

Ref: 18/501016/FULL

Representations from Lenham Parish Council:

Since publication of the agenda, representations have been received from **Lenham Parish Council stating its wish to withdraw the objection** to the proposed conversion of barn to holiday let accommodation. The Parish Council requested that the grant of planning permission for the conversion of the building to holiday accommodation is tied to the property at Fairview, which is close to the application site and owned by the applicant.

Officer's comments

The request from Lenham Parish Council for the application to be determined on delegated authority could not be actioned as the agenda for the planning committee meeting had already been published. The Parish Council requested that the grant of planning permission is tied to the property at Fairview which is in the ownership of the applicant to prevent the application building from being sold off separately. However, as the application site does not share a common boundary with the property at Fairview, it is impractical to tie the application building to this property.

The application site forms part of the designated Kent Downs Area of Outstanding Natural Beauty which has the highest status of landscape protection and a full planning application would be required to convert the building into residential accommodation. The restriction imposed on permitted development rights and the appended restricting the use of the building to holiday let, together with the imposition of a holiday occupancy condition would ensure that the building remains as a holiday accommodation.

Add holiday occupancy condition 9 to read:

9. The tourist accommodation hereby permitted shall not be continuously occupied by the same person or persons for more than 28 days unless the prior approval of the Local Planning Authority has been obtained in writing.

Reason: To prevent the establishment of a permanent residential use in the countryside.

Recommendation

Officer's recommendation remains unchanged.