

REPORT SUMMARY

REFERENCE NO - 14/504905/FULL		
APPLICATION PROPOSAL Erection of 1 no. detached house and garage for farm owner/manager as shown on drawing nos. WF/6/1, 2, 9, 10 received 21/10/14; 3A, 4A, 6A, 7A, 8A, 11A received 29/11/14; 5B received 5/12/14.		
ADDRESS Warnhams Farm Hunt Street West Farleigh Kent ME15 0ND		
RECOMMENDATION Refuse		
SUMMARY OF REASONS FOR RECOMMENDATION/REASONS FOR REFUSAL Development in the countryside is strictly controlled and the case for a new farm dwelling has not been demonstrated in this case.		
REASON FOR REFERRAL TO COMMITTEE The Parish Council has requested committee consideration.		
WARD Coxheath And Hunton Ward	PARISH/TOWN COUNCIL West Farleigh	APPLICANT Mr Thomas Sewell AGENT Mr David Thompson
DECISION DUE DATE 30/01/15	PUBLICITY EXPIRY DATE 30/01/15	OFFICER SITE VISIT DATE 30/12/14
RELEVANT PLANNING HISTORY (including appeals and relevant history on adjoining sites): MA/13/1473 - Erection of one detached dwelling and garage for an agricultural worker - Refused MA/10/1130 - Erection of an extension to an agricultural building - Permitted MA/08/0536 - Extension to existing barn to provide crop storage - Permitted MA/07/2345 - 500 tonne grain silo (not implemented) - Permitted MA/02/2281 - Erection of an agricultural building for general purpose/grain storage - Permitted		

BACKGROUND

At the Planning Committee meeting of 16th April 2015 Members resolved to defer consideration to allow the preparation of a schedule of conditions that would be appropriate should Members be minded to grant permission. My Report and Urgent Update Report are included here as an appendix.

Schedule of conditions

(1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission;

Reason: In accordance with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

(2) The development hereby permitted shall be carried out in accordance with the following approved plans:
drawing nos. WF/6/1, 2, 9, 10 received 21/10/14; 3A, 4A, 6A, 7A, 8A, 11A received 29/11/14;
5B received 5/12/14;

Reason: To ensure the quality of the development is maintained and to prevent harm to the residential amenity of neighbouring occupiers.

(3) The development shall not commence until, written details and samples of the materials to be used in the construction of the external surfaces of the building(s) hereby permitted have been submitted to and approved in writing by the Local Planning Authority and the development shall be constructed using the approved materials;

Reason: To ensure a satisfactory appearance to the development.

(4) No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of hard and soft landscaping, using indigenous species which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development and a programme for the approved scheme's implementation and long term management. The scheme shall be designed using the principles established in the Council's adopted Landscape Character Assessment and Landscape Guidelines and shall include full details of proposed means of surfacing and boundary treatments. The scheme shall include the following:

a) The planting of new hedgerows (with occasional hedgerow trees) along the southern and western boundaries of the field with Hunt Street and the access track.

b) The planting of new hedgerows (with occasional hedgerow trees) around the boundaries of the application site.

c) The planting of individual specimen trees within the application site.

Reason: No such details have been submitted.

(5) All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building(s) or the completion of the development, whichever is the sooner; and any trees or plants which within a period of five 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 consent to any variation;

Reason: To ensure a satisfactory setting and external appearance to the development.

(6) Notwithstanding the provisions of Schedule 2, Part 1, Classes A, B, C, D, E and F and Part 2, Classes A and B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no further development within those classes shall be carried out on the site without the prior written consent of the Local Planning Authority;

Reason: To safeguard the character and appearance of the site.

(7) The occupation of the dwelling hereby approved shall be limited to a person 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 in forestry, or a widow or widower of such a person, and to any resident dependents;

Reason: New residential development would not normally be allowed in this location and planning permission has only been granted in recognition of the needs of the agricultural holding.

MY RECOMMENDATION REMAINS UNCHANGED