditions and ensure the specific requirements are met. If you are acting on behalf of a client please ensure you draw their attention to the conditions and advise of their implications. The development, once started, will be monitored by my enforcement staff. Failure 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.

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, Paul Dadswell, 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 style with a large initial 'R'.

Richard Morris
Chief Planning Officer

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

Redleaf Trust
C/O Lambert & Foster
77 Commercial Road
Paddock Wood
Tonbridge
TN12 6DS

SE/17/00943/FUL
Valid on 29th March 2017

TOWN AND COUNTRY PLANNING ACT 1990

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

GRANT OF PLANNING PERMISSION

Site : Land North East Of Stonelake Cottages Camp Hill Chiddingstone
Causeway KENT
Development : The construction of two semi-detached three bedroom dwellings and
associated parking spaces.

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) The materials to be used in the construction of the development shall be those indicated on the approved plan 1681-P-01-C.

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..

3) Prior to the completion of the development hereby approved, details of how the development will enhance biodiversity will be submitted to and approved in writing by the Local Planning Authority. This shall include the installation of bird/bat boxes and

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

generous native planting where possible. The approved details will be implemented and thereafter retained

To provide opportunities to conserve and enhance biodiversity on the site, in accordance with Policy SP11 of the Sevenoaks Core Strategy. 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) The recommendations made in the submitted ecological appraisal by KB Ecology (Ref No 2016/08/08) shall be fully implemented prior to the commencement of the development.

To provide opportunities to conserve and enhance biodiversity on the site, in accordance with Policy SP11 of the Sevenoaks Core Strategy. 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) No development shall be carried out on the land until full details of both hard and 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),-written specifications (including cultivation and other operations associated with plant and grass establishment),-schedules of new plants (noting species, size of stock at time of planting and proposed number/densities where appropriate), and-a programme of implementation.

To protect 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

6) Details of the proposed Sustainable Urban Drainage System (SUDS) shall be submitted to and approved in writign by the Local Plannign Authority prior to the commencenet of development. These details should: - Set out and priovide details of the SUDS scheme to be used- Specify the responsibilities of each party for the implementation of the SUDS scheme- Specify a timetable for implementation- Provide a management and maintenance plan for the lifetime of the development.

To avoid overload of any existing drainage systems and to meet sustainability and environmental objectives.

7) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order amending, revoking and re-enacting that Order) no enlargement, improvement or other alteration permitted by Class A or B of Part 1 of Schedule 2 of the 2015 Order (as amended), shall be carried out or made to the dwelling without the grant of a further planning permission by the local planning authority.

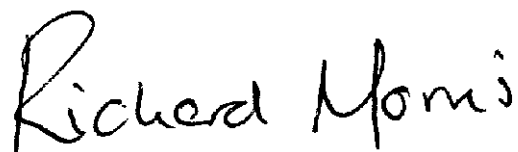
To prevent inappropriate development in the Green Belt as supported by the NPPF and the Development in the Green Belt Supplementary Planning Document

8) The development hereby permitted shall be carried out in accordance with the following approved plans: 1681-P-01-C

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

9) No development shall take place until details of the layout and construction of areas for the parking of cars including garage spaces and means of access have been submitted to and approved in writing by the Council. The parking areas approved shall be provided and kept available for parking in connection with the use hereby permitted at all times. 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.

In the interest of highway safety.



Richard Morris
Chief Planning Officer

DATED THIS: 24th day of May 2017

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 provided with pre-application advice and in light of the advice amended the application to address the issues.
- 2) Did not require any further assistance as the application was acceptable as submitted.
- 3) The application was dealt with/approved without delay.

Informatives

- 1 The proposed development has been assessed and it is the Council's view that the CIL IS PAYABLE. Full details will be set out in the CIL Liability Notice which will be issued with this decision or as soon as possible after the decision.