

The Trustees of the Redleaf Trust
C/O Bloomfields
77 Commercial Road
Paddock Wood
TONBRIDGE
TN12 6DS

Application Number: 19/00701/FUL

TOWN AND COUNTRY PLANNING ACT 1990

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

Grant of planning permission

Site : Redleaf Estate Yard Camp Hill Chiddingstone Causeway KENT
Development : Redevelopment of the site; including the conversion of two commercial buildings to dwellinghouses and the erection of a semi-detached pair of dwellinghouses, following the demolition of existing storage building.

Sevenoaks District Council, as the local planning authority has **granted planning permission** for the above development,

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 and details: 1321 P001C, 1321 P004A, 1321 P002A, M1132 1, 1321 P003C.

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

3) Prior to the commencement of works details and samples of materials to be used in the external construction of the new dwellings and the conversion of the units labelled as plot 3 and 4 (small barn and main barn) shall be submitted to and approved in writing by the local planning authority. The proposed development shall be carried out in accordance with the approved details.

To ensure that the appearance of the development enhances the character and appearance of the area as supported by Policy EN1 of the Sevenoaks Allocations and

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Development Management Plan.

4) Prior to the commencement of works details of windows and doors for the Main Barn and Small Barn shall be submitted to and approved in writing by the Local Planning Authority. Details shall include sections and elevations at a scale of 1:10. The development shall be carried out in accordance with the approved details.

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

5) Prior to the completion of the development hereby approved, details of how the development will enhance bio diversity will be submitted to and approved in writing by the Local Planning Authority. Details shall include: - Details of hedgehog holes if required (located at ground level with dimension of 13x13cm), - Location, specifications and height of any proposed bird and bat boxes, - Species and location of any native specie planting. The proposed development shall be carried out in accordance with the approved details and the enhancements provided prior to bring the site into first use.

In the interests of the ecology of the area and enhancement to the Area of Outstanding Natural Beauty in accordance with polices EN5 of the Sevenoaks District Council Allocation and Development Management Plan and SP11 of the Core Strategy.

6) The proposed development shall be carried out in accordance with the recommendations of the preliminary ecological appraisal by KB Ecology.

To ensure the ecology of the area in accordance with policy SP11 of the Sevenoaks District Council Core Strategy.

7) The retention of a bat roost to Plot 3 Main Barn shall be conserved in accordance with the recommendations of the KB Preliminary Ecological Appraisal and in accordance with drawing 1321 P003C.

In the interest of protected species in accordance with policy SP11 of the Sevenoaks District Council Core Strategy.

8) 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, B, C, D or E 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 GB7 and the National Planning Policy Framework of the Sevenoaks Allocations and Development Management Plan.

9) Prior to commencement of development a scheme to show the provision of electric vehicle charging point, including the proposed location, type and specifications shall be submitted to and approved by the Local Planning Authority. The charging point shall be installed in accordance with the approved details prior to first occupation of the development.

To ensure the sustainability of the site in accordance with policy T3 of the 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.

10) 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 local planning authority. Those details shall include:-planting plans (identifying existing planting and trees, plants and trees to be retained and new planting and trees),-Tree Protection measures, -written specifications (including cultivation and other operations associated with tree, plant and grass establishment),-schedules of new plants and trees (noting species, size of stock at time of planting and proposed number/densities where appropriate), - Details of all means of enclosure including, gates, fences, walls including siting and dimensions, - Location and type of hard standing, and-a programme of implementation.If any part of the approved landscaping scheme is removed, dies, becomes severely damaged or diseased within five years of completion of the development shall be replaced with the same species or an approved alternative to the satisfaction of the Local Planning Authority within the next planting season.

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

11) Before the use or occupation of the development hereby permitted, the car parking and turning areas shown on the approved drawing 1321 P001 C shall be provided and shall be kept available for the parking of cars at all times.

In the interest of highway safety.

12) Prior to the use of the site commencing provision and maintenance of 2 metres x 2 metres pedestrian visibility splays behind the footway on both sides of the access with no obstructions over 0.6m above footway level shall be implemented and retained as such thereafter.

In the interests of pedestrian and highway safety.


13) No development shall take place until full details of the proposed foul and surface water drainage systems have been submitted to and approved in writing by the local planning authority. Any approved scheme shall be completed to the written satisfaction of the local planning authority prior to the commencement of the development.

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

14) Prior to the commencement of the development hereby a approved a Phase II site investigation report that includes relevant soil, soil gas, surface and groundwater sampling, shall be carried out by a suitably qualified and accredited consultant/contractor in accordance with a Quality Assured sampling and analysis methodology. The site investigation report detailing all investigative works and sampling on site, together with the results of analysis, risk assessment to any receptors. Any proposed remediation strategy as a result of the investigations shall be submitted to the Local Planning Authority. The Local Planning Authority shall approve

such remedial works as required prior to any remediation commencing on site. The works shall be of such a nature as to render harmless the identified contamination given the proposed end-use of the site and surrounding environment including any controlled waters. The approved remediation works shall be carried out in full on site under a quality assured scheme to demonstrate compliance with the proposed methodology and best practice guidance. If during the 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. Upon completion of the works, this condition shall not be discharged until a closure report has been submitted to and approved by the Local Planning Authority. The closure report shall include details of the remediation works conducted and quality assurance certificates to show that the works have been carried out in full in accordance with the approved methodology. Details of any post-remedial sampling and analysis to show the site has reached the required clean-up criteria shall be included in the closure report together with the necessary documentation detailing what waste materials have been removed from the site.

In the interest of residential amenity in accordance with policy EN2 of the Sevenoaks District Council Allocation and Development Management Plan.



Richard Morris
Chief Planning Officer

Dated: 27 June 2019

Notes for the applicant

Conditions

If permission has been granted you will see that it may be subject to a number of planning conditions. They are an integral part of our decision on your application and are important because they describe how we require you to carry out the approved work or operate the premises. It is YOUR responsibility to comply fully with them. Please pay particular attention to those conditions which have to be met before work commences, such as obtaining approval for the siting and levels of buildings and the protection of trees on the site. If you do not comply with all the conditions in full this may invalidate the permission.

Further information about how to comply with planning conditions can be found at:
https://www.planningportal.co.uk/info/200126/applications/60/consent_types/12

Please note that there is a right of appeal against a planning condition. Further information can be found at:
https://www.planningportal.co.uk/info/200207/appeals/108/types_of_appeal

Community Infrastructure Levy (CIL)

This proposal may be liable for the Community Infrastructure Levy (CIL). This may be payable to the District Council, as the local collecting authority, on commencement of application 19/00701/FUL.

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 email planning.information@sevenoaks.gov.uk quoting 19/00701/FUL if you have any questions about CIL, before work commences.

National Planning Policy Framework

In dealing with this application we have implemented the requirements in the National Planning Policy Framework to work with the applicant/agent in a positive, proactive and creative way by offering a pre-application advice service; as appropriate updating applicants/agents of any issues that may arise in the processing of their application and where possible and if applicable suggesting solutions to secure a successful outcome. We have considered the application in light of our statutory policies in our development plan as set out in the officer's report.

Building Control

This permission relates to planning permission. Applicants are advised to contact our Building Control service on 01732 227376 for further information on whether it is necessary for permission to be given under the building regulations.

Planning informatives

- 1 A formal application for connection to the public sewerage system is required in order to service this development, please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk. Please read our New Connections Services Charging Arrangements documents which has now been published and is available to read on our website via the following link <https://beta.southernwater.co.uk/infrastructurecharges> It is the responsibility of the developer to make suitable provision for the disposal of surface water. Part H3 of the Building Regulations prioritises the means of surface water disposal in the order: a Adequate soakaway or infiltration system b Water course c Where neither of the above is practicable sewer
- 2 The applicant is reminded that, under the Wildlife and Countryside Act 1981, as amended (section 1), it is an offence to remove, damage or destroy the nest of any

wild bird while that nest is in use or being built. Planning consent for a development does not provide a defence against prosecution under this Act. Suitable habitat is likely to contain nesting birds between 1st March and 31st August inclusive. Vegetation and buildings with suitable breeding bird habitat are present on the application site and are to be assumed to contain nesting birds between the above dates, unless a recent survey has been undertaken by a competent ecologist to assess the nesting bird activity on site during this period and has shown it is absolutely certain that nesting birds are not present.

- 3 The proposed materials should include details and samples of the new roof tiles proposed for the small barn and any weatherboarding proposed for the main barn and small barn should match the existing. New clay roof tiles for the main barn should also match the existing.
- 4 It appears that the proposal involves works that affect the highway and / or its verge. Before commencing such works, you must obtain the separate consent of the Highway Authority. Please contact Kent Highway Services, Network Operations on 01474 544068.
- 5 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.