

**REPORT SUMMARY**

<b>REFERENCE NO:</b> - 22/503584/FULL		
<b>APPLICATION PROPOSAL:</b> Change of use of an existing poultry shed into 2no. four bedroom and 2no. three bedroom holiday cottages, including associated landscaping and associated parking.		
<b>ADDRESS:</b> Cherry Tree Farm Pett Road Stockbury Kent ME9 7RL		
<b>RECOMMENDATION:</b> GRANT PERMISSION subject to 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> The application has been called in to committee by Stockbury Parish Council for the reasons set out in section 4 below.		
<b>WARD:</b> North Downs	<b>PARISH/TOWN COUNCIL:</b> Stockbury	<b>APPLICANT:</b> Mr Sean Cole <b>AGENT:</b> Woodstock Associates
<b>CASE OFFICER:</b> William Fletcher	<b>VALIDATION DATE:</b> 25/07/22	<b>DECISION DUE DATE:</b> 06/01/23
<b>ADVERTISED AS A DEPARTURE:</b> No		

**Relevant Planning History**

21/502534/PNR

Prior notification for the change of use of agricultural building to a flexible use (Hotel use) For its prior approval to: -Transport and Highways impacts of the development. - Noise impacts of the development. - Contamination risks on the site. - Flooding risks on the site. Prior Approval Granted 07.07.2021

**MAIN REPORT**

**1. DESCRIPTION OF SITE**

- 1.01 For the purpose of the Maidstone Borough Local Plan 2017, the application site is located in the countryside.
- 1.02 Cherry Tree Farm is an isolated complex sited in the Kent Downs AONB. The site lies to the south of the A249 with access via a farm access track running north from Pett Road. The farm track passes a farm house and originally terminated at two, long rectangular poultry sheds located on land to the west of the dwelling. One of these poultry sheds has since been removed.

**Image 1: Application site poultry shed to be converted (red), farm house (yellow), remaining poultry shed (blue).**

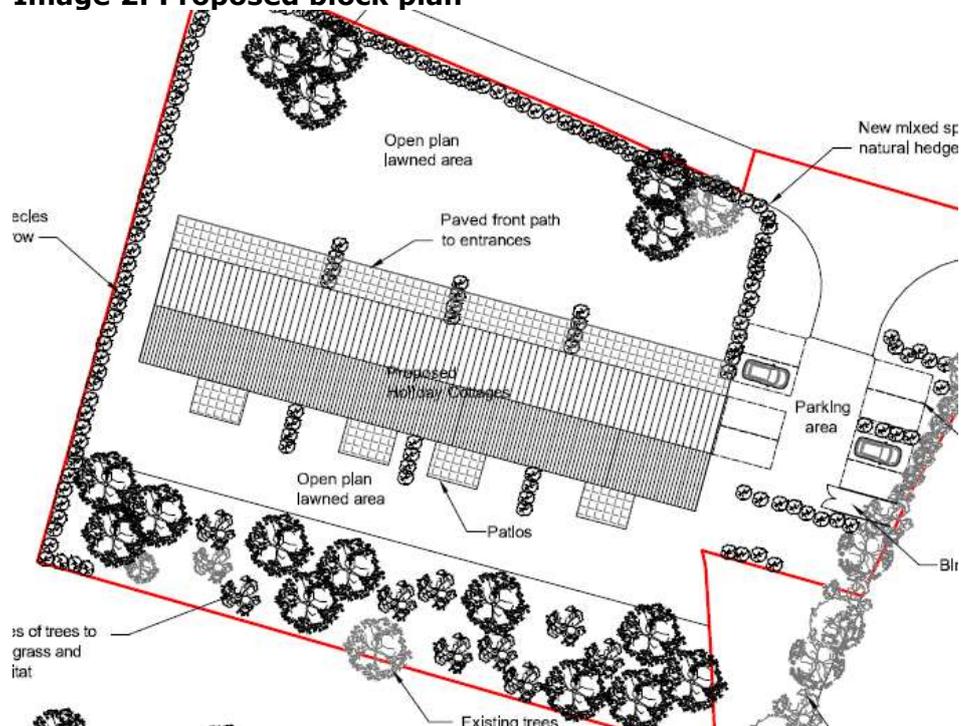


1.03 The rural building the current application seeks to convert is the second remaining poultry shed. It is a long, breezeblock, rectangular building, it has a depth of 48m, a width of 9.6m and a maximum height of 3.6m with a gabled roof form.

**2. PROPOSAL**

2.01 The application seeks to change the use of an existing poultry shed into 2 four bedroom and 2 three bedroom holiday cottages. This would also include establishing landscaping around the building as well as a parking area for 8 cars to the east.

**Image 2: Proposed block plan**



2.02 As part of the conversion vertical cladding would be installed on the building and the roof replaced as well as new doors and other openings installed.

### 3. POLICY AND OTHER CONSIDERATIONS

Maidstone Borough Local Plan (2011-2031):

SS1 – Maidstone borough spatial strategy

SP17 – Countryside

SP21 – Economic development

DM1 – Principles of good design

DM3 – Natural Environment

DM8 – External Lighting

DM23 – Parking Standards

DM30 – Design principles in the countryside

DM38 – Holiday caravan and camp sites

The National Planning Policy Framework (NPPF):

Section 6 - Building a strong, competitive economy

Section 12 – Achieving well-designed places

Section 15 – Conserving and enhancing the natural environment

Maidstone Landscape Character Assessment:

Hucking Dry Valleys landscape character in 'Very good' condition and of 'High' sensitivity with guidelines to conserve.

Kent Downs ANOB Management Plan

### 4. LOCAL REPRESENTATIONS

#### Stockbury Parish Council (summarised)

Objection for the following reasons:

- The application does not illustrate that a reasonable attempt has been made to secure alternate business re-use as required by DM31 (*Officer Comment: The proposed holiday let use is considered a business use in planning terms*).
- Development is contrary to Local Plan Policies, NPPF Policies and the Kent Downs ANOB Management Plan (*Officer comment: The officer report details the policy assessment, but it is noted that the Kent Downs ANOB Management Plan does support economic uses such as holiday lets in the ANOB*).
- The development is also contrary to National Planning Policy Framework (NPPF) paragraph 170 (*Officer Comment: See above*).
- The plans show additional porch type projections beyond the existing footprint (*Officer comment: The additional projections have been removed from the submission*).
- If after review by the Planning Committee this application is approved, then Stockbury Parish Council requests that conditions preventing usage as a sole or main residence is added. (*Officer comment: Should permission be forthcoming conditions will be imposed regulating the use of the building*).

#### Clr Garten –

Objection for the following reasons:

- MBC supports leisure and tourism in the ANOB and developments for holiday homes are therefore usually regarded favourably by the planning process. However, the sheer size and amount of dwellings in this application present over-development of the site.

- The proposal equates to four full size family homes. The applicant fails to prove a business case that such development of a quasi-holiday park of this magnitude is necessary or even feasible.

*(Officer Comment: As above the proposed use would retain an economic use for the building. The additional extensions originally sought have now been removed from the development and the current application does not include any extension of the existing building footprint. There is no policy requirement for this type of use or other uses for an applicant to provide a business case).*

**Residents:** One representation received from a local resident objecting to the application and raising the following (summarised) issues

- Overdevelopment
- Aural disturbance
- Highways Impact

The representation raises the possibility of the other chicken shed on site being converted into holiday lets. Each application must be determined on its own merits, the applicants future plans for the site are not relevant to the determination of this application. The second poultry shed has also now been demolished.

## 5. CONSULTATIONS

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

### Environmental Protection

5.01 No objection subject to conditions relating to:

- Foul drainage
- Contaminated land

## 6. APPRAISAL

The key issues are:

- Site Location
- Provision of tourist lodges in the countryside.
- Visual Impact
- Residential Amenity
- Highways
- Landscaping
- Biodiversity
- Prior approval in place under Part R of the GDPO

### **Site Location**

6.01 For the purpose of the Maidstone Borough Local Plan 2017, the application site is located in the open countryside. The starting point for assessment of applications in the countryside is Local Plan Policy SP17. Policy SP17 states that development proposals in the countryside will not be permitted unless:

- a) they will not result in harm to the character and appearance of the area and
- b) they accord with other Local Plan policies

- 6.02 As detailed above the application site is located within the Hucking Dry Valleys which is a series of dip slope valleys located to the north east of Maidstone on the upper plateau of the North Downs, which is situated within the Kent Downs Area of Outstanding Natural Beauty (AONB). In terms of the character of the application site it is rural, views to the south of the site are restricted due to the form of the land, but there are expansive views to the north towards the A249 which is situated approximately 570m to the north.
- 6.03 Paragraph 4.95 of the Maidstone Borough Local Plan (the supporting text to policy SP17 states "The countryside has an intrinsic character and beauty that should be conserved and protected for its own sake. However there is also a need to ensure a level of flexibility for certain forms of development in the countryside in order to support farming and other aspects of the countryside economy and to maintain mixed communities."
- 6.04 Paragraph 4.106 of the Local Plan relates to the AONB and states "The council has a statutory duty to have regard to the purposes of the designation, including the great weight afforded in national policy to its conservation and enhancement".
- 6.05 Paragraph SD2 of the Kent Downs AONB Management Plan states "The local character, qualities, distinctiveness and natural resources of the Kent Downs AONB will be conserved and enhanced in the design, scale, siting, landscaping and materials of new development, redevelopment and infrastructure and will be pursued through the application of appropriate design guidance and position statements"
- 6.06 When considering the building the application seeks to convert is agricultural with few 'domestic' visitors, the proposal which seeks to establish holiday lets here would 'domesticate' this site causing harm. However the level of this harm needs to be considered together with the extent to which the proposal complies with other policies under SP17 b) (accordance with other Local Plan policies)
- 6.07 Policies DM1 and DM30 seek to ensure that development maintains or enhances local distinctiveness. Policy DM30 also seeks to encourage the re-use of rural buildings rather than erect new buildings. Policy SP21 also prioritises the commercial re-use of existing rural buildings in the countryside.
- 6.08 As such the assessment will now provide an overview of policy support for the provision of tourist lodges in the countryside in order to comply for SP17 b).

#### **Provision of tourist lodges in the countryside**

- 6.09 Paragraph 84 (Supporting a prosperous rural economy) of The National Planning Policy Framework (2021) states that planning policies and decisions should enable:
- a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings;
  - b) the development and diversification of agricultural and other land-based rural businesses;
  - c) sustainable rural tourism and leisure developments which respect the character of the countryside; and
  - d) the retention and development of accessible local services and community.
- 6.10 Paragraph 11.4 of the AONB Management Plan (Vibrant communities) seeks to achieve "A strong and sustainable rural economy supports the special characteristics and qualities of the AONB and is supported by residents and visitors, who value and use sustainable local produce and services." and notes that "The area is recognised by both local communities and visitors as a premier sustainable tourism destination".

- 6.11 The management plan also states "There is an opportunity and demonstrable need to sustainably manage the numbers, impact and income from visitors to benefit local people, local services and support the conservation and enhancement of the AONB landscape."
- 6.12 "Some areas within the AONB suffer either from over capacity or overuse, leading to a detrimental impact on both the landscape character and qualities, visitor experience and host communities..." The proposal does provide an opportunity to 'manage' visitors to AONB, in terms of providing formal accommodation which is a goal of the management plan as per point m of paragraph 11.3.
- 6.13 The AONB management plan document also notes that there is a "Decline in farming and forestry employment" the proposal also provides the opportunity to diversify the 'economy' of the AONB which is an aim of the management plan within point i. of paragraph 11.3 of the management plan document.
- 6.14 There is no adopted policy that directly relates to the type of tourist accommodation proposed as part of this current application, however the requirements set out in policy DM38 ('holiday caravans and/or holiday tents) are considered relevant.
- 6.15 Local Plan policy DM38 states that proposals for the stationing of holiday caravans and/or holiday tents outside of the defined settlement boundaries will be permitted in certain circumstances. These include where the proposal would not result in an unacceptable loss of local amenity, particularly with regards to the impact on nearby properties and the appearance of the development from public roads.
- 6.16 Policy DM38 requires a site to be unobtrusively located and well screened by existing or proposed vegetation and landscaped with indigenous species. The policy states that a holiday occupancy condition will be attached to any permission, preventing use as permanent accommodation.
- 6.17 The submitted plans indicate a significant amount of screening would be planted around the existing converted building. The site is accessed by way of a single track access which is also well screened by existing vegetation. The site is outside a defined settlement boundary, but is relatively easy to access when considering its location 500m from the A249.
- 6.18 In summary, holiday/tourism related development in the rural areas of the borough is generally supported by both national and local planning policies.
- 6.19 The proposal is considered to constitute sustainable development, because it would convert this redundant building for economic purposes in this rural location, which would be an ideal location for visitors to base themselves before travelling to destinations further into the countryside. One local event is a music festival called 'Chicken Stock' which is hosted nearby at Pett Wood Cottage on the southern side of Pett Road. ([Chickenstock Music Festival | Stockbury, Kent \(chickenstockfestival.co.uk\)](http://chickenstockfestival.co.uk)).

### **Visual Impact**

- 6.20 The rural building the application seeks to convert is a poultry shed. It is a long, breezeblock, rectangular building, it has a depth of 48m, a width of 9.6m and a maximum height of 3.6m with its gabled roof form.
- 6.21 Policies DM1 and DM30 seek to ensure that development maintains or enhance local distinctiveness. Policy DM30 also seeks to encourage the re-use of rural buildings rather than erect new buildings.

- 6.22 Policy DM38 states "Proposals for sites for the stationing of holiday caravans and/or holiday tents outside of the settlement boundaries as defined on the policies map will be permitted where:
- i. The proposal would not result in an unacceptable loss in the amenity of the area. In particular the impact on nearby properties and the appearance of the development from public roads will be of importance; and
  - ii. The site would be unobtrusively located and well screened by existing or proposed vegetation and would be landscaped with indigenous species."
- 6.23 Paragraph 4.6 (Landform and landscape character) of the AONB Management Plan states "The protection, conservation and enhancement of special characteristics and qualities, natural beauty and landscape character of the Kent Downs AONB will be supported and pursued.
- 6.24 Whilst this is not a building of worth in the same way that an oast building is, when considering the scale of it, it does have an impact upon the landscape and 'is' an agricultural building still in use. The application is located within the Hucking Dry Valleys landscape area which is noted as being in in 'Very good' condition and of 'High' sensitivity with guidelines to conserve.
- 6.25 In terms of the visibility of the site, the buildings are not visible from any public roads in the vicinity such as the A249 or Pett Lane due to the extensive vegetative screening along the western side of the road. Nor are the buildings visible from Pett Road, even at the entrance to the site. There are no public footpaths in the immediate vicinity of the application site that allow for views onto the property.
- 6.26 Impact to the AONB has been raised by the Parish. Following the revised plans which remove the extensions from the development, it is not assessed that the proposal causes any more visual harm to the AONB than the site does now.
- 6.27 The application is seeking to retain a commercial use for the building, rather than convert into a dwelling. This building does have a degree of permanence, there are many such buildings within countryside, and they do stand the test of time.
- 6.28 The applicant has submitted a statement in support of the application which does note some repair works would be required, however the building is still in use and these works could be carried outside the scope of the application. Timber cladding could be installed onto the external brick work, the most significant alteration is likely to be a replacement roof, again, the building is in use, it is not assessed that the works are a complete reconstruction.
- 6.29 The application does not seek to increase the scale of the building. Plans indicate that cladding would be added to the building and fenestration more 'domestic' in nature would be installed but overall, the form of the building as it exists now is retained. It is not assessed that the building following the changes would cause any more impact than it does currently. Policy DM30 also seeks to ensure that works carried out to existing buildings are visually appropriate. It is assessed that the works to the building are in keeping with the rural character of the area. By utilising the existing building, it is assessed that the proposal does 'conserve' the landscape as directed by the Landscape Character Assessment.
- 6.30 A parking area would be established to the east of the building, there is an existing track to the building and some hardstanding around the building, following landscaping it is not assessed that the parking area would cause any visual harm. The development will be able to successfully accommodate visitors' vehicles. Parked vehicles would not necessarily be a permanent presence on site, were the building to be used as a hotel this could potentially involve staff vehicles which would be parked on site much more frequently.

- 6.31 The application does not seek to establish any 'hard' boundary treatments. The area around the application building does not feature any landscaping or other built development. The application would establish new 'hedgerow' boundaries around the building including the planting of 'clusters' of new trees to the north of the building and a substantial amount of new tree planting to the south of the building. Subject to appropriate conditions there would be an opportunity to achieve a significant gain for biodiversity on site.
- 6.32 Species details for the hedgerow have been submitted and these are species found within the Maidstone Landscape Character Guidelines. Should permission be forthcoming landscape conditions will be imposed requiring the applicant to submit a landscape scheme detailing full species details for proposed landscaping as well as implementation details.
- 6.33 As detailed above it is not assessed that the development is overly visible from any public viewpoints. Once proposed landscaping has been established the application building would be further obscured, this is in accordance with point ii. of DM38.

### **Residential Amenity**

- 6.34 DM1 states proposals must "Respect the amenities of occupiers of neighbouring properties and ensure that development does not result in, or is exposed to, excessive noise, vibration, odour, air pollution, activity or vehicular movements, overlooking or visual intrusion, and that the built form would not result in an unacceptable loss of privacy or light enjoyed by the occupiers of nearby properties"
- 6.35 The only dwelling within the vicinity of the application building is Cherry Tree Farm, itself which is approximately 100m to the east of the application building. When considering the distance involved it is not assessed that there would be any harmful amenity impact.

### **Highways**

- 6.36 Policy DM1 states "Safely accommodate the vehicular and pedestrian movement generated by the proposal on the local highway network and through the site access.
- 6.37 Paragraph 111 of the NPPF (2021) states that Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 6.38 A vehicle 'movements' assessment has not been submitted with the application. The applicant resides at Cherry Tree Farm, it is assumed the applicant manages the chickens raised on the farm. It is a significant number of chickens but it seems reasonable to conclude that vehicle movements would be small in number relating to deliveries to the farm.
- 6.39 In comparison to the proposed use, again a vehicle movements assessment is not included with the application but it does not seem unreasonable to suggest this the holiday lets would generate around a total of 4-6 vehicle movements a day.
- 6.40 When considering that conditions will be imposed restricting the number of days the let's can be occupied and that the building is served by an existing access it is not assessed that four holiday lets would generate traffic levels that could be assessed as 'severe'.

### **Biodiversity**

- 6.41 The applicant has submitted a preliminary biodiversity assessment. It notes that "The habitats around the chicken sheds are used by free-roaming chickens and are thus heavily trampled and defecated by chickens (thus covered in nettles)." Any small reptiles on the site would likely be predated upon by the chickens.
- 6.42 The report concludes that the building itself is not a suitable habitat for any protected species although the vegetation around the site could be, which plans indicate would be enhanced should permission be forthcoming. A planning condition is recommended seeking biodiversity enhancement.
- 6.43 The report does recommend that conditions be imposed restricting the level of outdoor lighting. The application site is within the AONB and as such should permission be forthcoming these will be imposed.

#### **Prior approval in place under Part R of the GDPO**

- 6.44 The application building benefits from an extant prior notification application 21/502534/PNR which allows the use of this agricultural building to change to a 'flexible' use within either Class B8 (storage or distribution), Class C1 (hotels) of Schedule 1; or Class E (commercial, business or service). The current application is likely to result in less vehicle movements than these uses of the building.
- 6.45 The Class R application has limited conditions imposed on it with no requirement for any additional landscaping, or any conditions regulating the number of days the building can be occupied. Should permission be forthcoming it will be possible to address these points.

#### **PUBLIC SECTOR EQUALITY DUTY**

- 6.46 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 application proposals would not undermine objectives of the Duty.

#### **CIL**

- 6.47 The proposed development is CIL liable. The Council adopted a Community Infrastructure Levy on 25 October 2017 and began charging on all CIL liable applications approved on and from 1 October 2018. The actual amount of CIL can only be confirmed once all the relevant forms have been submitted and relevant details have been assessed and approved. Any relief claimed will be assessed at the time planning permission is granted or shortly after.

### **7. CONCLUSION**

- 7.01 Whilst the application site is in the countryside, planning policies support the commercial reuse of agricultural buildings, and accept that holiday lets are located in the countryside.
- 7.02 Following revised drawings, the proposal does not cause additional visual harm to the character and appearance of the area or the wider AONB. Whilst planning policies try to encourage the reuse of 'buildings of worth', although of limited weight the application building does benefit from an extant permission and works could be carried out to the building outside of the planning process. Having regard to the above, the principle of the proposal does have strong policy support in the adopted Maidstone Borough Local Plan, government guidance in the NPPF and does have an extant permission which allows the building to be 'used' as a hotel (as well as many other uses under E).
- 7.03 The impact on the character and appearance of the area will be minimised by the enclosed nature of the site and landscape screening proposed by the applicant. The

proposal for tourism accommodation in the countryside is supported by NPPF and policy DM38 and the proposal is in line with this advice

- 7.04 As such the assessment will move onto the visual impact of the proposal and its amenity impacts.
- 7.05 There are no residential properties that are in such proximity to the development that any harmful amenity impacts would occur.
- 7.06 Conditions can be imposed to ensure that landscaping detailed on plans is secured as well as additional biodiversity enhancements and EV charge points.

## **8. RECOMMENDATION**

### **GRANT planning permission subject to the following 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 shall be carried out in accordance with the following approved plans and documents:  
Application for planning permission  
CO/21/128.01 Site Location Plan  
CO/21/128.02 Existing Block and Roof Plan  
CO/21/128.03 Rev B Proposed Block and Roof Plan  
CO/21/128.04 Rev B Existing and Proposed Plans and Elevations  
Preliminary Ecological Appraisal  
Reason: To clarify the approved plans and to ensure the development is carried out to an acceptable standard.
- 3) The development hereby approved 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) The development hereby permitted shall be occupied for bona fide holiday purposes only and no such accommodation shall be occupied as a person's sole or main place of residence. The operators of the site shall maintain an up-to-date register of the names, main home addresses and the duration of stay of all future occupants, and this information shall be made available at all reasonable times upon request to the local planning authority. Relevant contact details (name, position, telephone number, email address and postal address) of the operators of the site, who will keep the register and make it available for inspection, shall also be submitted to the local planning authority ([planningenforcement@maidstone.gov.uk](mailto:planningenforcement@maidstone.gov.uk)) prior to the first occupation of the building with the relevant contact details subsequently kept up to date at all times;  
Reason: In order to ensure proper control of the use of the holiday let and to prevent the establishment of permanent residency.
- 5) The holiday accommodation hereby permitted shall only be occupied continuously by any persons for a period not in excess of 28 days and not for more than 112 days in any calendar year.  
Reason: To prevent the establishment of a permanent residential use in the countryside.

- 6) Prior to the first occupation of the accommodation hereby approved, details of a scheme of 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 a programme for the approved scheme's implementation and longterm management, shall be submitted to and approved in writing by the local planning authority. The landscape scheme shall be designed using the principle's established in the Council's adopted Landscape Character Assessment (2012) and shall include:
- a) Details of a planting schedule (including location, planting species and size);
  - b) New native tree planting on the site boundaries);
  - c) Retention of boundary trees/hedges as shown on submitted plans.

Only non-plastic guards shall be used for the new trees and hedgerows, and no Sycamore trees shall be planted. The implementation and longterm management plan shall include long term design objectives, management responsibilities and a maintenance schedule for the landscaped areas. The landscaping of the site and its management thereafter shall be carried out in accordance with the approved details.

Reason: To safeguard the character and appearance of the countryside that falls within the Kent Downs Area of Outstanding Natural Beauty; and to enhance ecology and biodiversity on the site in line with the requirement to achieve a net biodiversity gain from all development.

- 7) Prior to first occupation of the approved accommodation all planting, seeding and turfing specified in the approved landscape details shall have been completed. All such landscaping shall be carried out during the planting season (October to February). Any seeding or turfing which fails to establish or any trees or plants which, within five years from the first occupation of a property, commencement of use or adoption of land, 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 unless the local planning authority gives written consent to any variation.
- Reason: In the interests of landscape, visual impact and amenity of the area and to ensure a satisfactory appearance to the development.

- 8) The use of the holiday lets hereby approved shall not commence until a minimum of two electric vehicle charging point per unit has been installed and shall thereafter be retained for that purpose.
- Reason: To promote the reduction of CO2 emissions through the use of low emissions vehicles in accordance with the NPPF.

- 9) Details of the proposed method of foul sewage treatment, along with details regarding the provision of potable water and waste disposal shall be submitted to and approved by the LPA prior to first occupation of the approved accommodation. These details should include the size of individual cess pits and/or septic tanks and/or other treatment systems. Information provided should also specify exact locations on site plus any pertinent information as to where each system will discharge to, (since for example further treatment of the discharge will be required if a septic tank discharges to a ditch or watercourse as opposed to sub-soil irrigation).

If a method other than a cesspit is to be used the applicant should also contact the Environment Agency to establish whether a discharge consent is required and

submit evidence of obtaining the relevant discharge consent to the local planning authority for approval.

Reason: To safeguard the amenity of future occupants and to ensure adequate waste disposal measures are in place.

- 10) The development shall not commence until a scheme to deal with the potential contamination of the site shall have been submitted to and approved in writing, by the local planning authority. The scheme shall include the following:
- 1) A preliminary risk assessment which has identified:
    - all previous uses
    - potential contaminants associated with those uses
    - a conceptual model of the site indicating sources, pathways and receptors
    - potentially unacceptable risks arising from contamination at the site.
  - 2) A site investigation, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
  - 3) A remediation method statement (RMS) based on the site investigation results and the detailed risk assessment (2). This should give full details of the remediation measures required and how they are to be undertaken. The RMS should also include a verification plan to detail the data that will be collected in order to demonstrate that the works set out in the RMS are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express consent of the local planning authority. The scheme shall thereafter be implemented as approved.

Reason: To safeguard the health and amenity of future occupants.

- 11) A Closure Report shall be submitted upon completion of the works. The closure report shall include full verification details as set out in 3. This should include details of any post remediation sampling and analysis, together with documentation certifying quantities and source/destination of any material brought onto or taken from the site. Any material brought onto the site shall be certified clean; Any changes to these components require the express consent of the local planning authority. The scheme shall thereafter be implemented as approved.

Reason: To safeguard the health and amenity of future occupants.

- 12) The development shall not be occupied until details for a scheme for the enhancement of biodiversity on the site shall have been submitted to and approved in writing by the Local Planning Authority. The scheme shall consist of the enhancement of biodiversity through integrated methods into the design and appearance of the building by means such as swift bricks, bat tube or bricks. The development shall be implemented in accordance with the approved details prior to first occupation and all features shall be maintained thereafter.

Reason: To protect and enhance the ecology and biodiversity on the site in the future.

- 13) Any external lighting installed on the site (whether permanent or temporary) shall be in accordance with details that have previously been submitted to and approved in writing by the Local Planning Authority. These details shall include, inter alia, measures to shield and direct light from the light sources so as to prevent light pollution and illuminance contour plots covering sensitive neighbouring receptors. The development shall thereafter be carried out in accordance with the subsequently approved details and maintained as such thereafter; Any lighting plan submitted shall follow the recommendations within the Bats and artificial lighting in the UK document produced by the Bat Conservation Trust and Institution of Lighting Professionals.

Reason: In the interest of amenity, the rural landscape and wildlife and the Kent Downs AONB

**INFORMATIVES**

- 1) Noise between dwellings: Attention is drawn to Approved Document E Building Regulations 2010 Resistance to the Passage of Sound as amended in 2004 and 2010. It is recommended that the applicant adheres to the standards set out in this document in order to reduce the transmission of excessive airborne and impact noise between the separate units in this development and other dwellings.
- 2) Asbestos: Adequate and suitable measures should be carried out for the minimisation of asbestos fibres during demolition, so as to prevent airborne fibres from affecting workers carrying out the work, and nearby properties. Only contractors licensed by the Health and Safety Executive should be employed. Any redundant materials removed from the site should be transported by a registered waste carrier and disposed of at an appropriate legal tipping site.
- 3) Secure by Design: The applicant is advised to discuss the site's security measures with Kent Police.

Case Officer: William Fletcher

NB For full details of all papers submitted with this application please refer to the relevant Public Access pages on the council's website.