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Development Control
Tunbridge Wells Borough Council
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MJD.LEP.2337

BY EMAIL

19th January 2024

Dear Sirs,

PROPOSED NEW BARN ON AGRICULTURAL LAND/NUT FARM TO THE NORTH AND ADJACENT TO THE OAST BARN, SEBASTOPOL LANE, WHETSTED KENT TN12 6SF

We have pleasure in enclosing on behalf of our Client, Mr A Kershaw, a detailed application for your consideration under the Town & Country Planning Acts. The application comprises our drawing numbers 2337/01/A, 11/A, 12/B & 13/- along with the completed application form and photo sheet.

We attach our Clients Statement outlining his nut farming business, Completely Nuts Ltd, which will in 2-3 year have crops that can be harvested from the sapling trees that he has planted over the last two planting seasons.

This application, as with the previous application given consent under 22/02087/FULL, might normally be a Prior Notification application for a new agricultural barn. In this case a full application is required as the applicant falls short of the 5-hectare ownership criteria, the site is 2.8 ha. The proposal is to provide a barn on the site that can be used to store crops (nuts) generated on the field and to house the machinery to produce end product to sell to the public and tractors etc used throughout the year, for maintaining the trees and harvesting the crops.

The height of the proposed barn at eaves is 5.3m with a 20-degree slope to the roof, at the ridge the height is 9.1m. It will be sited in the south-east corner of the field about 65m away from my clients' house which is the closest residential property. The barn will be seen from Whetsted Road on the far side of the field and when walking across the field on the public footpath running diagonally across the land and maintained by my client. There will be a brick plinth around the low level to help prevent rodents and vermin getting in. Part of the barn will be clad using recycled "trespa" panelling cut into tiles with a diamond pattern as indicated on the drawings and shown in the photo sheet. The recycled material is grey and cream and positioned a long way from the highway will not be unattractive in the countryside.

The crop store area will be clad with vertical timber boarding rather than coloured metal sheeting, this timber will over time, turn grey and match more closely the tile cladding on the rest of the elevations. The roof will be clad in coloured metal sheeting.

The existing track way along the edge of the field will be moved to make the site lines in and out of the site better, it will be made using crushed stone allowing for rainwater to percolate through into the ground. There will need to be a concrete apron around the barn for vehicle turning where a soft surface is not suitable.

The track way around the barn will link to the bottom section of our clients' garden where a stable block has been given consent, the ditch will be culverted and a gate formed in the fencing on the south boundary to the field.

By repurposing cladding materials removed from another building the building will have reduced carbon footprint compared with all new materials and a more conventional metal clad aesthetic. We hope that you find this proposal worth a positive response.

We trust we have provided all the information you require to consider this application, but if there are any points you would like to discuss, please contact us.

We ask that this letter is treated as part of the application.

Yours sincerely

A large black rectangular redaction box covering the signature area.

Martin Dadd

Encs.

c.c. Client