

Development Management Committee

Minutes of the meeting held on 4 January 2024 commencing at 7.00 pm

Present: Cllr. Williamson (Chairman)

Cllr. Horwood (Vice-Chairman)

Cllrs. Ball, Camp, Edwards-Winser, Esler, Harrison, Hogarth, Hudson, Malone, Manston, Purves, Silander, Varley and Williams

Apologies for absence were received from Cllrs. Baker, Bayley, P. Darrington and Skinner

Cllrs. Granville, James Morgan and Thornton were also present.

Cllr. Grint was also present via a virtual media platform which is not recognised as attendance by the Local Government Act 1972.

42. Minutes

Resolved: That the Minutes of the Development Management Committee held on 7 December 2023, be approved and signed by the Chairman as a correct record.

43. Declarations of Interest or Predetermination

Cllr Horwood declared for Minute 45 - 23/00505/FUL - Land North West Of Little Browns Railway Bridge, Hilders Lane, Edenbridge Kent that he worked for UK Power Networks who would be connected to the power source but that he remained open minded.

Cllr Varley declared for Minute 46 - 23/02344/FUL - Chance Cottage , 104 Oakhill Road, Sevenoaks Kent TN13 1NU that he was the local ward Member and was a Member of Sevenoaks Town Council where the item had been considered, but he remained open minded.

Cllr Camp declared for Minute 46 - 23/02344/FUL - Chance Cottage , 104 Oakhill Road, Sevenoaks Kent TN13 1NU that she had chaired the meeting of Sevenoaks Town Council where the item had been considered, but she remained open minded.

44. Declarations of Lobbying

All Members, except for Cllr Malone declared that they had been lobbied in respect of Minute 45 - 23/00505/FUL - Land North West Of Little Browns Railway Bridge, Hilders Lane, Edenbridge Kent

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Cllr Harrison declared that she had been lobbied in respect of Minute 46
23/02344/FUL - Chance Cottage , 104 Oakhill Road, Sevenoaks Kent TN13 1NU

Cllr Esler, Malone, Varley, Williamson and Harrison declared that they had been lobbied in respect of Minute 47 - 23/02516/FUL - Singles Cross Farm , Singles Cross Lane, Knockholt Kent TN14 7NG
RESERVED PLANNING APPLICATIONS

The Committee considered the following planning applications:

45. 23/00505/FUL - Land North West Of Little Browns Railway Bridge, Hilders Lane, Edenbridge Kent

The proposal sought planning permission for Solar photovoltaic farm use for a period of 40 years, comprising PV panels mounted on metal frames, new access tracks, substations, inverter substations, external transformers, switchgear kiosks, storage building, communications building, underground cabling, perimeter fencing with CCTV cameras and access gate, temporary construction compound and all ancillary grid infrastructure and associated works.

The application had been referred to the Committee by Councillor Jim Morgan on the grounds of flood risk and traffic flow.

Members' attention was brought to the main agenda papers and late observation sheet which, following the amendments to the National Planning Policy Framework (NPPF) that were published on the 19 December 2023, the numbering of some of the paragraphs referenced had changed. It also proposed amended recommendations to condition 8 and 16 to refer to the revised NPPF. Members were also advised of further paragraph references changes that had not been detailed in the late observation sheet. The application was also subject to referral to the Secretary of State.

The Committee was addressed by the following speakers:

Against the Application:	Sophia Kemp
For the Application:	Richard Hillam
Parish Representative:	-
Local Members:	Cllr Jim Morgan

Members asked questions of clarification from the speakers and officer, which focused on drainage, flooding, and visibility of the solar panels.

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It was moved by the Chairman and duly seconded that the recommendations within the report and late observations be agreed.

Members discussed the application, noting the site would remain designated as Green Belt and return to a grazing field at the end of the life of the panels. Members discussed the support from the Town Council and subject to conditions a local Member had also expressed his support. It was noted by Members the screening proposed and very special circumstances.

The motion was put to the vote and it was

Resolved: That planning permission be granted subject to the following conditions:

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 approved is for a period of forty operational years from the date that electricity from the development is first exported to the National Grid for commercial operation; or within two years of the cessation of the exportation of electricity to the grid, whichever is the sooner. No later than three months before the cessation of the development a Decommissioning Method Statement shall be submitted to and approved in writing by the Local Planning Authority. The Statement shall include the timing for decommissioning of the solar farm, along with the measures, and a timetable for their completion (to be completed within 12 months from cessation of the export of energy to the grid), to secure the removal of the solar farm equipment and all associated road, equipment and structures in accordance with the Decommissioning Method Statement.

In order to ensure that the approved development does not remain on site beyond the projected lifetime of the equipment installed in the interests of the visual amenity and character of the surrounding area in accordance with Policies SP1, LO8 of the Sevenoaks Core Strategy and Policy EN1 and EN5 of the Sevenoaks Allocations and Development Management Plan.

3) Within 21 days of the first exportation of the electricity generated from the site to the National Grid, notification shall be written to and acknowledged in writing by the local planning authority.

In order to allow the Local Planning Authority to adequately monitor the time scale of the development and for the avoidance of any doubt.

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4) No development shall take place until a Construction and Traffic Management Plan (CTMP) shall be submitted to and approved by in writing by the local planning authority. The CTMP should include the details contained within the outline CTMP dated 23/01/23 prepared by Neo Environmental in technical appendix 5 and the details in the Further Transport Information dated 16/10/2023 prepared by Locogen, as well the following additional information; - Full details of the location of wheel washing facilities; - Details of street sweeping; - Detailed construction schedule to include the avoidance of HGV movements during peak times and to prevent two HGV deliveries at one time; - Details of the delivery booking system and delivery management; - Details of traffic management to avoid traffic stacking of heavy goods vehicles on local roads; - Details of site operation hours during construction and decommissioning; - Routes for construction traffic; - Temporary signage and its location in relation to the agreed routing details to and from the site; - Process for the prior notification of local residents of the intended delivery of any exceptional loads such as long low loaders or over hung vehicles along with contractor contact details; - Details of the Community Liaison Group to ensure local residents are kept informed of the detailed CTMP measures and provide a contact point for project enquiries. The approved plan/statement shall be adhered to throughout the construction period thereafter.

In the interests of highway safety, neighbouring amenity and visual amenity as supported by Policy EN1, EN2 and T1 of the Sevenoaks Allocations and Development Management Plan.

5) No development shall commence until a full condition survey of the existing roads 200m either side of the site access which form part of the construction traffic route, shall be submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt this will require agreement with the local highway authority to identify any existing damage on the existing public highway with each defect and its location being mapped on a plan for the area. Within three months of construction finishing, a post construction condition survey will then be required across the same extent of adopted highway in order to identify and agree with the local planning authority any remedial works reasonably attributable to construction activities. Any identified highways defects resulting from construction activities will then be corrected to the satisfaction of the local planning authority and local highway authority.

In the interests of highway safety and visual amenity as supported by Policy EN1 of the Sevenoaks Allocations and Development Management Plan.

6) Prior to the commencement of development the applicant, or their agents or successors in title, will secure: 1) Archaeological field evaluation works in accordance with a specification and written timetable which has been submitted to and approved in writing by the Local Planning Authority; 2) Further archaeological investigation, recording and reporting, determined by the results of the evaluation, in accordance with a specification and timetable which has been submitted to and approved by the Local Planning Authority; 3) A programme of post excavation

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assessment and publication. The works shall be carried out in accordance with the approved details.

To ensure that features of archaeological interest are properly examined, recorded, reported and disseminated, in accordance with policy EN4 of the Sevenoaks Allocations and Development Management Plan.

7) Development shall not begin until a detailed sustainable surface water drainage scheme for the site has been submitted to and approved in writing by the local planning authority, in consultation with Network Rail and Kent as Lead Local Flood Authority. The detailed drainage scheme shall include details of site infiltration testing and shall demonstrate that due consideration has first been given to the possibility of utilising infiltration techniques and that the surface water generated by this development (for all rainfall durations and intensities up to and including the climate change adjusted critical 100 year storm) can be accommodated and disposed of within the curtilage of the site without increase to flood risk on or off-site. Should the use of infiltration prove not to be practical then any surface water leaving site shall not exceed the existing greenfield run off rate for all rainfall events. The drainage scheme shall also demonstrate that silt and pollutants resulting from the site use and construction can be adequately managed to ensure there is no pollution risk to receiving waters. The development shall be carried out in accordance with the approved drainage strategy.

To ensure the development is served by satisfactory arrangements for the disposal of surface water and to ensure that the development does not exacerbate the risk of on/off site flooding. These details and accompanying calculations are required prior to the commencement of the development as they form an intrinsic part of the proposal, the approval of which cannot be disaggregated from the carrying out of the rest of the development.

8) Prior to the first use of the site, a Verification Report, pertaining to the surface water drainage system and prepared by a suitably competent person, has been submitted to and approved in writing by the Local Planning Authority. The Report shall demonstrate that the drainage system constructed is consistent with that which was approved. The Report shall contain information and evidence (including photographs) of details and locations of inlets, outlets and control structures; landscape plans; full as built drawings; information pertinent to the installation of those items identified on the critical drainage assets drawing; and, the submission of an operation and maintenance manual for the sustainable drainage scheme as constructed.

To ensure that flood risks from development to the future users of the land and neighbouring land are minimised, together with those risks to controlled waters, property and ecological systems, and to ensure that the development as constructed is compliant with and subsequently maintained pursuant to the requirements of paragraph 175 of the National Planning Policy Framework.

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9) Prior to the commencement of works, a Biodiversity Method Statement which details all precautionary mitigation methods to be implemented for the protection of protected and priority habitats and species will be submitted to and approved in writing by the Local Planning Authority. The method statement will be based on the information within Technical Appendix 2 Ecological Assessment and Appendices 2D and 2E by Neo Environmental dated February 2023, the Further Ecological Information Note by LocoGen dated October 2023, and the Great Crested Newt Risk Assessment by LocoGen dated October 2023. The method statement shall also include details of an updated site walkover to be undertaken prior to works commencing to confirm that the condition/management of the onsite habitats is consistent with that recorded during the ecological assessment, such that the potential for protected species to occur has not changed and to identify any additional badger setts. Should new setts be identified during the pre-works walk over and/or monitoring during the construction period, all required surveys and mitigation/licensing will be implemented prior to further works being undertaken in the vicinity of the sett/s. The Biodiversity Method Statement will be submitted to the local planning authority for written approval, and subsequently implemented as approved.

To ensure the safeguarding of protected habitats and species, in accordance with policy SP11 of the Core Strategy.

10) No development shall take place until a construction environment management plan (CEMP) has been submitted to and approved in writing by the local planning authority. The CEMP shall incorporate pollution control measures detailed within Technical Appendix 2 Ecological Assessment by Neo Environmental dated February 2023 and will incorporate the Biodiversity Method Statement submitted under Condition 9. Details will include the following: a) Purpose and objectives for the proposed works; b) Reference to the Biodiversity Method Statement; c) The identification of biodiversity protection zones and the use of protective fences, exclusion barriers and warning signs; c) Detailed design(s) and/or working method(s) necessary to achieve stated objectives; d) Extent and location of proposed works shown on appropriate scale maps and plans for all relevant species and habitats; e) Reference to any Environment Agency permits required and any relevant mitigation measures required; f) Method statement for the control of the invasive species Himalayan balsam, including actions to be taken during site clearance and construction to prevent legislation breaches in relation to the species; i) Reference to or inclusion of a detailed arboricultural method statement to protect retained trees; j) Timetable for implementation, demonstrating that works are aligned with the proposed phasing of construction; k) Persons responsible for implementing the works, including times during construction when specialist ecologists need to be present on site to undertake/ oversee works; l) Initial aftercare and reference to a long-term maintenance plan (where relevant); m) Disposal of any wastes for implementing work. The works shall be carried out in accordance with the approved details and shall be retained in that manner thereafter.

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To ensure the safeguarding of protected habitats and species, in accordance with policy SP11 of the Sevenoaks Core Strategy.

11) Prior to commencement of works, a Landscape and Ecological Management Plan (LEMP) will be submitted to and be approved in writing by the local planning authority. The content of the LEMP will be based on the information within the Biodiversity Management Plan and Technical Appendix 2E by Neo Environmental dated February 2023 and the Landscape and Ecological Management Plan Drawing prepared by Neo Environmental dated March 2023. The LEMP will include the following: a) Description and evaluation of features to be managed, including control of invasive species; b) Constraints on site that might influence management; c) Aims and objectives of management, in alignment with the Biodiversity Net Gain habitat type and condition targets; d) Details of additional biodiversity enhancements to be provided; e) Details of proposed locations for, and long term management of, skylark plots within the wider land ownership; f) Appropriate management prescriptions for achieving aims and objectives; g) Information regarding remedial measures; h) Preparation of a work schedule; i) Measures to be implemented to ensure habitat connectivity for protected and priority species; j) Precautionary measures to be followed during operation with regard to protected species; k) Details of a long-term monitoring program for all habitats (in accordance with the BNG targets) and for protected/priority species including breeding birds, bats, hazel dormouse, badger, reptiles, otter, water vole and invertebrates. A timetable for monitoring surveys will be included, with the first year post-construction to serve as a baseline; l) Details of the body or organisation responsible for implementation of the plan. The LEMP will include details of the legal and funding mechanism(s) by which the long term implementation of the plan will be secured by the developer, with details of the management body(ies) responsible for its delivery. The approved plan will be implemented in accordance with the approved details.

To ensure the safeguarding of protected habitats and species, in accordance with policy SP11 of the Sevenoaks Core Strategy.

12) Copies of the habitat and species monitoring survey reports will be submitted to the Local Planning Authority for review in years 2, 5, 10, 20 and 30. These will include details of, and a timetable for, any required remedial measures.

In the interests of safeguarding biodiversity on the site in accordance with policy SP11 of the Sevenoaks Core Strategy.

13) Prior to the commencement of construction works, visibility splays of 50 metres x 2.4 metres x 50 metres at the access with no obstructions over 1.05 metres above carriageway level within the splays shall be provided and thereafter maintained.

In the interest of highway safety.

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14) Within two months of the commissioning and operation of the site, a monitoring noise assessment measuring the noise from the transformers, inverters and equipment on the site shall be submitted to and approved in writing by the Local Planning Authority to demonstrate that the noise from the site does not have an adverse impact on nearby dwellings. The assessment should be undertaken within two months of commissioning, and should a loss of amenity be identified to nearby dwellings, then noise mitigation should be provided and implemented to eliminate the excess noise and thereafter retained, details of which shall be submitted to and approved in writing by the Local Planning Authority.

To ensure the development does not cause harmful noise pollution to nearby residential receptors and to monitor noise from the site once operational. In accordance with policy EN1, EN2 and EN7 of the Sevenoaks Allocations and Development Management Plan.

15) The landscaping and planting works shall be carried out in accordance with the Landscape and Ecological Management Plan, reference NEO00936_0291_D, and in accordance with the implementation schedule as detailed on this plan. Any trees or plants indicated on the approved scheme which, within a period of five years from the date of planting, die, are removed or become seriously damaged or diseased shall be replaced during the next planting season with other trees or plants of a species and size to be first approved in writing by the Local Planning Authority.

To protect the amenities of the area as supported by Policy EN1 of the Sevenoaks Allocations and Development Management Plan.

16) If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority, details of how this unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved.

To ensure that the development does not contribute to, or is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site in line with paragraph 180 of the National Planning Policy Framework.

17) Prior to the installation of the solar panels, details of a crime prevention strategy shall be submitted to and approved in writing by the local planning authority. The development shall accordance with the approved details and implemented prior to its first operational use.

To maintain the integrity and character of the area and designing out crime as supported by Policy EN1 of the Sevenoaks Allocations and Development Management Plan.

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18) No external lighting shall be installed on the site or affixed to any buildings on the site unless the local planning authority has first approved in writing, details of the position, height, design, beam orientation, measures to control light spillage and intensity of illumination. Only the approved details shall be installed. Any lighting, which is so installed, shall thereafter be maintained and operated in accordance with the approved details and shall not be altered other than for routine maintenance.

To maintain the integrity and character of the area as supported by policy EN1 of the Sevenoaks Allocations and Development Management Plan.

19) The development hereby permitted shall be carried out in accordance with the following approved plans and details: 8195-DRW-DES-0014-Location Plan-v1.0, DES-0001, 0002, 0003, 0004, 0005, 0006, 0007, 0008, 0009, 0010, 0011, 0012, 0013, 0015 and NEO00936_0261_D.

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

Informatives:

1. Lead Local Flood Authority Advisory: KCC emphasize that additional ground investigation will be required to support the use of infiltration. It is recommended that soakage tests be compliant with BRE 365, notably the requirement to fill the test pit several times. Detailed design should utilise a modified infiltrate rate and demonstrate that any soakaway will have an appropriate half drain time.
2. Chemicals & Fuel Storage: Any facilities for the storage of oils, fuels or chemicals shall be provided with secondary containment that is impermeable to both the oil, fuel or chemical and water, for example a bund, details of which shall be submitted to the local planning authority for approval. The minimum volume of the secondary containment should be at least equivalent to the capacity of the tank plus 10%. If there is more than one tank in the secondary containment the capacity of the containment should be at least the capacity of the largest tank plus 10% or 25% of the total tank capacity, whichever is greatest. All fill points, vents, gauges and sight gauge must be located within the secondary containment. The secondary containment shall have no opening used to drain the system. Associated above ground pipework should be protected from accidental damage. Below ground pipework should have no mechanical joints, except at inspection hatches and either leak detection equipment installed or regular leak checks. All fill points and tank vent pipe outlets should be detailed to discharge downwards into the bund.
3. Highways Informative: It is important to note that planning permission does not convey any approval to carry out works on or affecting the public highway.

Any changes to or affecting the public highway in Kent require the formal agreement of the Highway Authority, Kent County Council (KCC), and it

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should not be assumed that this will be a given because planning permission has been granted. For this reason, anyone considering works which may affect the public highway, including any highway-owned street furniture, is advised to engage with KCC Highways and Transportation at an early stage in the design process.

Across the county there are pieces of land next to private homes and gardens that do not look like roads or pavements but are actually part of the public highway. Some of this highway land is owned by Kent County Council whilst some is owned by third party owners. Irrespective of the ownership, this land may have highway rights over the topsoil.

Works on private land may also affect the public highway. These include works to cellars, to retaining walls which support the highway or land above the highway, and to balconies, signs or other structures which project over the highway. Such works also require the approval of the Highway Authority.

Kent County Council has now introduced a formal technical approval process for new or altered highway assets, with the aim of improving future maintainability. This process applies to all development works affecting the public highway other than applications for vehicle crossings, which are covered by a separate approval process.

Should the development be approved by the Planning Authority, it is the responsibility of the applicant to ensure, before the development is commenced, that all necessary highway approvals and consents have been obtained and that the limits of the highway boundary have been clearly established, since failure to do so may result in enforcement action being taken by the Highway Authority. The applicant must also ensure that the details shown on the approved plans agree in every aspect with those approved under the relevant legislation and common law. It is therefore important for the applicant to contact KCC Highways and Transportation to progress this aspect of the works prior to commencement on site.

Guidance for applicants, including information about how to clarify the highway boundary and links to application forms for vehicular crossings and other highway matters, may be found on Kent County Council's website: <https://www.kent.gov.uk/roads-and-travel/highway-permits-and-licences/highways-permissionsand-technical-guidance>. Alternatively, KCC Highways and Transportation may be contacted by telephone: 03000 418181

46. 23/02344/FUL - Chance Cottage , 104 Oakhill Road, Sevenoaks Kent TN13 1NU

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The proposal sought planning permission for erection of 2 dwellings with detached garages, extension to existing dwelling and associated works.

The application had been referred to the Committee by Councillor Gustard on the grounds of harm to the amenity of neighbours, contrary to policy EN2 of the Allocations and Development Management Plan (ADMP), and harm due to the size and massing of the proposal, contrary to policy EN1 of the ADMP.

Members' attention was brought to the main agenda papers and late observation sheet which did not amend the recommendation but also brought Members' attention to the revised NPPF and change or paragraph references.

The Committee was addressed by the following speakers:

Against the Application:	Jurgita Brenninkmeyer
For the Application:	Neal Thompson
Parish Representative:	Cllr Daniell
Local Members:	Cllr Granville (on behalf of Cllr Gustard)

Members asked questions of clarification from the speakers and officer regarding ancillary use of the garages and landscaping.

It was moved by the Chairman that the recommendations within the report, and for an additional condition regarding ancillary use of the garage, be agreed.

Members discussed the application, giving consideration to the additional condition.

The motion was put to the vote and it was

Resolved: That planning permission be GRANTED by subject to the following conditions:

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: 102 C, 200 D, 201 D, 202 A, 203 A, 204 B, 205, 300 C, 301 B, 400 A, 401, 0627/23/B/1A.

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

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3) The materials to be used in the construction of the development shall be those indicated on the approved plan 203 A, 300 C and 301 B.

To ensure that the appearance of the development is in harmony with the existing character of the area as supported by policies EN1 of the Sevenoaks Allocations and Development Management Plan and C4 of the Sevenoaks Town Neighbourhood Plan.

4) Prior to the commencement of works on the development hereby approved, a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The plan shall include the following: (a) Routing of construction and delivery vehicles to / from site; (b) Parking and turning areas for construction and delivery vehicles and site personnel; (c) Site working hours and timing of deliveries; (d) Site layout and security measures; (e) Provision of wheel washing facilities; (f) Temporary traffic management / signage; (g) measures to deal with noise and dust.

To ensure details of construction are provided in accordance with policies EN1 and T2 of the Sevenoaks Allocations and Development Management Plan.

5) Prior to the development reaching above damp proof course, details of the hard and soft landscaping and boundary treatments shall be submitted to and approved in writing by the Local Planning Authority. The landscaping plan shall include details of species, sizes and a planting and maintenance schedule. The approved hard landscaping details shall be implemented prior to first occupation of the dwelling hereby approved, and shall be carried out in accordance with the approved details. All planting, seeding or turfing approved shall be carried out in the first planting and seeding season following the occupation of the development or the completion of the development, whichever is the sooner. Any trees or plants which, within a period of five years after planting, are removed, die or become seriously damaged or diseased in the opinion of the local planning authority, shall be replaced in the next available planting season with others of similar size, species and number, unless otherwise agreed in writing by the local planning authority.

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 and Policy C4 of the Sevenoaks Town Neighbourhood Plan.

6) Notwithstanding the approved drawings, the window(s) in the 'House A' first floor south west side facing elevation(s) of the development hereby permitted shall be glazed with obscure glass of no less than obscurity level 3 and permanently fixed shut, unless the parts of the window/s which can be opened are more than 1.7 metres above the floor of the room in which the window is installed and shall thereafter be permanently retained as such.

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To safeguard the privacy of residents as supported by Policy EN2 of the Sevenoaks Allocations and Development Management Plan.

7) The cycle parking and EV charging points as shown on plan number 205 shall be implemented prior to the first occupation of the dwellings, hereby approved, and shall be thereafter retained.

To encourage the use of low emissions vehicles and promote sustainable travel in accordance with policy T3 of the Sevenoaks Allocations and Development Management Plan.

8) Within six months of works commencing on the site, details of ecological enhancements shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to first occupation and shall be thereafter maintained.

In the interests of securing ecological enhancements in accordance with policy SP11 of the Core Strategy and the principles of the National Planning Policy Framework.

9) The development, hereby approved, shall be carried out in accordance with the tree protection measures and recommendations outlined in section 9 and 11 and appendices C, D, F and G of the Arboricultural Report prepared by Quaife Woodlands and dated October 2023.

To ensure the retained trees are adequately protected to preserve the character of the area, in accordance with policy EN1 of the Allocations and Development Management Plan and policy L4 of the Sevenoaks Neighbourhood Plan.

10) No development shall take place until details of existing and proposed finished site levels, finished floor and ridge levels of the buildings to be erected, and finished external surface levels have been submitted to and approved in writing by the local planning authority. The development shall thereafter be constructed in accordance with the approved details.

In order to safeguard the visual amenities of the area and safeguard the amenities of the occupiers of neighbouring properties in accordance with Policy EN1 and EN2 of the Sevenoaks Allocations and Development Management Plan.

11) No development shall commence until a Biodiversity Gain Plan and Biodiversity Management and Monitoring Plan to ensure that there is a 10% net gain in biodiversity within a 30 year period as a result of the development have been submitted to and agreed in writing by the Local Planning Authority. The Biodiversity Management and Monitoring Plan shall include 30-year objectives, management

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responsibilities, maintenance schedules and a methodology to ensure the submission of monitoring reports.

Monitoring reports shall be submitted to the Council during years 2, 5, 10, 20 and 30 from commencement of development unless otherwise stated in the Biodiversity Management and Monitoring Plan, demonstrating how the BNG is progressing towards achieving its objectives, evidence of arrangements and any rectifying measures needed.

The Biodiversity Management and Monitoring Plan shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body (ies) responsible for its delivery.

To ensure compliance with the Sevenoaks Town Neighbourhood Plan biodiversity net gain policy L1.

12. The use of the detached garages hereby approved, shall only being used as ancillary accommodation to the main dwellinghouse.

In the interest of the residential amenity of neighbouring properties and compliance with policy EN2 of the Sevenoaks Allocations and Development Management Plan.

Informatives:

1. It is important to note that planning permission does not convey any approval to carry out works on or affecting the public highway. Any changes to or affecting the public highway in Kent require the formal agreement of the Highway Authority, Kent County Council (KCC), and it should not be assumed that this will be a given because planning permission has been granted. For this reason, anyone considering works which may affect the public highway, including any highway-owned street furniture, is advised to engage with KCC Highways and Transportation at an early stage in the design process.

Across the county there are pieces of land next to private homes and gardens that do not look like roads or pavements but are actually part of the public highway. Some of this highway land is owned by Kent County Council whilst some is owned by third party owners. Irrespective of the ownership, this land may have highway rights over the topsoil.

Works on private land may also affect the public highway. These include works to cellars, to retaining walls which support the highway or land above the highway, and to balconies, signs or other structures which project over the highway. Such works also require the approval of the Highway Authority.

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Kent County Council has now introduced a formal technical approval process for new or altered highway assets, with the aim of improving future maintainability. This process applies to all development works affecting the public highway other than applications for vehicle crossings, which are covered by a separate approval process.

Should the development be approved by the Planning Authority, it is the responsibility of the applicant to ensure, before the development is commenced, that all necessary highway approvals and consents have been obtained and that the limits of the highway boundary have been clearly established, since failure to do so may result in enforcement action being taken by the Highway Authority. The applicant must also ensure that the details shown on the approved plans agree in every aspect with those approved under the relevant legislation and common law. It is therefore important for the applicant to contact KCC Highways and Transportation to progress this aspect of the works prior to commencement on site.

Guidance for applicants, including information about how to clarify the highway boundary and links to application forms for vehicular crossings and other highway matters, may be found on Kent County Council's website:

<https://www.kent.gov.uk/roads-and-travel/highway-permits-and-licences/highways-permissionsand-technical-guidance>. Alternatively, KCC Highways and Transportation may be contacted by telephone: 03000 418181

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.

47. 23/02516/FUL - Singles Cross Farm , Singles Cross Lane, Knockholt Kent TN14 7NG

The proposal sought planning permission for conversion of an existing barn to a 4 bedroom dwelling house incorporating demolition in linked building, erection of garage with cycle store and associated landscaping, and creation of a new vehicular access. Removal of caravan and store unit.

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The application had been referred to the Committee by Councillor Grint due to concern that the proposal would be inappropriate development in the Green Belt.

Members' attention was brought to the main agenda papers and late observation sheet which, following the amendments to the National Planning Policy Framework (NPPF) that were published on the 19 December 2023, the numbering of some of the paragraphs referenced had changed. It also proposed an additional condition as an alternative to the scheme on the same site which had been allowed at appeal.

The Committee was addressed by the following speakers:

Against the Application:	-
For the Application:	Colin Smith
Parish Representative:	Cllr Grint
Local Members:	Cllr Grint

Members asked questions of clarification from the officer regarding the additional condition.

It was moved by the Chairman and duly seconded that the recommendations within the report, be agreed.

Members discussed the application.

The motion was put to the vote and it was

Resolved: That planning permission be GRANTED subject to the following conditions:

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: Drawing No. COB/20/1098/202, 203, 205, 206 and SCF-PPC-00-XX-DR-C-600 (Rev P1).

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

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3) The materials to be used in the construction of the development shall be those indicated on the approved plan Drawing No. COB/20/1098/ 202 and 203.

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.

4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended (or any Order revoking or re-enacting those orders), no development falling within Classes A, AA or E of Part 1 of Schedule 2 to the said Order shall be carried out or made to the dwelling without the grant of planning permission by the local planning authority.

In order to protect the openness of the Metropolitan Green Belt in accordance with Policy GB7 of the Sevenoaks Allocations and Development Management Plan and the National Planning Policy Framework.

5) The curtilage of the dwelling hereby approved shall be the land contained within the green line on the approved site plan (Drawing No. COB/20/1098/ 205).

To prevent inappropriate development within the Green Belt and encroachment into the countryside as supported by the National Planning Policy Framework.

6) No permanent development shall be carried out on the hardstanding or the land surrounding the garage up to the existing pole barn, as shown on the approved site plan (Drawing No. COB/20/1098/ 205).

To provide adequate vehicle access, turning and parking within the site and to preserve the openness of the Green Belt, in accordance with policy EN1, GB7 and T2 of the Sevenoaks Allocations and Development Management Plan and the National Planning Policy Framework.

7) Within 3 months of the first occupation of the dwelling hereby approved, the existing linked building to the stables and store unit shall be demolished and all resulting materials removed from the site; and the existing caravan shall be removed from the site. There shall be no other buildings on the site other than those indicated on the proposed site plan (Drawing no. COB/20/1098/ 205) hereby approved.

To preserve the openness of the Green Belt and to comply with the aims of the National Planning Policy Framework.

8) No external lighting shall be installed on the building or within the curtilage of the site other than in accordance with an external lighting design plan which shall first have been submitted to and approved in writing by the Local Planning Authority. The lighting should be designed to minimise light spill and should be downward facing and

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on motion sensors. All external lighting shall be installed in accordance with the specifications and locations set out in the plan and will be maintained as such thereafter.

To ensure the development does not cause harm to protected species and preserves the character of the surrounding area, in accordance with policy SP11 of the Sevenoaks Core Strategy and policy EN1 of the Sevenoaks Allocations and Development Management Plan.

9) The development hereby approved shall be carried out in accordance with the noise mitigation measures set out in the Noise Impact Assessment dated June 2023 and produced by Pace Consult.

To protect the amenity of future occupiers, in accordance with policy EN2 of the Sevenoaks Allocations and Development Management Plan and the National Planning Policy Framework.

10) No development hereby approved shall commence until a strategy to deal with the potential risks associated with any contamination of the site has been submitted to and approved in writing by the Local Planning Authority. This strategy will include the following components: 1. A preliminary risk assessment which has identified: all previous uses; potential contaminants associated with those uses; a conceptual model of the site indicating sources, pathways and receptors; and potentially unacceptable risks arising from contamination at the site. 2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site. 3. The results of the site investigation and the detailed risk assessment referred to in and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken. 4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. Any changes to these components require the written consent of the local planning authority. The scheme shall be implemented as approved.

To ensure that the development does not contribute to, or is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution in line with the National Planning Policy Framework.

11) Prior to first occupation of any part of the development hereby approved, a verification report demonstrating the completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to, and approved in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met.

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To ensure that the site does not pose any further risk to the water environment by demonstrating that the requirements of the approved verification plan have been met and that remediation of the site is complete, in accordance with the National Planning Policy Framework.

12) If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be implemented as approved.

To ensure that the development does not contribute to, or is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site in line with the National Planning Policy Framework.

13) No drainage systems infiltration of surface water drainage into the ground is permitted other than with the written consent of the Local Planning Authority. The development shall be carried out in accordance with the approved details.

To ensure that the development does not contribute to, or is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution caused by mobilised contaminants in line with the National Planning Policy Framework.

14) The development hereby approved shall not commence until a foul drainage strategy, detailing how the developer intends to ensure that appropriate foul drainage is implemented (with a connection to foul sewer), has been submitted to and approved by in writing by the local planning authority in consultation with the (water undertaker and) EA. The development shall be constructed in line with the agreed detailed design and recommendations of the strategy. No occupation of any premises shall take place until the installed scheme is confirmed as meeting the agreed specifications (and connections are made to the foul sewer network).

To ensure that the development does not contribute to, or is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution in line with the National Planning Policy Framework.

15) No development hereby approved shall commence until a scheme for the disposal of contaminated run off from all hardstandings, manure heaps, stable washings and hay soaking areas has been submitted, approved and implemented to the satisfaction of the Local Planning Authority. No contaminated run off shall be directed to a soakaway or any watercourse.

To prevent pollution of the water environment, in accordance with the National Planning Policy Framework.

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16) Prior to the first occupation of any part of the development, the parking shown on Drawing No. COB/20/1098/ 205 shall be provided in full and shall be so maintained and available for use as such at all times.

To ensure the development delivers appropriate parking provision in accordance with policy EN1 and T2 of the Sevenoaks Allocations and Development Management Plan.

17) The visibility splays for the new access shown on Drawing No. COB/20/1098/ 205 shall be maintained and shall be free from obstruction at all times.

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

18) Prior to development reaching the damp proof course, details of the location and type of an electrical vehicle charging point shall be submitted to and approved in writing by the local planning authority. The details shall indicate the location of the charging point and the appearance of the charging point. The approved charging point shall be installed prior to first occupation of the development and shall be maintained thereafter.

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

19) Before any equipment, machinery or materials are brought on to the land for the purposes of the development, the means of protection of the hedge adjacent to Singles Cross Lane in accordance with BS5837:2012 Trees in Relation to Construction, shall be submitted to and approved in writing by the Local Planning Authority. The land so enclosed shall be kept clear of all contractors materials and machinery. The means of protection shall be maintained until all equipment, machinery and surplus materials have been removed from the land.

To prevent damage to the hedge during the construction period as supported by Policy EN1 of the Sevenoaks District Councils Allocation and Development Management Plan.

20) Prior to first occupation of the development hereby approved, details of hard and soft landscaping for the site have been submitted to and approved in writing by the local planning authority. The details shall include: hard surfacing materials; planting plans; boundary treatments; written specification (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate. All soft landscaping shall be implemented not later than the first planting season following the first occupation of any part of the development. All hard surfaces shall be laid in accordance with the approved details prior to the first occupation of any part of the development.

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To preserve the character and appearance of the area in accordance with policy EN1 of the Sevenoaks Allocations and Development Management Plan.

21) Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written approval to any variation.

To preserve the character and appearance of the area and to comply with policy EN1 of the Allocations and Development Management Plan.

22) Prior to the commencement of the development hereby approved, details of how the development will protect and enhance biodiversity will be submitted to and approved in writing by the Local Planning Authority. This will include mitigation measures to avoid any impacts upon protected species (including great crested newts, hazel dormouse, breeding birds, and nesting birds) and ecological enhancements including, but not limited to, the provision of bat boxes, bird boxes and native planting. The approved details shall be implemented and thereafter retained.

To ensure the development does not cause harm to protected species and provides benefits to biodiversity, as supported by Policy SP11 of Sevenoaks District Council's Core Strategy.

23. The development hereby permitted shall be carried out as an alternative to the scheme allowed at appeal under reference APP/G2245/W/23/3316549 (SDC reference 22/00690/FUL); but not in addition to it, so that one of the developments permitted may be implemented but not both, nor parts of both, developments.

In order to protect the openness of the Metropolitan Green Belt in accordance with the National Planning Policy Framework.

Informatives

1) An appropriate Asbestos survey should be undertaken and a scheme implemented to remove and safely dispose of any asbestos-containing materials in accordance with the Control of Asbestos Regulations 2012 and the applicant's/developer's Waste duty of care. Demolition must take into account the findings of this survey. It is also recommended that the Council's building control department is notified of the demolition.

2) Only clean uncontaminated water should drain to the surface water system. Roof drainage shall drain directly to the surface water system (entering after the pollution prevention measures). Appropriate pollution control methods (such as trapped gullies and interceptors) should be used for drainage from access roads and car parking areas to prevent hydrocarbons from entering the surface water system. There should be no discharge into land impacted by contamination or land previously identified as being

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contaminated. There should be no discharge to made ground. There must be no direct discharge to groundwater, a controlled water.

3) Any facilities for the storage of oils, fuels or chemicals shall be provided with secondary containment that is impermeable to both the oil, fuel or chemical and water, for example a bund, details of which shall be submitted to the local planning authority for approval. The minimum volume of the secondary containment should be at least equivalent to the capacity of the tank plus 10%. If there is more than one tank in the secondary containment the capacity of the containment should be at least the capacity of the largest tank plus 10% or 25% of the total tank capacity, whichever is greatest.

4) It is important to note that planning permission does not convey any approval to carry out works on or affecting the public highway.

Any changes to or affecting the public highway in Kent require the formal agreement of the Highway Authority, Kent County Council (KCC), and it should not be assumed that this will be a given because planning permission has been granted. For this reason, anyone considering works which may affect the public highway, including any highway-owned street furniture, is advised to engage with KCC Highways and Transportation at an early stage in the design process.

Across the county there are pieces of land next to private homes and gardens that do not look like roads or pavements but are actually part of the public highway. Some of this highway land is owned by Kent County Council whilst some is owned by third party owners. Irrespective of the ownership, this land may have highway rights over the topsoil.

Works on private land may also affect the public highway. These include works to cellars, to retaining walls which support the highway or land above the highway, and to balconies, signs or other structures which project over the highway. Such works also require the approval of the Highway Authority.

Kent County Council has now introduced a formal technical approval process for new or altered highway assets, with the aim of improving future maintainability. This process applies to all development works affecting the public highway other than applications for vehicle crossings, which are covered by a separate approval process.

Should the development be approved by the Planning Authority, it is the responsibility of the applicant to ensure, before the development is commenced, that all necessary highway approvals and consents have been obtained and that the limits of the highway boundary have been clearly established, since failure to do so may result in enforcement action being taken by the Highway Authority. The applicant must also ensure that the details shown on the approved plans agree in every aspect with those approved under the relevant legislation and common law. It is therefore

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important for the applicant to contact KCC Highways and Transportation to progress this aspect of the works prior to commencement on site.

Guidance for applicants, including information about how to clarify the highway boundary and links to application forms for vehicular crossings and other highway matters, may be found on Kent County Council's website:

<https://www.kent.gov.uk/roads-and-travel/highway-permits-and-licences/highways-permissionsand-technical-guidance>. Alternatively, KCC Highways and Transportation may be contacted by telephone: 03000 418181

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.

THE MEETING WAS CONCLUDED AT 9.50 pm

CHAIRMAN