

REPORT SUMMARY

REFERENCE NO - 20/504551/FULL		
APPLICATION PROPOSAL Amended proposal seeking part retrospective planning permission for a replacement barn as 4/5 bedroom dwelling involving reduction in fenestration, addition of barn doors, ragstone plinth, removal of garden walls, reduced garden and parking area with new ragstone piers, native hedgerows and structural landscaping at River Barn, Tutsham Farm.		
ADDRESS River Barn Tutsham Farm West Farleigh Maidstone Kent ME15 0NE		
RECOMMENDATION Grant Planning Permission subject to planning conditions		
SUMMARY OF REASONS FOR RECOMMENDATION The site has a protracted planning history, and with the proposed changes to the development being of such materiality, a reconsideration of the scheme would suggest that a potential solution has been found to suitably mitigate against the previously identified harm. It is considered that this would now be outweighed by the intended improvements to the building and the surrounding land. Accordingly, if implemented, there is no reasonable need for the building to be demolished and the residential use to cease.		
REASON FOR REFERRAL TO COMMITTEE This application is in the form of a Planning Performance Agreement and given also the site's recent planning history, the proposal is considered to be of interest to Members. Although the application site lies within the parish of West Farleigh a representative from the neighbouring Teston Parish Council has requested referral to Planning Committee if officers are minded to approve for reasons set out in paragraph 6.02.		
WARD Coxheath And Hunton	PARISH/TOWN COUNCIL West Farleigh	APPLICANT Mr Fern AGENT DHA Planning
DECISION DUE DATE 28/01/21 (EOT)	PUBLICITY EXPIRY DATE 20/11/20	OFFICER SITE VISIT DATE 30/10/20

RELEVANT PLANNING HISTORY (including appeals)

16/500364/BOC: Enforcement Notice served 16.06.2020 currently waiting a start date for a Public Inquiry.

APP/U2235/W/19/3228474: appeal against planning refusal of 19/500452/FULL – DISMISSED

19/500452/FULL: Erection of dwelling and associated works with parking and landscaping as shown on drawing references: DHA/10757/11; 15; 16; 18; and 19; and unreferenced existing elevations received 26/02/19 - REFUSED

15/502255 - Prior approval for change of use of agricultural building to house – Prior approval GRANTED

14/506747 - Prior approval for change of use of agricultural building to house – REFUSED

MA/09/0028 - Prior approval for agricultural building extension - Prior approval GRANTED

MA/08/2401 - Prior approval for agricultural building extension – Prior approval required

MAIN REPORT

1.0 DESCRIPTION OF SITE

- 1.01 The building known as River Barn is a recently erected building located to the west of a group of buildings known as Tutsham Farm. River Barn is currently occupied for residential purposes, and does not have the benefit of planning permission. It has a large area of hardstanding to the front.



Viewed looking East from the public footpath KM16

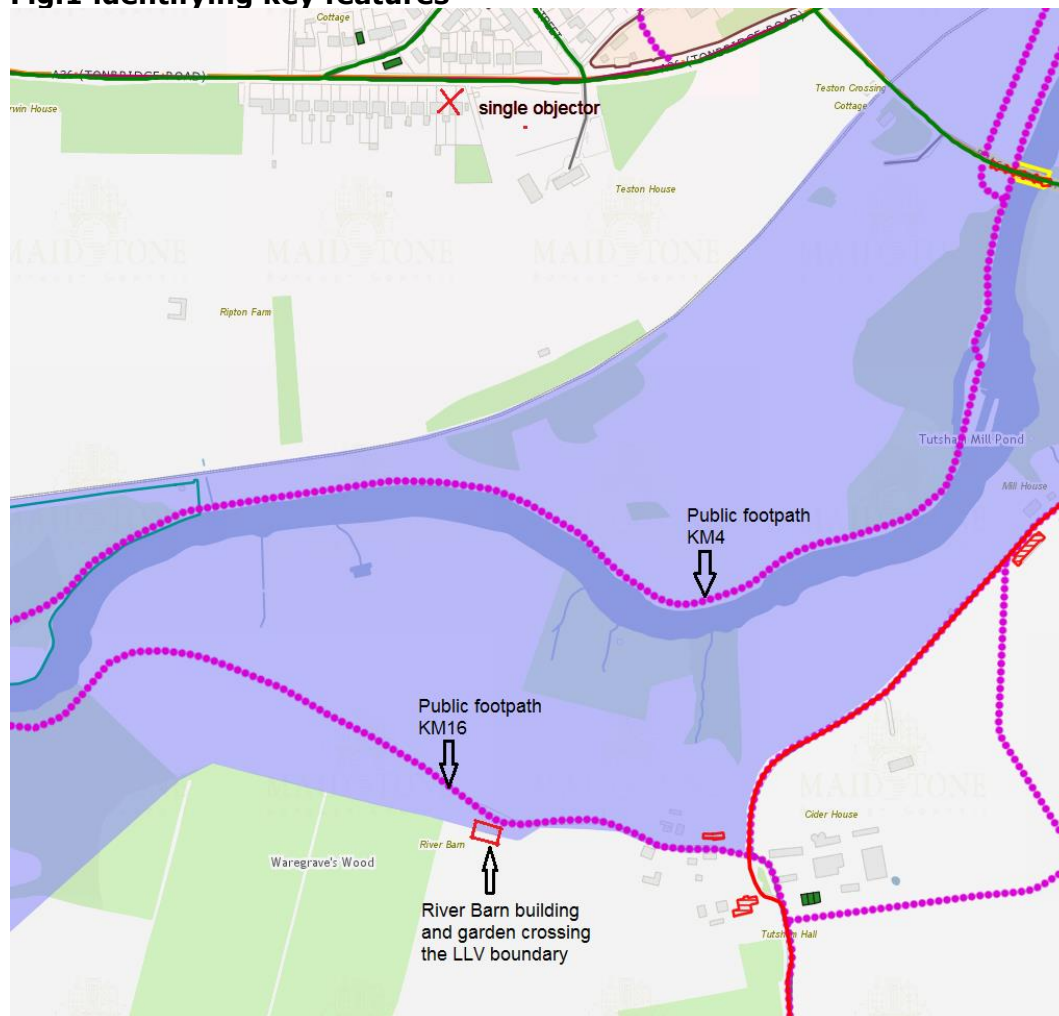
- 1.02 Vehicle access to the site is via the B2163 road which connects with the A26 Tonbridge Road. Accessed from Hunt Road, turning into the Tutsham Farm complex which comprises a series of buildings in a mixture of residential, commercial and agricultural use is a maintained road which also facilitates a section of public footpath KM16, which runs in a general east/west direction across the front of the building and beyond towards Watringbury.



Circled is the building viewed from the river walk across the valley Teston to Watringbury public footpath KM4

- 1.03 To the rear, the garden is enclosed by a brick wall. There are extensive views enjoyed by the wider Tutsham Farm complex of the Medway Valley to the north. For the purposes of the Maidstone Local Plan the application site is within the designated countryside, with the building but not the garden falling just within the Medway Valley Landscape of Local Value.
- 1.04 The illustration in fig.1 below identifies the Medway Valley LLV, the Public footpaths, the single objector to the north and the application site to the south.

Fig.1 identifying key features

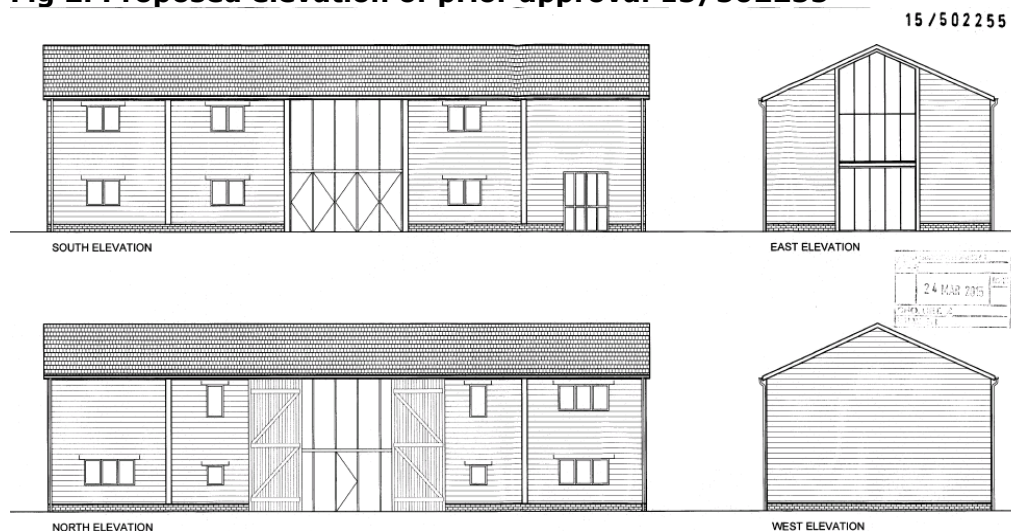


2.0 PROPOSAL

- 2.01 This application is an amended proposal seeking part retrospective planning permission for a replacement barn as 4/5 bedroom dwelling, involving a reduction in fenestration to the north and east elevation, with the addition of light sensitive barn doors, the introduction of a ragstone plinth around the bottom of the building, removal of brick garden walls to the rear of the building, thus reducing the size of the formal garden to the rear and a reduced parking/turning area to the front of the building. New Rag stone piers will be introduced to the gated parking area and the laurel hedging to the front will be replaced with triple staggered native hedgerows and structural landscaping to the front of River Barn and into the valley at, Tutsham Farm.

- 2.02 For background information, prior approval MA/09/0028 was granted for an extension to the existing barn to double its floor space, and increase its height to 8m. This development was never implemented.
- 2.03 In 2015 an application made under the prior approval procedure (15/502255) for the change of use of an agricultural (concrete framed) building to a single dwellinghouse was approved. The then proposed plans to 15/502255 are shown below in fig 2.

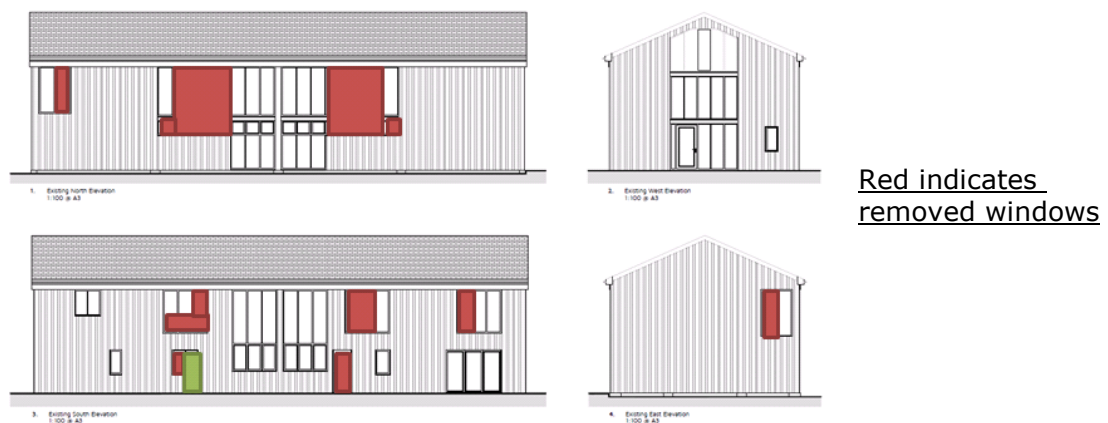
Fig 2. Proposed elevation of prior approval 15/502255



- 2.04 Works then commenced on the barn's conversion but, during a period of bad weather, the entire concrete frame of the building collapsed and was removed. As a result a replacement steel-framed structure was erected and the conversion works continued. However, the applicant was apparently unaware that the removal and replacement of the original frame had effectively invalidated the permission granted. Also, for means of practicality the building erected is slightly larger than that of the original barn building. As such, once the conversion was completed and the change of use had been implemented with the building occupied for residential purposes, it represented unauthorised development which required the benefit of a full planning permission.
- 2.05 In the circumstances, in January 2019, an application (ref 19/500452/FULL) was submitted seeking retrospective planning permission for the building's retention and the continuation of its residential use. Planning permission was refused on the basis of the Council's consideration that the development represented an isolated dwelling in the countryside, and the consideration that the building's scale and domestic appearance, along with the boundary treatment and degree of hardstanding caused harm to the character and appearance of the countryside.
- 2.06 The decision was subsequently unsuccessfully appealed by way of a decision letter issued in December 2019 (*APP/U2235/W/19/3228474*). Although the Inspector disagreed with the Council as to it being an 'isolated dwelling' he did not consider it to be sited in an accessible location for goods and services and mentions the likelihood of the occupiers being heavily reliant on the private motor vehicle. He also cites that the large detached dwelling, large rear stepped, walled and engineered garden area, and substantial macadam parking area, has a significant urbanising effect on the open countryside and this sensitive part of the MVLLV, and therefore, results in substantial harm to the character and appearance of the area.

- 2.07 Regarding the design elements the applicant/appellant put forward amended drawings which showed elements of the design to be revised to address concerns raised. However, as he considered that this would "*materially alter the nature of the proposal*" and due to the revised plans having not been in the public domain, the Inspector felt he could not take these into account.
- 2.08 Following the appeal decision the appellant made no contact with the Council as to the possibility of addressing the Inspector's concerns and, given the circumstances, the Council saw it expedient to issue an enforcement notice requiring for the building to be demolished and the site cleared. This has been appealed and its requirements have therefore been suspended. Moreover, a new planning application has been received which proposes significant alterations to the building and that of its curtilage in an attempt to address the Inspector's concerns. Officers can confirm that the changes proposed represent significant improvements thereto.
- 2.09 In terms of a dimensional comparison between the original barn and compared to the previous granted prior approval, there is a minimal increase to the internal footprint, however, due to the method of construction, insulation measures and materials used the width has increased by 300mm and the depth by 400mm. The eaves height has been raised by 100mm with the central ridge height increased by 500mm.

Fig 3: Comparison of existing elevations (as built) and the proposed



Red indicates removed windows

Existing Elevation (as built)



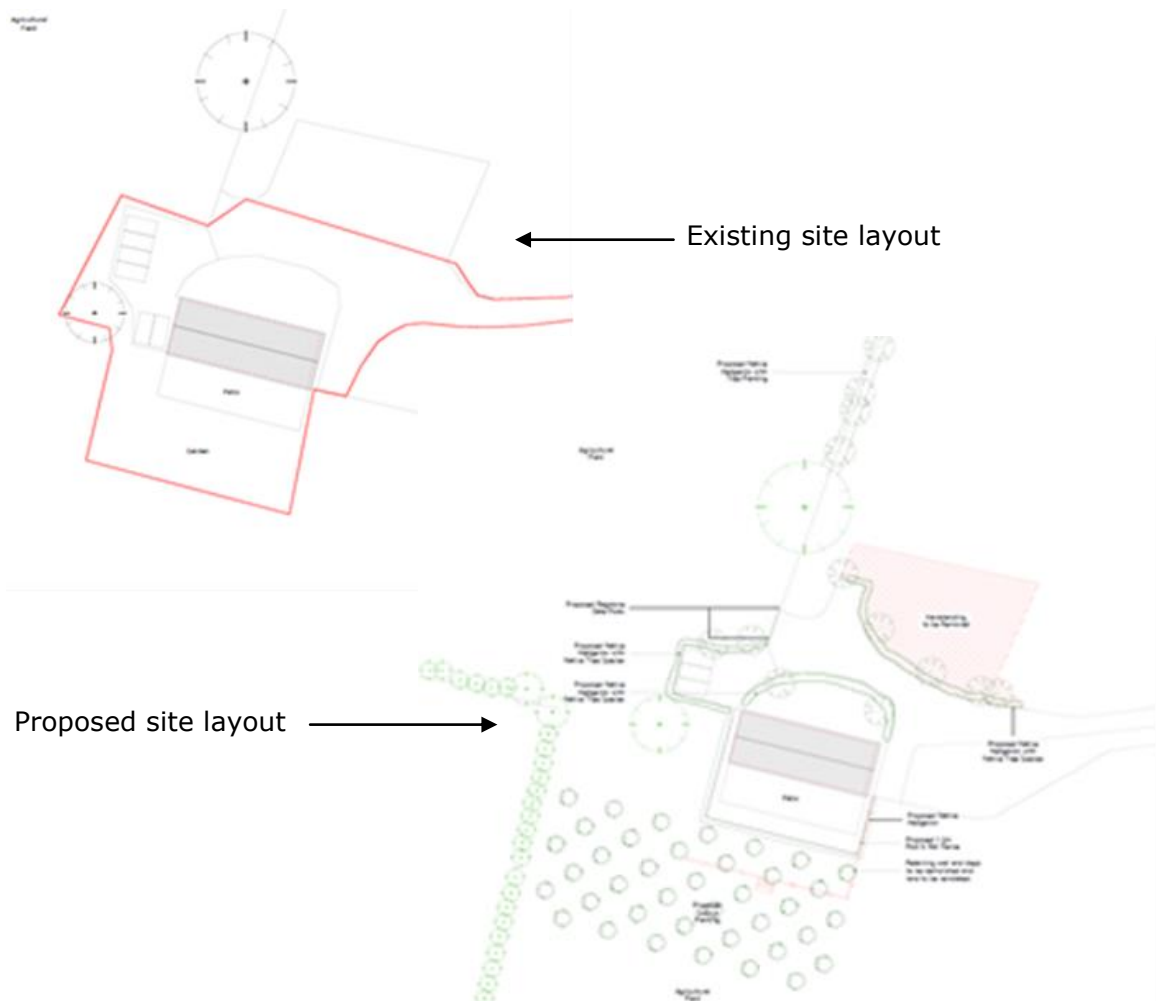
Green indicates additions

Proposed Elevations

2.12 The main changes proposed are as follows:

- The rear garden is substantially reduced by 50% in area to that which was applied for in the previously refused scheme;
- Existing boundary walls and non-indigenous laurel hedgerows to be replaced with post and rail fencing and triple staggered native hedgerows;
- The majority of the existing hardstanding area, which is lawful in planning terms, is to be replaced with topsoil, grass and native planting;
- Major changes to the building's elevations including the incorporation of a Ragstone plinth, a significant reduction in fenestration and the installation of sliding, light sensitive, barn doors to the south elevation and the north elevation which faces down towards the River Medway;
- Percentage of fenestration reduction: N= 50%, E= 50%, S= 25%, W= 0%.
- Planting of Cobnut Platt to the rear as an attempt to give the development a historic appearance, along with new structural landscaping and the installation of Ragstone gate posts;
- The placing of interpretation boards setting out the history of Tutsham Farm;
- The provision of an EV charging point; and
- Planning Gain with improvements made to the Public Right of Way (PROW) with measures including repairs to two existing bridges and the installation of an additional raised walkway.

Fig 4: Comparison of immediate site landscaping changes



3.0 PLANNING CONSTRAINTS

- 3.01 Public Right(s) of Way – public footpath KM16 which runs east/west across the front of the property.
- 3.02 Potential Archaeological Importance

4.0 POLICY AND OTHER CONSIDERATIONS

- 4.01 Maidstone Local Plan (2017): SS1, SP17, DM1, DM2, DM8, DM23, DM24 and DM30
The National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)
Maidstone Landscape Character Assessment (Amended July 2013)
Maidstone Landscape Capacity Study – Sensitivity Assessment (2015)

5.0 LOCAL REPRESENTATIONS

- 5.01 A Site Notice was erected on 21 October 2020.
24 neighbour consultations were sent 21 October 2020

Neighbour responses:

- 5.02 A single letter of representation, objecting to the development, has been received from an occupier in Tonbridge Road, Teston. Positioned on the opposite side of the River Medway valley, this dwelling has a lengthy rear garden which slopes down towards its floodplain. However, notwithstanding the significant distance the dwelling's rear faces towards Tutsham Farm. The grounds of objection can be summarised as follows:
- The building exceeds the dimensions of the original barn;
 - External lighting has been installed which is visible to dwellings along this stretch of Tonbridge Road; and
 - Council policy requires that the landscape character of the Medway Valley will be conserved and enhanced. As the building is larger than the one it replaced, and is significantly more visually intrusive, the application breaches this.
- 5.02 A single letter of observation was submitted by a neighbouring landowner pointing out that the bridge that is intended to be upgraded is not in the ownership of the applicant.

6.0 CONSULTATIONS

- 6.01 **West Farleigh Parish Council:** No comment
- 6.02 **Teston Parish Council** (neighbouring parish): (Summarised) if the Case Officer is considering approval of the application we request that the matter be referred to the Planning Committee for determination when we would wish to speak.

Character & Appearance

- In the new application, the total area of window panels has reduced by about 25% on the north elevation, close to 50% on the south and nothing, or almost nothing on other elevations.

- North facing looks across the Medway Valley. Window lay-out is less symmetrical, but is not visually appealing.
- Changes to the landscape setting make only modest contributions to softening the visual impact of the development.
- This is not a design that is sympathetic to the local setting.

Accessibility

- Basic fact that car usage will be essential, with proposed "shared journeys for accessing food and other shopping" being hardly credible.
- Given the topography, walking and cycling other than for leisure again stretch credibility.

Our Comments

- For the previous application, we stood back, expecting others to object, and restricted ourselves to comments about the impact of light pollution in this dark stretch of the Medway Valley.
- We would support such refusal, given our considerable concerns about light pollution and the vast amount of north-facing windows that will spill light across the dark valley towards Teston, with no realistic expectation that residents would prevent such spillage.
- if this development is permitted, we request that conditions are applied that:
 1. There should be no north-facing external lighting;
 2. Any other external lighting should be angled downwards and switched off between 11.00pm and 8.00am;
 3. The area of north-facing windows should be substantially reduced, perhaps by 75% of this new application's window area; and
 4. Residual north-facing windows should have shutters or curtains closed as soon as light starts fading at the end of the day

6.03 It is considered that all of Teston Parish's comments have been addressed throughout the main assessment of the report and regard has been given to the suggested conditions.

6.04 **KCC County Archaeologist:** No comment

6.05 **KCC Highways:** Not consulted, comment from previous applications indicated consultation not required.

6.06 **KCC Minerals and Waste:** No objection

6.07 **KCC Public Rights of Way Officer:** No objection

6.08 **KCC Env Protection Team:** No objections

Contaminated Land:

Since this is a retrospective application and the "re-erection" of the barn occurred 01/12/2015, I had not meant to include a recommendation for approval with contaminated land condition attached.

Foul Sewage:

The Agent has now provided further information regarding foul sewage, which is dealt with via a Klargestor System located to the front of the property.

7.0 BACKGROUND PAPERS AND PLANS

- 7.01 DHA/14730/02 Rev B Proposed Site Layout
DHA/14730/05 Rev B Proposed Elevations
DHA/14730/04 Rev B Proposed Floor Plans
DHA/14730/08 Proposed Ragstone pier details
DHA/14730/03 Rev B Proposed wider context site layout plan
Design and Access Statement dated: Sept 2020

8.0 APPRAISAL

Principle of Development, including Sustainability

- 8.01 The application site is located in the open countryside, and it would appear that part of the site falls partly within the Medway Valley Landscape of Local Value.
- 8.02 The previous Inspector commented that most of the appeal site is set in a valley feature and is at a lower level than the land to the south, east and west. This topography means that the building is positioned at a lower level than the other Tutsham Farm buildings. However, the public footpath (KM16), which follows the line of the access road serving the various scattered Tutsham Farm buildings, passes in front of the site.
- 8.03 The NPPF, whilst mentioning the economic, social and environmental objectives fundamental to achieving sustainable development, says, in paragraph 9 that they are not criteria against which every decision can or should be judged. To clarify, government advice here states:
- "... planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area".*
- 8.04 In the above connection the NPPF, under the heading "Making effective use of land" advises that as much as possible is made of using previously-developed or brownfield land. Paragraph 117 states:
- "Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions..."*
- 8.05 By the same token paragraph 124 says that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve, with good design being a key aspect of sustainable development.
- 8.06 Accordingly, paragraph 127 says that developments should function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development, should be visually attractive as a result of good architecture, layout and appropriate and effective landscaping, and are sympathetic to local character, history and setting, while not preventing or discouraging appropriate innovation or change.
- 8.07 In this particular instance it should be noted that if the barn's frame had not given way then its conversion for residential use would have been permissible, and its required refurbishment with features such as new fenestration, doors, roof treatment and exterior walls installed and added to the former barn. However, circumstances did not allow for this and, in now requiring retrospective planning

permission for the retention of the building erected and its use for residential purposes, the Council has control over the building's future.

- 8.08 In terms of carbon emissions, which policy DM24 seeks to control, the general sustainable principle is that existing buildings should be recycled and reused rather than demolished to significantly reduce embodied carbon being released into the atmosphere. This would also save energy. Given that there is nothing structurally wrong with River Barn it is obviously preferable to adapt it for beneficial use rather than insist on its demolition. Admittedly, the enforcement notice requires for such but, following further consideration and taking into account the improvements now proposed to both the building and its surroundings, officers have reassessed the planning merits and impacts of the development as would be modified, and feel that, in this context, demolition is draconian and unnecessary.
- 8.09 Further, should the building remain, and it be put to, say, an alternative commercial use, such an operation would have the propensity to generate as many vehicular movements as could reasonably be expected to occur from its use as a dwelling. The B2163 which connects with the Tutsham Farm access road is in easy reach of the A26, and this network is readily used by the various occupiers of the 18 residential properties as well as the business properties with in the envelope of Tutsham Farm. The area is regularly serviced by refuse and delivery services and as a recognised settlement area receiving daily deliveries. Teston and Watringbury are both within 1.5km in good whether using the public rights of way. Watringbury offers a train station and the A26 Tonbridge Road is a recognised bus route. The son of the applicant lives in the property, works in the business premises and intends to make this his long term family home given the family business that operates from Tutsham Farm.
- 8.10 In the circumstances and, on balance, the Council's spatial objectives, as set out in policy SS1, are not compromised by the development.

Visual Impact, including proposed design measures

- 8.11 The Inspector commented that the design and materials has resulted in a domestic rather than an agricultural appearance and this exacerbates rather than mitigating harm caused to the character and appearance of the area, thereby contravening policy.
- 8.12 The comparison diagrams of the building's elevations on the previous pages show the timber/composite clad building as was seen by the Inspector, and as is now proposed. As mentioned, due to the fact that the new drawings had not been in the public domain the Inspector felt he was unable to comment on these proposals and turned them away. Especially of note is the reduction in fenestration and the introduction of the barn door features, both of which will address and change the building's domestic appearance, as identified by the Inspector. This will particularly alter the building's north elevation facing towards the Medway valley.
- 8.13 Given the contextual setting of the site the building's increased dimensions highlighted, in comparison with the original barn conversion, as was approved, are not discernible to any significant extent largely imperceptible due to the contextual setting and the perspective from across the valley.
- 8.14 Further changes are now proposed showing the intended incorporation of the Kent Ragstone plinth (see drawing no DHA/14730/05 Rev B). In the circumstances it is considered that the totality of the material changes in the

building's appearance would satisfy the Inspector's objections and acceptably mitigate any visual impact. These proposed measures, along with the replacement hedgerow and Cobnut planting, the introduction of other characteristic rural features, removal of the existing red brick garden walls, the substantial reduction in the rear garden space and the reduction of hardstanding to the front, would now accord with the principles and design objectives of policies SP17, DM1, DM2 and DM30.

Residential Amenity

- 8.15 Subsequent to the building's occupation for residential purposes external lighting was installed which, due to glare during evening and night time hours, has caused concern from the sole objector on the opposite side of the valley, especially as he considers that this has affected and interrupted his astronomy hobby. However, during the course of this planning application, the case officer has successfully negotiated the lighting's removal on the basis that such spillage can adversely impact on residential amenity. A suitably worded condition can be imposed to require that any external lighting, which the occupier might wish to install in the future, would need to be the subject of an application to the Council, thereby allowing for future control.
- 8.16 As regards internal lighting in the building itself, the windows to the Northern elevation facing the Medway valley and the properties on Tonbridge Road have been reduced by 50%, and the proposed installation of the sliding barn doors and their closure at late hours, which is to be electronically controlled, would fully mitigate in this regard, and can also be the subject of a planning condition. Accordingly, policy DM8 would be satisfied.

Highways

- 8.17 In terms of traffic generation Kent CC has previously commented to the effect that the residential use of this building has no implications for the local highway network. Accordingly, the local highway authority was not consulted on the current application.
- 8.18 The scheme proposes a reduction from six to three parking spaces, shown provided at the far side of the building through a gated area. Despite the removal of the existing hardstanding area beyond the building's frontage, there would still be adequate manoeuvrability area for vehicles entering and leaving the site.
- 8.19 Sufficient refuse, recycling and cycle storage facilities are already provided within the building and the gated area to the west of the building, and have been in place since the building was first occupied in 2016.

Other Matters

- 8.20 As mentioned, an enforcement notice has been served against the breach of planning control at the site. In such circumstances, on receipt of an application seeking planning permission for the development enforced against, it is for the Council to assess the proposal under the provisions of S70C of the Town and Country Planning Act (1990). Although it is within the Council's powers to decline to determine a proposal for development where S70C applies, under S70C, the Council should also consider whether the development proposal is materially different to that which was enforced against.

- 8.21 In the above connection the appointed Inspector, when determining the previous appeal, was passed new drawings/ plans proposing alterations to mitigate aspects of the development, but felt it was inappropriate to consider these given they would materially alter the nature of the proposal, the plans had not previously been in the public domain, and potential interested parties had not had the chance to comment on the changes.
- 8.22 The above said plans that we submitted to the Inspector have been further amended and submitted with the current application, and are now for determination.
- 8.23 Given the extent of the proposed changes and, in balancing the costs and benefits involved, it was considered that a pragmatic approach should best be taken and the development reassessed taking into account the proposed changes.
- 8.24 The applicant is proposing contributions in the form of financing improvements to the bridges and footpath along the Public Right of Way KM16 and it is also proposed that a copperplate information board be provided displaying a historic narrative about the wider Tutsham Estate. An observation was submitted by a neighbouring landowner pointing out that one of the bridges that are intended to be upgraded is not in the ownership of the applicant. These works do not form part of the application, therefore, any works to the Public Right of Way (PROW) footpath would be subject to approval by KCC PROW Dept. and would be a matter for the applicant to reach an agreement with any landowners that the proposed works would fall within.
- 8.25 Should Members resolve to grant planning permission the enforcement notice will not be withdrawn until such time as the proposed works have been affected. Accordingly, this will be the subject of a retrospectively worded planning condition, the purpose of which is to tie in and co-ordinate the various elements involved. It is considered that the current application has provided sufficient details as to the intended works, the materials to be used for, so as no further details need to be submitted for subsequent approval in this instance.
- 9.26 At such time as the approved works are completed to a satisfactory standard, and in full, the Council would then withdraw the enforcement notice forthwith.

9.0 CONCLUSION AND PLANNING BALANCE

- 9.01 Following the previous appeal decision the Council issued an enforcement notice requiring demolition of the building. However, with the previous Inspector having reached his decision without being able to take into account the benefits of the measures now proposed, these are now able to be placed in the planning balance.
- The principle of residential use was previously approved and although it is accepted the building is not a conversion, a building has existed on site in this location in excess of 60 years.
 - The increased size is considered indiscernible in its contextual setting.
 - Although not in a rural service centre, the application site is not considered isolated due to the adjacent residential and business properties forming a small, although not defined, settlement within the envelope of the Tutsham Farm.
 - Provision of a good sized family home offering a good standard of living space.

- The site is made accessible by sustainable modes by the proximity of the A26 and associated bus routes and also the provision of cycle storage and electric vehicle charging points (for existing and future residents).
- Special regard has been had to improving the rural and characteristic elements of the area by the addition of the ragstone plinth and piers.
- Public benefits include an agreement to make improvements to bridges/crossings along the public footpath KM16.
- Ecological gain and landscape value is added due to the replacement and addition planting on site and throughout the valley to lessen the visual impact.
- The general sustainable principle is that existing buildings should be recycled and reused rather than demolished to significantly reduce embodied carbon being released into the atmosphere, therefore would accord with DM24.
- The proposal would now accord with the principles and design objectives of policies SP17, DM1, DM2 and DM30.
- By engaging in a pragmatic approach, substantial officer time and cost to both parties will be saved in not proceeding with the intended public inquiry - although still maintaining the Council's position should the committee resolve to refuse the application.

9.02 Overall, Officers are of the opinion that the extent of the improvements now proposed outweigh the negative factors. Accordingly, it is felt that the Council's spatial strategy objectives would not be compromised by approving the development as, in this instance, the other material considerations involved, indicate that, on balance, planning permission should be granted.

10.0 RECOMMENDATION – GRANT PERMISSION

10.01 The Head of Planning and Development BE DELEGATED POWERS TO GRANT planning permission subject to the prior completion of a legal agreement to provide the following (including the Head of Planning and Development being able to settle or amend any necessary terms of the legal agreement in line with the matters set out in the recommendation resolved by Planning Committee):

- Improvements to PROW KM16 by repairing and improving 2 No. existing bridges and installing 1 No. additional raised walkway;
- The placement of interpretation boards setting out the impressive history of Tutsham Farm;

and the imposition of the conditions as set out below:

CONDITIONS: No standard time limit condition to be imposed, but should include:

- 1) Upon completion, no further development, whether permitted by Classes A, B, C, D or E of Part 1 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order) or not, shall be carried out.

Reason: In the interests of the amenities of the area.

- 2) No external lighting shall be installed on the site without the prior written consent of the Local Planning Authority.

Reason: In the interests of visual amenity and to safeguard the night-time rural environment.

- 3) The use of the building for residential purposes hereby permitted shall cease and the building demolished and the land restored to its condition before the development took place within six months of the date of failure to meet any of the following criteria set out in (i) to (iv) below:
 - (i) Within one month of the date of this decision, details of a suitable timetable for the implementation of the works shall be submitted to the local planning authority for approval.
 - (ii) Within one month of the date of this decision, details of a suitable landscaping scheme and also a timetable for the implementation shall be submitted to the local planning authority for approval.
 - (iii) Within 6 months of the date of this decision all details shall have been approved by the Local Planning Authority or, if the Local Planning Authority refuse to approve the details, or fail to give a decision within the prescribed period, an appeal shall have been made to, and accepted as validly made by, the Secretary of State.
 - (iv) The approved Scheme shall have been carried out in full and completed in accordance with the approved timetables and thereafter maintained and retained as approved.

Reason: To ensure the visual amenity, character and appearance of the open countryside location which forms part of the designated Len Valley Landscape of Local Value is safeguarded.

- 4) All such landscaping shall be carried out during the planting season (October to February). Any seeding or turfing which fails to establish or any trees or plants which, within five years from the first occupation of a property, commencement of use or adoption of land, die or become so seriously damaged or diseased that their long term amenity value has been adversely affected shall be replaced in the next planting season with plants of the same species and size as detailed in the approved landscape scheme unless the local planning authority gives written consent to any variation.

Reason: In the interests of landscape, visual impact and amenity of the area and to ensure a satisfactory appearance to the development

- 5) The development hereby permitted shall be carried out in accordance with the following approved plans:

DHA/14730/02 Rev B	Proposed Site Layout
DHA/14730/05 Rev B	Proposed Elevations
DHA/14730/04 Rev B	Proposed Floor Plans
DHA/14730/08	Proposed Ragstone pier details
DHA/14730/03 Rev B	Proposed wider context site layout plan

Design and Access Statement dated: Sept 2020

INFORMATIVES:

Case Officer: Sue King

Planning Committee Report
21 January 2021

NB For full details of all papers submitted with this application please refer to the relevant Public Access pages on the council's website.

The conditions set out in the report may be subject to such reasonable change as is necessary to ensure accuracy and enforceability.