

Application for Planning Permission.
Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Address

Number	
Suffix	
Property name	Penn Farm
Address line 1	Penn Lane
Address line 2	
Address line 3	
Town/city	Ide Hill
Postcode	TN14 6BG

Description of site location must be completed if postcode is not known:

Eastings (x)	548440
Northing (y)	153180

Description	

Applicant Details

Title	Mr & Mrs
First name	
Surname	Green
Company name	Montreal Estate
Address line 1	Penn Farm, Penn Lane
Address line 2	
Address line 3	
Town/city	Ide Hill
Country	

. Applicant Details

ostcode	TN14 6BG
re you an agent acting on behalf of the applicant?	<input checked="" type="radio"/> Yes <input type="radio"/> No
rimary number	
econdary number	
ax number	
mail address	

. Agent Details

itle	Mr
irst name	Craig
urname	Noel
ompany name	Strutt and Parker
ddress line 1	201 High Street
ddress line 2	
ddress line 3	
own/city	Lewes
ountry	
ostcode	BN7 2NR
rimary number	01273407045
econdary number	
ax number	
mail	craig.noel@struttandparker.com

. Site Area

What is the measurement of the site area? (numeric characters only).	0.19
Unit	Hectares

. Description of the Proposal

Please describe details of the proposed development or works including any change of use.

If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.

retrospective planning application under Section 73A of the Town and Country Planning Act 1990 for the installation and operation of a ground source heat pump at Penn Farm, Penn Lane, Ide Hill, Sevenoaks, Kent, TN14 6BG.

Has the work or change of use already started?

☒ Yes ☐ No

3. Description of the Proposal

Yes, please state the date when the work or change of use started (date must be pre-application submission)
DD/MM/YYYY

03/05/2020

Has the work or change of use been completed?

☒ Yes ☐ No

Yes, please state the date when the work or change of use was completed (date must be pre-application submission)

14/08/2020

4. Existing Use

Please describe the current use of the site

Agriculture

Is the site currently vacant?

☐ Yes ☒ No

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated

☐ Yes ☒ No

Land where contamination is suspected for all or part of the site

☐ Yes ☒ No

Proposed use that would be particularly vulnerable to the presence of contamination

☐ Yes ☒ No

5. Materials

Does the proposed development require any materials to be used externally?

☐ Yes ☒ No

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

☐ Yes ☒ No

Is a new or altered pedestrian access proposed to or from the public highway?

☐ Yes ☒ No

Are there any new public roads to be provided within the site?

☐ Yes ☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

☐ Yes ☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

☐ Yes ☒ No

7. Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

☐ Yes ☒ No

8. Trees and Hedges

Are there trees or hedges on the proposed development site?

☐ Yes ☒ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

☐ Yes ☒ No

Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of your local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction -

0. Trees and Hedges

Recommendations:

1. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's Flood map for planning. You should also refer to national standing advice and your local planning authority requirements for information as necessary.)

Yes

No

Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

Yes

No

Will the proposal increase the flood risk elsewhere?

Yes

No

How will surface water be disposed of?

☒ Sustainable drainage system

☐ Existing water course

☐ Soakaway

☐ Main sewer

☐ Pond/lake

2. Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

Protected and priority species:

- Yes, on the development site

Yes, on land adjacent to or near the proposed development

No

Designated sites, important habitats or other biodiversity features:

- Yes, on the development site

Yes, on land adjacent to or near the proposed development

No

Features of geological conservation importance:

- Yes, on the development site

Yes, on land adjacent to or near the proposed development

No

3. Foul Sewage

Please state how foul sewage is to be disposed of:

☐ Mains Sewer

☐ Septic Tank

☒ Package Treatment plant

☐ Cess Pit

☐ Other

☐ Unknown

Are you proposing to connect to the existing drainage system?

Yes

No

Unknown

4. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? ☐ Yes ☐ No

Have arrangements been made for the separate storage and collection of recyclable waste? ☐ Yes ☐ No

5. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste? ☐ Yes ☐ No

6. Residential/Dwelling Units

Please note: This question has been updated to include the latest information requirements specified by government. Applications created before 23 May 2020 will not have been updated, please read the 'Help' to see details of how to workaround this issue.

Does your proposal include the gain, loss or change of use of residential units? ☐ Yes ☐ No

7. All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? ☐ Yes ☐ No
Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

8. Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees? ☐ Yes ☐ No

9. Hours of Opening

Are Hours of Opening relevant to this proposal? ☐ Yes ☐ No

10. Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes? ☐ Yes ☐ No

Is the proposal for a waste management development? ☐ Yes ☐ No

this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make it clear what information it requires on its website

1. Hazardous Substances

Does the proposal involve the use or storage of any hazardous substances? ☐ Yes ☐ No

2. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? ☐ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent
- ☐ The applicant
- ☐ Other person

3. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ☐ Yes ☐ No

Ownership Certificates and Agricultural Land Declaration

One Certificate A, B, C, or D, must be completed with this application form

CERTIFICATE OF OWNERSHIP - CERTIFICATE A

Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

Craig Noel

17/02/2021

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/ The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates.

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

Name of Owner / Agricultural Tenant	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

4. Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- ☐ a member of staff
- ☐ an elected member
- ☐ related to a member of staff
- ☐ related to an elected member

Is it an important principle of decision-making that the process is open and transparent.

☐ Yes ☒ No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

5. Ownership Certificates and Agricultural Land Declaration

CERTIFICATE OF OWNERSHIP - CERTIFICATE B - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/The applicant certifies that:

- ☐ I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates; or
- ☐ The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners* and/or agricultural tenants**.

*'owner' is a person with a freehold interest or leasehold interest with at least 7 years to run. ** 'agricultural tenant' has the meaning given in section 5(8) of the Town and Country Planning Act 1990.

Person role

- ☐ The applicant
- ☐ The agent

Title	Mr
First name	Craig
Surname	Noel
Declaration date (DD/MM/YYYY)	12/02/2021

☒ Declaration made

6. Declaration

We hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them. ☒

Date (cannot be pre-application)	12/02/2021
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