

Mr I Mitchell
C/O Hobbs Parker Property Consultants
Romney House
Monument Way
Orbital Park
Ashford
TN24 0HB

Direct Dial: 01732 227000, Option 3
Ask For: Mr M Holmes
My Ref: SE/17/02596/FUL
Your Ref: MRS JANE SCOTT
Date: 21 February 2018

Dear Sir/Madam

Town and Country Planning Act 1990

Site : Foxbury Farm Stone Street Seal KENT TN15 0LW
Development : Demolition of existing agricultural buildings. Erection of 15 dwellings, including 6 affordable units, with change of use and conversion of existing Cart Shed and Boulton & Paul agricultural building to office accommodation with associated parking, landscaping scheme and alterations to existing vehicular access.

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 Community Infrastructure Levy and the planning 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.

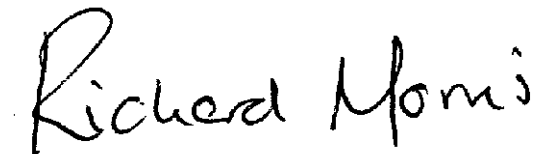
You should also be aware that the applicant has the right to appeal against a condition within 6 months of the date of this Notice.

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, Mr M Holmes, 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.

Mr I Mitchell
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SE/17/02596/FUL
Valid on 23 August 2017

TOWN AND COUNTRY PLANNING ACT 1990

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

GRANT OF PLANNING PERMISSION

Site : Foxbury Farm Stone Street Seal KENT TN15 0LW
Development : Demolition of existing agricultural buildings. Erection of 15 dwellings, including 6 affordable units, with change of use and conversion of existing Cart Shed and Boulton & Paul agricultural building to office accommodation with associated parking, landscaping scheme and alterations to existing vehicular access.

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 development hereby permitted shall be carried out in accordance with the following approved plans: 21817A/01 Rev B, 21817A/05 Rev T, 21817A/06 Rev B, 21817A/09 Rev A, 21817A/10 Rev J, 21817A/11 Rev M, 21817A/12, 21817A/22 Rev E, 21817A/23 Rev A, 21817A/24 Rev D, 21817A/25 Rev D, 21817A/26 Rev D, 21817A/27 Rev F, 21817A/30 Rev E, 21817A/40 Rev E, 21817A/42 Rev D, 21817A/43 Rev D, 21817A/44 Rev D, 21817A/45 Rev A, 21817A/46 Rev D, 21817A/47 Rev D, 21817A/48 Rev D, 21817A/50 Rev B, 21817A/51 Rev B, 21817A/52 Rev B, 21817A/53 Rev B, 21817A/55 Rev A, 21817A/56 Rev B,

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21817A/57 Rev B, 21817A/58 Rev A, 21817A/60 Rev C, 21817A/61 Rev C, 21817A/62 Rev C, 21817A/220 Rev E, 21817A/300 Rev D, 21817A/301 Rev C, 21817A/305 Rev B, 21817A/310 Rev B, 21817A/311 Rev B and 3110/DR/203 Rev D.

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

3) 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 local planning authority. The details shall include the following:- Detailed elevations of the new dwellings;- Details and sample panels of bricks and mortar for new dwellings and walls;- Details and samples of the roof coverings for the dwellings, the cart lodge and the small Boulton & Paul barn; and- Details and samples of the finish of the small Boulton & Paul barn. The development shall be carried out using the approved details.

To ensure that the appearance of the development enhances the character and appearance of the local area as supported by Policy EN1 of the Sevenoaks Allocations and Development Management Plan.

4) No development shall be carried out on the land until full details of hard and soft landscape works have been submitted to and approved in writing by the local planning authority. Those details shall include:-hard landscaping plans (identifying existing hard standing to be retained, samples of the finish of new hard standing and a bound surface for the first 5m of the access from the edge of the highway);-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); - details of any necessary pruning works to be carried out to retained trees; and-a programme of implementation including any necessary protection measures during construction. The development shall be carried out in accordance with the approved details.

To safeguard the visual appearance of the area as supported by policy EN1 of the Sevenoaks Allocations and Development Management Plan.

5) If within a period of five years from the completion of the development, any of the trees or plants that form part of the approved details of soft landscaping die, are removed or become seriously damaged or diseased then they shall be replaced in the next planting season with others of similar size and species.

To safeguard the visual appearance of the area as supported by policy EN1 of the Sevenoaks Allocations and Development Management Plan.

6) No development shall be carried out on the site until details of a construction management plan have been submitted to and approved in writing by the local planning authority. The plan shall include the following details:(a) Routing of construction and delivery vehicles to / from site;(b) Parking and turning areas for construction and delivery vehicles and site personnel;(c) Timing of deliveries;(d) Provision of wheel washing facilities;(e) Temporary traffic management / signage; and(f) Provision of measures to prevent the discharge of surface water onto the highway. The development shall be carried out in accordance with the approved details and the provision of construction vehicle loading/unloading, turning facilities and parking facilities for site personnel and

visitors shall be provided prior to commencement of work on site and shall be retained for the duration of construction.

In the interests of highway safety and residential amenity as supported by policies EN1 and EN2 of the Sevenoaks Allocations and Development Management Plan.

7) Prior to the first occupation of the development hereby approved the vehicle parking spaces, garages and turning areas shown on the approved plans shall be provided and retained thereafter.

To ensure a permanent retention of vehicle parking and turning for the development as supported by Policies EN1 and T2 of the Sevenoaks Allocations and Development Management Plan.

8) Prior to the first occupation of the development hereby approved the visibility splays shown on the approved plans shall be provided and retained thereafter, ensuring that there are no obstructions over 0.6m above carriageway level within the splays.

In the interest of highway safety as supported by policy EN1 of the Sevenoaks Allocations and Development Management Plan.

9) Prior to the first occupation of the development details of electric charging points to be provided within the site shall be submitted to and approved in writing by the local planning authority. The development shall be completed in accordance with the approved details and the electric charging points shall be retained thereafter.

To encourage the use of low emission vehicles in accordance with Policy T3 of the Sevenoaks Allocations and Development Management Plan.

10) No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of -i Archaeological field evaluation works in accordance with a specification and written timetable which has been submitted to and approved by the local planning authority; and ii Following on from the evaluation, any safeguarding measures to ensure preservation in situ of important archaeological remains and/or further archaeological investigation and recording in accordance with a specification and timetable which has been submitted to and approved by the local planning authority.

To ensure that features of archaeological interest are properly examined and recorded and that due regard is had to the preservation in situ of important archaeological remains in accordance with the National Planning Policy Framework.

11) No development shall be carried out on the land until a detailed sustainable surface water drainage scheme for the site has been submitted to and approved in writing by the local planning authority. The detailed drainage scheme shall demonstrate that both the rate and volume of run-off leaving the site post-development will be restricted to that of the existing site during any rainfall event (up to and including the climate change adjusted 100yr critical storm).

To ensure that the principles of sustainable drainage are incorporated into this proposal and to ensure ongoing efficacy of the drainage provisions as supported by the National Planning Policy Framework.

12) No development shall be carried out on the land until it has been appropriately demonstrated that the existing on-site surface water flow-routes and accumulation points will not be altered in such a way that the development places property at risk from flooding during any rainfall event, up to and including the climate change adjusted critical 100yr storm.

To ensure that the principles of sustainable drainage are incorporated into this proposal and to ensure ongoing efficacy of the drainage provisions as supported by the National Planning Policy Framework.

13) The development hereby approved shall not be occupied until details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved in writing by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include: i) a timetable for its implementation, and ii) a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage system throughout its lifetime.

To ensure that the principles of sustainable drainage are incorporated into this proposal and to ensure ongoing efficacy of the drainage provisions as supported by the National Planning Policy Framework.

14) No infiltration of surface water drainage into the ground is permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.

To protect vulnerable groundwater resources and ensure compliance with the National Planning Policy Framework.

15) Prior to the demolition of building 8 (as numbered within EIA Report; LloydBore; RevB 18/11/2016) commencing, an internal and external bat survey shall be carried out. If bats are recorded within the building details of the proposed bat mitigation must be submitted to the local planning authority for approval prior to works commencing.

To ensure that no bats are harmed as a result of the development in accordance with the National Planning Policy Framework.

16) Prior to the occupation of the approved development, a lighting design strategy for biodiversity shall be submitted to and approved in writing by the local planning authority. The strategy shall: a) Identify those areas / features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, e.g., for foraging. b) Show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places. All external lighting shall be installed in accordance with the specifications and locations set out in

the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior to consent from the local planning authority.

To ensure that bats continue to inhabit the site and the local area in accordance with the National Planning Policy Framework.

17) No work must commence within the vegetated areas until the reptile mitigation has been completed. Prior to the commencement of the reptile mitigation commencing a letter must be submitted to the local planning authority written approval confirming the suitability of the receptor site to support reptiles. Upon approval the reptile mitigation as detailed within Reptile Mitigation Strategy; Lloydbore; November 2016 must be implemented.

To ensure that reptiles continue to inhabit the site and the local area in accordance with the National Planning Policy Framework.

18) Any clearance of bird nesting habitat, to include buildings, hedgerows and scrub habitats, should be undertaken during the period October to February (inclusive) to avoid the bird nesting season. If this is not possible, prior to commencement of construction a check for nesting birds should be undertaken by a suitably experienced ecologist. Any active nests will need to be left in situ until the birds have stopped using it. This work should not be conducted until the further protected species surveys have been conducted. Any clearance of habitats should only be conducted after the recommended protected species surveys have been completed.

To ensure that no nesting birds are harmed as a result of the development in accordance with the National Planning Policy Framework.

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

To prevent future development that cumulatively impact upon the openness of the Green Belt as supported by policy GB5 of the Sevenoaks Allocations and Development Management Plan.

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

To prevent future development that cumulatively impact upon the openness of the Green Belt as supported by policy GB5 of the Sevenoaks Allocations and Development Management Plan.

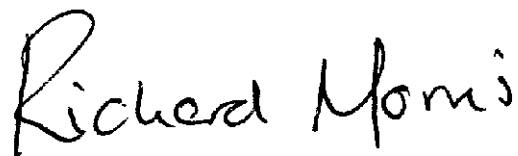
21) The development shall be carried out wholly in accordance with the conclusions and recommendations of the submitted Phase 1 Desk Study Contamination Assessment. This includes, prior to the commencement of the development hereby approved (including demolition), a Phase 2 Intrusive Site Investigation and remediation methodology (if necessary) to be submitted to and approved by the local planning authority. If during any works contamination is encountered which has not previously been identified then the additional contamination shall be fully assessed and an

appropriate remediation scheme agreed with the local planning authority. The details shall be implemented as approved.

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with the National Planning Policy Framework.

22) No development shall be carried out on the land until details comprising horizontal and vertical sections at 1:10 and elevations at 1:20 of all new windows and doors have been submitted to and approved in writing by the local planning authority. The development shall be carried out using the approved details.

To ensure that the development maintains the significance of the heritage assets and that the appearance of the development enhances the character and appearance of the local area as supported by Policies EN1 and EN4 of the Sevenoaks Allocations and Development Management Plan.



Richard Morris
Chief Planning Officer

DATED THIS:

Notes for the applicant

This proposal may be liable for the Community Infrastructure Levy (CIL). This may be payable to the District Council, as the local collecting authority, before development on application SE/17/02596/FUL is started.

If CIL is liable, we will contact all relevant interested parties once we have issued a decision notice and serve them with a liability notice. This will identify the parties, the scale of liability, how it was calculated, when it will be due for payment and the opportunities to claim relief. Should you wish to claim relief from CIL you must make an application to us before any work starts on site. There is no automatic exemption from the CIL and it is not possible to make a retrospective claim once work has started.

Any party liable to pay CIL must assume liability before any work starts; they must provide us with a valid [Commencement Notice](#). If this is not provided we can impose surcharges and require immediate payment.

Please contact the case officer Mr M Holmes on 01732 227000 if you have any questions about CIL, before work commences.

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 the opportunity to submit amendments which led to improvements to the acceptability of the proposal.

Informatives

- 1 Please be aware that this development is also the subject of a Legal Agreement under Section 106 of the Town and Country Planning Act 1990.
- 2 If no contact has yet been made with the Crime Prevention Design Advisors (CPDAs), then the applicant is encouraged to ensure that crime prevention is addressed effectively.
- 3 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.