

Montreal Estate
C/O Strutt And Parker
201 High Street
Lewes
BN7 2NR

Application Number: 20/02231/CONVAR

Town And Country Planning Act 1990 (as amended)
Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)
Town and Country Planning (Listed Buildings and Conservation Areas) (Amendment)
(England) Regulations 2015

Grant of planning permission

Site : Salters Heath Farm Cold Arbor Road Sevenoaks KENT TN13 2PR
Development : Variation of conditions 2, 3 and 19 of 18/02941/FUL for demolition of modern structures, agricultural barn and silos. Conversion and redevelopment and creating agricultural buildings into B1a office floor space. Creating additional vehicle spaces and a new access with amendments to materials, plans and the phasing of BREEAM.

Sevenoaks District Council, as the local planning authority has **granted planning permission** for the above development,

SUBJECT TO THE CONDITIONS set out below:

1) The development hereby permitted shall be begun before the expiration of the time limit imposed on application SE/18/02941/FUL.

In pursuance of section 91 of the Town and Country Planning Act 1990.

2) The development hereby permitted shall be carried out in accordance with the following approved plans and details: Site Location Plan, 17070-PL-02 E, 17070-PL-07 A, BDS-1692-SK101B, BDS-1692-SK102B, BDS-1692-SK103B, BDS-1692-P12B, BDS-1692-P13, BDS-1692-301B, BDS-1692-302B and BDS-1692-303A.

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

3) The materials to be used in the construction of the development shall be those indicated on the approved plans, drawing numbers 17070-PL-07 A, BDS-1692-SK101B, BDS-1692-SK102B, BDS-1692-SK103B, BDS-1692-P12B, BDS-1692-P13, BDS-1692-301B, BDS-1692-302B and BDS-1692-303A.

To ensure that the appearance of the development is in harmony with the existing

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character of the area as supported by Policy EN1 of the Sevenoaks Allocations and Development Management Plan.

4) Prior to the occupation of the approved development full details of hard and soft landscape works shall be submitted to and approved in writing by the local planning authority. Those details shall include:-full details of existing hardstanding to be retained and proposed hardstanding;-planting plans (identifying existing planting, plants to be retained and new planting);-a schedule of new plants (noting species, size of stock at time of planting and proposed number/densities); and-a programme of implementation including any necessary protection measures during construction.The development shall be carried out in accordance with the approved details.

To safeguard the visual appearance of the area as supported by policies EN1 and EN5 of the Sevenoaks Allocations and Development Management Plan.

5) If within a period of five years from the completion of the development, any of the trees or plants that form part of the approved details of soft landscaping die, are removed or become seriously damaged or diseased then they shall be replaced in the next planting season with others of similar size and species.

To safeguard the visual appearance of the area as supported by policies EN1 and EN5 of the Sevenoaks Allocations and Development Management Plan.

6) The doors in the eastern elevation of Original Farm Building (OB2) shall be fixed shut. In addition, all windows in the eastern elevation of both Original Farm Building (OB2) and Original Farm Building (OB3) shall be obscure glazed and non openable at all times, unless above 1.7m above the internal floor level.

To safeguard the privacy of residents as supported by Policy EN2 of the Sevenoaks Allocations and Development Management Plan.

7) The development hereby permitted is for a B1(a) office use only and for no other purpose.

To safeguard the amenity of the area as supported by Policy EN1 of the Sevenoaks Allocations and Development Management Plan.

8) Prior to the completion of the development hereby approved detailed drawings of the new access arrangement, fully dimensioned, shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details prior to the occupation of the premises.

In the interest of highway safety as supported by policy EN1 of the Sevenoaks Allocations and Development Management Plan.

9) Prior to the first use of the development commencing visibility splays of 150 metres x 2.4 metres x 150 metres shall be provided and maintained thereafter at the new access with no obstructions over 0.6 metres above carriageway level within the splays.

In the interest of highway safety as supported by policy EN1 of the Sevenoaks Allocations and Development Management Plan.

10) Prior to the first use of the development commencing parking provision, in accordance with drawing number 17010-PL-02 E, shall be provided and made available to the office development thereafter.

To ensure a permanent retention of parking for the development as supported by policy T2 of the Sevenoaks Allocations and Development Management Plan.

11) Prior to the first use of the development commencing a Travel Plan shall be submitted to and approved in writing by the local planning authority. The use of the development shall adhere to the Travel Plan thereafter.

To encourage sustainable methods of travel in accordance with the National Planning Policy Framework.

12) Prior to the first use of the development commencing details of the provision electrical vehicle charging points to be provided shall be submitted to and approved in writing by the local planning authority. The charging points shall be installed in accordance with the approved details and shall be retained thereafter.

To encourage the use of low emission vehicles in accordance with policy T3 of the Sevenoaks Allocations and Development Management Plan.

13) No development, other than site clearance/demolition, shall begin until a detailed sustainable surface water drainage scheme for the site has been submitted to and approved in writing by the local planning authority. The detailed drainage scheme shall be based upon the Drainage Statement by GTA Civils (January 2019, Issue 2) and shall demonstrate that the surface water generated by this development (for all rainfall durations and intensities up to and including the climate change adjusted critical 100 year storm) can be accommodated and disposed of within the curtilage of the site without increase to flood risk on or off-site. The drainage scheme shall also demonstrate (with reference to published guidance):- that silt and pollutants resulting from the site use can be adequately managed to ensure there is no pollution risk to receiving waters.- appropriate operational, maintenance and access requirements for each drainage feature or SuDS component are adequately considered, including any proposed arrangements for future adoption by any public body or statutory undertaker. The drainage scheme shall be implemented in accordance with the approved details.

To ensure the development is served by satisfactory arrangements for the disposal of surface water and to ensure that the development does not exacerbate the risk of on/off site flooding in accordance with the National Planning Policy Framework.

14) No building of the development hereby permitted shall be occupied until a Verification Report pertaining to the surface water drainage system, carried out by a suitably qualified professional, has been submitted to and approved in writing by the local planning authority. The report shall demonstrate the suitable modelled operation of the drainage system such that flood risk is appropriately managed. The Report shall contain information and evidence (including photographs) of earthworks; details and locations of inlets, outlets and control structures; extent of planting; details of materials utilised in construction including subsoil, topsoil, aggregate and membrane liners; full as built drawings; topographical survey of 'as constructed' features; and an operation and maintenance manual for the sustainable drainage scheme as constructed.

To ensure that flood risks from development to the future users of the land and neighbouring land are minimised, together with those risks to controlled waters, property and ecological systems, and to ensure that the development as constructed is compliant with and subsequently maintained pursuant to the requirements of the National Planning Policy Framework.

15) Prior to the commencement of development, details of the bat-sensitive approach to building works will be submitted to and approved in writing by the local planning authority. This will detail the sensitive method of dismantling all suitable bat roosting areas. If bats are found during development works, the applicant is advised to cease works immediately and seek advice from a suitably licensed ecologist. The development shall be carried out in accordance with the approved details.

To ensure the long term retention of bats on the site in accordance with the National Planning Policy Framework and policy SP11 of the Core Strategy.

16) Prior to completion of the development details of a sensitive lighting plan for bats will be submitted to and approved in writing by the local planning authority. The plan will include the type and positions of external lighting to be installed in order to demonstrate that disturbance to bat activity will be minimised. All external lighting will be installed in accordance with the approved plan and retained thereafter.

To ensure the long term retention of bats on the site in accordance with the National Planning Policy Framework and policy SP11 of the Core Strategy.

17) Prior to the completion of the development, details of enhancements for biodiversity shall be submitted to and approved in writing by the local planning authority. This will include the implementation of the recommendations in paragraph 5.2 of the Ecology Report (Greenlink Ecology Ltd. September 2018). The development shall be carried out in accordance with the approved details and the enhancements shall be retained thereafter.

To improve biodiversity at the site in accordance with the National Planning Policy Framework.

18) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order (England) 2015 (as amended), no development shall be carried out within Schedule 2, Part 7, Classes F or G of that Order (or any Order revoking and re-enacting that Order).

To prevent inappropriate development in the Green Belt as supported by policy GB8 of the Sevenoaks Allocations and Development Management Plan.

19) The development shall achieve a BREEAM minimum rating of "Very Good". Evidence shall be provided to the local planning authority -i) Prior to the commencement of the conversion or development of each building, other than site clearance/demolition, of how it is intended the development will achieve a BREEAM Design Certificate minimum "Very Good" or alternative as agreed in writing by the local planning authority; andii) Prior to the first occupation of each building, that the development has achieved a BREEAM post construction certificate minimum "Very Good" or alternative as agreed in writing by the local planning authority.

In the interests of environmental sustainability and reducing the risk of climate change as supported in Policy SP2 of the Sevenoaks Core Strategy.

Richard Morris

Richard Morris
Deputy Chief Executive
Chief Officer - Planning & Regulatory Services

Dated: 27 January 2021

Notes for the applicant

Conditions

If permission has been granted you will see that it may be subject to a number of planning conditions. They are an integral part of our decision on your application and are important because they describe how we require you to carry out the approved work or operate the premises. It is YOUR responsibility to comply fully with them. Please pay particular attention to those conditions which have to be met before work commences, such as obtaining approval for the siting and levels of buildings and the protection of trees on the site. If you do not comply with all the conditions in full this may invalidate the permission.

There is a fee required when submitting an application to discharge conditions to the District Council, unless the application relates solely to conditions on a listed building consent. Further information on how to submit an application or the fee required can be found at:

https://www.sevenoaks.gov.uk/info/20013/planning_applications/282/apply_for_planning_permission.

Further information about how to comply with planning conditions can be found at:

https://www.planningportal.co.uk/info/200126/applications/60/consent_types/12

Please note that there is a right of appeal against a planning condition. Further information can be found at:

https://www.planningportal.co.uk/info/200207/appeals/108/types_of_appeal

Community Infrastructure Levy (CIL)

This proposal may be liable for the Community Infrastructure Levy (CIL). This may be payable to the District Council, as the local collecting authority, on commencement of application 20/02231/CONVAR.

If CIL is liable, we will contact all relevant interested parties once we have issued a decision notice and serve them with a liability notice. This will identify the parties, the scale of liability, how it was calculated, when it will be due for payment and the opportunities to claim relief. Should you wish to claim relief from CIL you must make an application to us before any work starts on site. There is no automatic exemption from the CIL and it is not possible to make a retrospective claim once work has started.

Any party liable to pay CIL must assume liability before any work starts; they must provide us with a valid [Commencement Notice](#). If this is not provided we can impose surcharges and require immediate payment.

Please email planning.information@sevenoaks.gov.uk quoting 20/02231/CONVAR if you have any questions about CIL, before work commences.

National Planning Policy Framework

In dealing with this application we have implemented the requirements in the National Planning Policy Framework to work with the applicant/agent in a positive, proactive and creative way by offering a pre-application advice service; as appropriate updating

applicants/agents of any issues that may arise in the processing of their application and where possible and if applicable suggesting solutions to secure a successful outcome. We have considered the application in light of our statutory policies in our development plan as set out in the officer's report.

Building Control

This permission relates to planning permission. Applicants are advised to contact our Building Control service on 01732 227376 for further information on whether it is necessary for permission to be given under the building regulations.

Please remove any site notice that was displayed on the site regarding this application.