

<b>REFERENCE NO:</b> 22/502608/FULL		
<b>APPLICATION PROPOSAL:</b> Permanent retention of agricultural dwelling (previously given temporary permission under 19/505341/FULL).		
<b>ADDRESS:</b> Kings Oak Farm, Crumps Lane, Ulcombe, Kent, ME17 1EU		
<b>RECOMMENDATION:</b> GRANT PLANNING PERMISSION subject to planning conditions		
<b>SUMMARY OF REASONS FOR RECOMMENDATION:</b> The development is acceptable with regard to the relevant provisions of the Development Plan, the NPPF and all other material considerations such as are relevant.		
<b>REASON FOR REFERRAL TO COMMITTEE:</b> Ulcombe Parish Council has requested application is considered by Planning Committee if officers are minded to approve application. This request is made for reasons outlined in the consultation section below.		
<b>WARD:</b> Headcorn	<b>PARISH:</b> Ulcombe	<b>APPLICANT</b> Mr & Mrs N Coles <b>AGENT</b> Coles Group
<b>OFFICER:</b> Kate Altieri	<b>VALIDATION DATE:</b> 25.05.22	<b>DECISION DATE:</b> 24.10.22
<b>ADVERTISED AS A DEPARTURE:</b> NO		

### RELEVANT PLANNING HISTORY

- 22/502156 – Submission of details to condition 6 (landscaping) for 19/505341 - Approved
- 21/504529 – Details pursuant to conditions: 2 (materials); 6 (landscaping); 8 (foul sewage treatment) for 19/505341 – Split (2 & 8 approved and 6 refused)
- 21/501538 – Extension of barn to create visitors centre - Refused
- **19/505341 – Erection of temporary agricultural dwelling – Approved**
- 18/505808 – Creation of 2 ponds – Approved
- **18/505386 – Erection of temporary agricultural dwelling - Approved**
- 18/502292 – Erection of temporary agricultural dwelling - Withdrawn
- 18/501616 - Stationing of 5 static mobile home holiday lets - Refused
- 18/501611 - Prior Notification for agricultural barn – Prior approval not required
- MA/13/1421 – Prior Notification for agricultural building – Prior approval granted

### 1.0 DESCRIPTION OF SITE

- 1.01 The application site is located on the southern side of Crump’s Lane, some 700m to the east of the junction with Headcorn Road; and for the purposes of the Local Plan it falls within the countryside and the Low Weald Landscape of Local Value. The site is within Flood Zone 1.
- 1.02 Kings Oak Farm is a 21ha site that is additional land for the applicant who also owns Roundoak Farm that is located in Heniker Lane, Sutton Valence. The application site is where rare breed folds of cattle are bred/kept (such as Highland cattle; White Parks; Sussex cattle; Vaynol cattle and Irish Moiled); and the cattle are commercially sold to ensure the survival of the breed whilst also educating the public on the different breeds.
- 1.03 On the eastern part of Kings Oak Farm (outside the application site), the applicant has obtained a caravan site licence that allows for up to five touring caravans for holiday purposes on the site, without the need for planning permission.

### 2.0 PROPOSAL

- 2.01 For background information, a temporary agricultural dwelling was permitted under 18/505386. Subsequent to this, 19/505341 permitted a revised scheme for the temporary agricultural dwelling on 23<sup>rd</sup> December 2019. It was concluded that the need for this accommodation, for a temporary period of 3 years, was justified, in order to allow the existing business to continue at

full capacity and for the welfare and security of the animals. A 3 year temporary period is considered a reasonable time to continue the effective running (and expansion) of a rural business, and after this time the local planning authority can review the development and consider if there is still justification for such accommodation here (in accordance with Part 3 of Local Plan policy DM34).

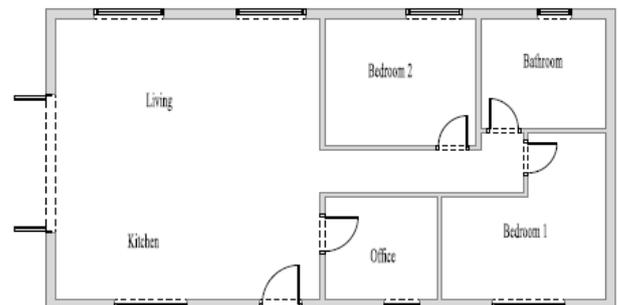
2.02 Condition 3 of 19/505341 states:

*The dwelling hereby permitted shall be removed and the land upon which it is sited restored to its former condition within three years of the date of this decision; the use hereby permitted shall cease and all caravans, buildings, structures, materials and equipment brought on to the land, and all works undertaken to it in connection with the use, shall be removed and the land shall be restored to its condition before the development took place.*

*Reason: To enable LPA to review special circumstances under which this permission is granted.*

2.03 Three years from the date of the decision for 19/505341 is 23<sup>rd</sup> December 2022 and so the development on the site is not in breach of this condition. Please also note that the conditions attached to 19/505341 that require the submission of details for approval, have been submitted and approved by the local planning authority (see planning history above).

2.04 This application now seeks for the permanent retention of agricultural dwelling on the site that continues to utilise the site's existing access onto Crumps Lane. The existing dwelling, with its pitched roof, stands some 4.1m in height with an eaves height of some 2.7m. In terms of footprint, the building measures some 12.8m by 6.5m (83m<sup>2</sup>). The roof is a standing seam single ply rubber roof (grey in colour); and the external elevations are of timer featheredged boarding, with a brick plinth (see below).



### 3.0 POLICY AND OTHER CONSIDERATIONS

- Local Plan (2017): SS1, SP17, DM1, DM2, DM3, DM8, DM23, DM30, DM34
- National Planning Policy Framework (2021)
- National Planning Practice Guidance
- Maidstone Landscape Character Assessment (2013)
- Maidstone Landscape Capacity Study: Sensitivity Assessment (2015)
- Regulation 22 Local Plan

#### Local Plan

3.01 The proposal is subject to the normal constraints of development in the countryside and it should not be permitted unless it accords with other policies in the Local Plan and (inter alia): does not result in harm to the character and appearance of the area; respects the amenity local residents; is acceptable in highway safety terms; it protects and enhances any on-site biodiversity features where appropriate or provides sufficient mitigation measures; and it is acceptable in flood risk terms. Local Plan policy also states that the distinctive landscape character of the Low Weald Landscape of Local Value will be conserved and enhanced.

3.02 As an exception to the general theme of restraint, policy DM34 of the Local Plan recognises that residential development in the countryside may be justified when there is an essential need for a rural worker to live permanently at their place of work. The applicant has already benefited from temporary accommodation on the site and so Part 3 of policy DM34 is of most relevance (discussed further below).

### **Council's Landscape Character Assessment and Capacity Study**

- 3.03 The Maidstone Landscape Character Assessment identifies the application site as falling within Ulcombe Mixed Farmlands Landscape Character Area (Area 42); and the landscape guidelines for this area are to 'CONSERVE'. Within the Council's Landscape Capacity Study, the overall landscape sensitivity is 'HIGH' and is 'sensitive to change'.

### **NPPF (2021)**

- 3.04 The NPPF is clear that good design is a key aspect of sustainable development; and that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions. Paragraph 170 of the NPPF also states that planning decisions should contribute to and enhance the natural and local environment by recognising the intrinsic character and beauty of the countryside. Paragraph 80 of the NPPF also states (of most relevance):

*Planning....decisions should avoid development of isolated homes in countryside unless one or more of the following circumstances apply:*

*a) there is essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside.*

### **Regulation 22 Local Plan**

- 3.05 The emerging Local Plan is a material consideration, and some weight must be attached to the document because of the stage it has reached. This weight is limited, as it has yet to be the subject of a complete examination in public.

## **4.0 LOCAL REPRESENTATIONS**

- 4.01 **Local residents:** 3 representations received raising concerns over: Site being overdeveloped; harmful impact on character and appearance of countryside; unjustified development; heritage impact; keeping bulls is dangerous; impact of external lighting; highway safety; ecology impact; and will set precedent for other similar development in area.

## **5.0 CONSULTATIONS**

(Please note summaries of consultation responses are set out below with responses discussed in more detail in the main report where considered necessary)

- 5.01 **Ulcombe Parish Council:** Wish to see application refused and reported to Planning Committee if officers are minded to recommend approval. Their comments are summarised as follows:

- *Previous decision concluded that mobile home shall be removed and land upon which it is sited restored to its former condition within 3yrs of date of decision. Decision to demolish within 3 years is clear cut with no caveats, and we fully support it. Previous delegated report raised issues that could support 18/505386, but these points did not affect ultimate decision by MBC to remove dwelling in 3yrs.*
- *Current building is more like large bungalow than mobile home and we object to any attempt to blight this very beautiful rural area of Ulcombe with permanent development.*
- *Proposal will impact upon amenity of local residents; and concerned about talk of looking after bulls as this appears highly dangerous given holiday caravan pitches in same field.*
- *There is no essential need for someone to permanently live on site. Applicant's main farm is around a 5min drive away; and comments made by neighbouring cattle/livestock farmers on 18/502292 state there is no need for a livestock worker to be present all year round here. Breed of cattle at Kings Oak Farm is extremely hardy and can calve very successfully with little or no attention.*
- *There is local accommodation available. Present building is much larger than justified – negating DM34.*
- *No evidence having someone sleeping on site is better than sleeping in alternative accommodation nearby. Applicant has more than one farm, and main financial hub is in East Sutton (Roundoak). Whatever split of finances, paramount role of MBC is to uphold its Local Plan policies.*
- *Temporary building in breach of conditions: 6 (landscaping) and 10 (external lighting) of 19/505341. External lighting problem and harmful to wildlife habitats in area which is intrinsically dark landscape and is also a loss of amenity for neighbours.*
- *Site unsustainable and Crumps Lane is single track in many places - unsuitable for increased traffic.*

- 5.02 **Rural Planning Advisor:** Accepts there is a functional need to have a full-time worker on the site to support the existing business; and that financial details indicate business is reasonably successful and will continue to rise over forthcoming years (see main report).

## 6.0 APPRAISAL

### Main issues

- 6.01 Subject to certain criteria, there is local and national policy support for permanent agricultural dwellings in isolated and unsustainable locations. This Local Plan criteria will now be assessed followed by further considerations of other material planning matters.

### Justification for permanent agricultural dwelling

- 6.02 This assessment will be carried out using the requirements of Part 3 of Local Plan policy DM34. This policy seeks to permit permanent agricultural dwellings in the countryside, in support of existing agricultural activities on well-established units, provided the following criteria is met:

*There is clearly established existing functional need for dwelling; and need relates to full time worker or one primarily employed in agriculture (not part time)*

- 6.03 There is an extant planning permission for this temporary agricultural dwelling (19/505341), granted in part on the basis that the functional need for the dwelling was accepted (as confirmed by the Council's Agricultural Advisor under 18/505386).

- 6.04 In summary, the Agricultural Advisor commented (under 18/505386) as follows:

*Site was provided with a barn (MA/13/1421), for storage of hay and other feed, for sheep and cattle; and 18/501611 permitted another barn for storage of hay, farm machinery, and implements.*

*Over next 3yrs it is anticipated that Highland herd on site will be increased to some 30 cows, with a concomitant increase in progeny of various ages, and the White Park herd to 20 cows plus progeny. Submitted business plan shows expected income from sales of whole steers, butchered beef, and some live pedigree sales. Plan also indicates a similar breakdown of lamb meat/live sales for various rare breed and cross-breed sheep, with total number of sheep sold amounting to about 280 by third year. A small amount of income is also predicted from keeping hens for sale of eggs, and also from "glamping" and camping, which has been a successful diversification at Round Oak Farm. Given above, I consider on balance that level, and nature, of livestock to be based at farm, and associated activities, will essentially warrant on-site attendance of full-time worker, for proper functioning of business in terms of management of animals, and associated security issues.*

- 6.05 To clarify, when consulted on 19/505341, the Agricultural Advisor confirmed that given the minor variation to the earlier consent, there was no further 'agricultural need' advice required.

- 6.06 The current submission now sets out the following (in summary):

*Site is currently home to 4 bulls, 1 bull calf, 78 cows, 32 heifers, 12 steers, and 2 Highlands under 1yr. This gives current total of 129 animals. Business plan presented for 18/505386 gave anticipated projected livestock figure of 153. Whilst current figure is below that anticipated, it still shows growth over a period that has had to deal with Covid. Additional attention has had to be given to new extremely rare breeds introduced which has slowed down number growth but as these become more established it is expected to increase. Necessity for a worker to be on site 24/7 is paramount for welfare of animals; security of site; and overall surveillance.*

- 6.07 For the purposes of this application, further advice was sought from a rural planning consultant, who in summary has commented as follows (in summary):

*Whilst this is not a particularly sizeable livestock enterprise, there has obviously been considerable investment since 2012 into business and cattle numbers have risen to around 129 head. Although this is a little below initial predicted levels, I appreciate explanation given in business plan regarding effects of Covid Pandemic and introduction of other rare breeds etc. Whilst I would hope numbers rise at least to 153, I can accept a functional need to be on site to attend to range of husbandry, supervisory and security matters. In terms of a full time entity, again it just about 'gets over the line' and with additional cattle numbers, this would be further enforced.*

- 6.08 It is evident that the circumstances of the site and business have not significantly changed from the previous approval for the temporary accommodation; and specialist advice received under 18/505386, 19/505341, and this current planning application accepts that there is a functional need to have a dwelling and a full-time worker on the site to support the existing business. There is no other evidence to counter these views and it is considered unreasonable to go against this advice.

*Unit and agricultural activity have been established for at least 3yrs, have been profitable for at least one, are currently financially sound, and have clear prospect of remaining so*

- 6.09 Kings Oak Farm and the associated agricultural business has been established for more than three years, and accounts submitted for the financial years 2020 and 2021 show profit and financial soundness. The financial accounts for the year ending 2022 were not ready at the time of writing this report, but there is no evidence to suggest that the business will not continue to be financially sound.

- 6.10 It must also be acknowledged that this application is unusual in that it seeks to retain the existing building on the site as opposed to removing a temporary unit and then having to afford building a new dwelling.

*Functional need could not be fulfilled by another dwelling on unit, or any other existing accommodation in area which is suitable and available for occupation by worker(s)*

- 6.11 There is no other dwelling on the site that could be occupied by an agricultural worker; and because of the already accepted need for them to be on site, assessing other potential accommodation in the area is not necessary. Furthermore, the insistence of converting one of the existing buildings on the site to a dwelling is not reasonable, given the accepted agricultural need for these buildings; and this approach could also result in further applications for new agricultural buildings and thereby introducing even more development on the site.

*Dwelling is no larger in size than is justified by needs of enterprise or more expensive to construct than income of the enterprise can sustain*

- 6.12 This application is unusual in that it seeks to retain the existing building on the site as opposed to removing a temporary unit and then erecting a new dwelling; and the justification for this size of dwelling has already been accepted under 19/505341.

- 6.13 Notwithstanding this, financial accounts for years ending 2020, 2021 and 2022 have been submitted as part of this current application, and these accounts do show a net profit for each year. A rural planning consultant has considered this financial information and has made the following comments (in summary):

*Finance levels have not reached those previously predicted. Initial years profit was healthy but this fell significantly in 2021 but recovered somewhat in 2022. This may be because of lack of sales as predicted or general prevailing economic conditions, or as suggested in business plan, more so the effects of Covid. Meat sales continued to expand but perhaps business was affected in other ways. Whilst I believe there is scope to increase livestock numbers and perhaps broaden enterprises, I consider levels indicate that business is reasonably successful and will hopefully continue to rise over forthcoming years. This is based on fact accommodation is relatively modest (some 83m<sup>2</sup>) and if this had been larger, I think my view would be different. I think this has been considered sensibly in line with scale/nature of business.*

- 6.14 With this up to date specialist advice considered, it would be unreasonable to now object to the development on the grounds that the dwelling's size is unjustified and that it was more expensive to construct than the income of the business could sustain.

### Summary

- 6.15 With all of the above taken into account, it is considered that the development would meet the requirements of Part 3 of Local Plan policy DM34.

## Visual impact

- 6.16 It is considered that the submission has justified the permanent retention of the dwelling, in accordance with Local Plan policy DM34. The assessment shall now turn to the impact of the dwelling upon the character and appearance of the area.
- 6.17 This proposal is to retain the existing and appropriately simply designed dwelling on site, and it is noted that the visual impact of this building has already been accepted under 19/505341. This said, the roof covering is not plain concrete roof tiling (as approved under 21/504529), but is instead a standing seam single ply rubber roof. This alteration is not considered to be objectionable in visual amenity terms, given the relatively modest scale of the building. Furthermore, the building would be set back more than 40m from Crumps Lane and largely screened from public view given the existing landscaping and boundary treatments, and the additional landscaping already approved under 22/502156 (and as also shown on the current submitted plans). The existing agricultural buildings also provide some screening of the dwelling; and with the dwelling being grouped with these buildings, it helps to contain built form on the site. There would be glimpses of the agricultural dwelling along Crumps Lane (at short range), but it remains that these views would be seen with the existing buildings and the dwelling would not appear significantly visually harmful within its countryside setting. A condition will also be imposed requiring the building's weatherboarding to be dark stained to ensure a satisfactory appearance to the development; and in the interests of amenity, external lighting can be controlled by way of condition. In summary, permanently retaining the dwelling would cause some harm to the countryside that falls within the Low Weald Landscape of Local Value, in that it would introduce a permanent domestic building within the landscape, along with its associated paraphernalia.
- 6.18 However, Local Plan policy SP17 is in two parts when it states: *Development proposals in the countryside will not be permitted unless they accord with other policies in this plan and they will not result in harm to the character and appearance of the area.* Relevant to this application, it has been demonstrated that the development would accord with Local Plan policy DM34. Turning to the second part of policy SP17, whilst it is accepted that some harm would be caused to the countryside that falls within the Low Weald Landscape of Local Value, this harm is considered to be limited and would be outweighed by the benefit of providing an agricultural dwelling in this location, for which there is an established functional need.

## Other considerations

- 6.19 In accordance with Part 4 of Local Plan policy DM34, occupation of the dwelling will be limited to persons solely or mainly working, or last working, in agriculture, or a widow/widower of such a person, and to any resident dependents. Permitted development rights for future development on the site will also be removed, in order to safeguard the character and appearance of the countryside hereabouts that falls within the Low Weald Landscape of Local Value; and to ensure the dwelling remains commensurate with its functionality and viability as an agricultural dwelling.
- 6.20 It is accepted that there is unlikely to be any protected species on the site and as such no further details are required in this respects, prior to the determination of this application. Notwithstanding this, one of the principles of the NPPF (para 180) is that: *Opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.* On this basis, whilst enhancements integrated into the fabric of the building would now be difficult, it is still considered reasonable to impose a condition requesting other forms of ecological enhancements to be incorporated into the development.
- 6.21 The proposal, given its nature, scale, and separation distance from any other residential property, would not have an adverse impact upon the amenity of any local resident when trying to enjoy their own property.

- 6.22 The development will continue to make use of the existing vehicle access and it remains the view that it will not harmfully intensify the use of this access. There is also ample parking/turning provision on the site. It is also noted that the Highways Authority have previously raised no objection to a dwelling here under 19/505341 18/505386. On this basis, no objection is raised to the development in highway safety terms.
- 6.23 It is noted that the Environmental Protection Team, under 19/505341, raised no objection to a dwelling here in terms of noise, air quality and contamination. Furthermore, the Environmental Protection Team has previously raised no objection to the method of foul sewage disposal on the site (as submitted under 21/504529), which is a Marsh Ensign Treatment Plant. On this basis, it is considered that the development would have adequate sewage disposal arrangements. No objections are raised to the proposal in flood risk terms and surface water disposal is via an existing watercourse. No further details are required in these respects.
- 6.24 In accordance with Local Plan policy and in the interests of sustainability and to ensure an energy efficient form of development, suitable conditions are also recommended for the provision of an operational electric vehicle charging point for low-emission plug-in vehicles; and for details of renewable energies to be incorporated into the development.
- 6.25 The development is more than 200m from any listed building. Given this distance, the development would not cause any harm to the significance or setting of any heritage asset. There are no arboricultural objections to the development.
- 6.26 The representations made by Ulcombe Parish Council and the local residents have been considered in the assessment of this application. It should be added here that every planning application is considered on its own merits and does not usually set a precedent for future development in the locality; and any potential issues surrounding the keeping of bulls on the site is not a material planning consideration. Furthermore, planning enforcement issues are not a material consideration in the determination of this application, and complaints should be directed to the Council's Planning Enforcement Team for investigation.
- 6.27 Due regard has been had to the Public Sector Equality Duty, as set out in Section 149 of the Equality Act 2010. It is considered that the development would not undermine the objectives of this Duty.

## **7.0 CONCLUSION**

7.01 For the reasons set out above, the development is acceptable with regard to the relevant provisions of the Development Plan, the NPPF and all other material considerations such as are relevant. On this basis, a recommendation of approval is made on this basis.

8.0 **RECOMMENDATION** - GRANT planning permission subject to the following conditions:

1. The development hereby permitted shall cease and all buildings, structures, hard surfacing, fencing, equipment and all other materials brought onto the land for the purposes of the development shall be removed within 28 days of the date of failure to meet any one of the requirements set out in (i) to (vi) below:

(a) Within 3 months of the date of this decision a scheme, hereafter referred to as the Site Development Scheme, shall have been submitted for the written approval of the local planning authority. The Site Development Scheme shall include:

(i) The external materials of the building hereby approved, as shown on drawing ref: 22/0922 'Plans and elevations', shall be maintained as such thereafter, except for the timber weatherboarding that shall be painted/stained a dark brown or black colour. Written details of this finish shall be provided, along with details of when the whole building will be painted/stained. The development shall be carried out in accordance with the approved details and shall be maintained as such thereafter.

(ii) Details of all fencing, walling and other hard boundary treatments. The development shall

be carried out in accordance with the approved details and shall be maintained as such thereafter.

- (iii) Details of what land is to be used as garden area for the dwelling hereby approved.
- (iv) Details of how decentralised and renewable or low-carbon sources of energy will be incorporated into the development and when this will be installed and operational. The approved details shall be maintained as such thereafter.
- (v) Details of ecological enhancements to be incorporated into the development and when these enhancements will be installed. The approved details shall be maintained as such thereafter.
- (vi) a timetable for implementation of the Site Development Scheme.

(b) If within 11 months of the date of this decision the local planning authority refuse to approve the Site Development Scheme 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.

(c) If an appeal is made in pursuance of (ii) above, that appeal shall have been finally determined and the submitted Site Development Scheme shall have been approved by the Secretary of State.

(d) The approved Site Development Scheme shall have been carried out and completed in accordance with the approved timetable.

Upon implementation of the approved Site Development Scheme specified in this condition, that Scheme shall thereafter be maintained/retained. In the event of a legal challenge to this decision, or to a decision made pursuant to the procedure set out in this condition, the operation of the time limits specified in this condition will be suspended until that legal challenge has been finally determined.

Reason: To prevent inappropriate development and safeguard the amenity, character and appearance of the countryside that falls within the Low Weald Landscape of Local Value; and in the interests of residential amenity; for ecological enhancement/biodiversity gain; and to ensure an energy efficient form of development.

2. The development hereby approved shall be carried out in accordance with the landscaping scheme approved under 22/502156 and all new planting shall be carried out within the first planting and seeding season following the date of this decision notice. Any planting which fails to establish or any trees or plants which, within five years from the date of this permission hereby approved, 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.

Reason: To safeguard the character and appearance of the countryside hereabouts that falls within the Low Weald Landscape of Local Value; and to enhance ecology and biodiversity on the site in line with the requirements to achieve a net biodiversity gain from all development.

3. The occupation of the dwelling hereby approved shall be limited to persons solely or mainly working, or last working, in the locality in agriculture (as defined in Section 336(1) of the Town and Country Planning Act 1990) or forestry, or a widow or widower of such a person, and to any resident dependents.

Reason: The site is in an area where new residential development is not normally permitted unless essentially required for the proper functioning of the enterprise concerned.

4. The development hereby approved shall provide one operational electric vehicle charging point for low-emission plug-in vehicles and this charging point shall be installed and operational within 3 months from the date of this decision notice and shall be maintained as such thereafter.

Reason: To promote reduction of CO2 emissions through use of low emissions vehicles.

5. The development hereby permitted shall be carried out in accordance with the foul sewage disposal details, as approved under 21/504529. The foul sewage disposal details shall be fully implemented within one month from the date of this decision and shall be maintained as such thereafter.

Reason: To ensure adequate sewage disposal arrangements.

6. No external lighting, whether temporary or permanent, shall be placed or erected within the site unless details are submitted to and approved in writing by the local planning authority. Any details to be submitted shall be in accordance with the Institute of Lighting Engineers Guidance Notes for the Reduction of Obtrusive Lighting, GN01, dated 2005 (and any subsequent revisions), and shall include a layout plan with beam orientation and a schedule of light equipment proposed (luminaire type; mounting height; aiming angles and luminaire profiles) and an ISO lux plan showing light spill. The development shall thereafter be carried out in accordance with the subsequently approved details and maintained as such thereafter.

Reason: In the interest of amenity.

7. Notwithstanding the details required under condition 1 of this permission and the provisions of the Town and Country Planning General Permitted Development (Amendment) (England) Order 2015 (or any order revoking and reenacting that order with or without modification), no development within Schedule 2, Part 1 Classes A, AA, B, C, D and E; and Schedule 2, Part 2, Class A to that Order shall be carried out.

Reason: To safeguard the character and appearance of the countryside hereabouts that falls within the Low Weald Landscape of Local Value; and to ensure the dwelling remains commensurate with its functionality and viability as an agricultural dwelling.

8. The development hereby permitted shall be carried out in accordance with the following approved plans/documents: 22/0920; 22/0922; 19/0925; and CAS/2022/143; and Cantia Arb Services soft landscaping proposals report.

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