

PLANNING COMMITTEE – 8 DECEMBER 2022**PART 2**

Report of the Head of Planning

PART 2Applications for which **PERMISSION** is recommended

2.1 REFERENCE NO - 21/503842/FULL & 22/500556/LBC		
APPLICATION PROPOSAL Change of use of disused stables into 4no.holiday-lets with the erection of single storey extensions and insertion of rooflights. Installation of 2 freestanding EV chargers on mounting post to the rear of the stables. Installation of PV array on roof slope of agricultural barn. Creation of wildlife pond.		
ADDRESS Former Stables and Wagon Lodge Woodsell Farm Hillside Road Stalisfield Faversham Kent ME13 0JF		
RECOMMENDATION Approve subject to conditions.		
REASON FOR REFERRAL TO COMMITTEE Parish Council objection. Called in by Ward Member.		
WARD East Downs	PARISH/TOWN COUNCIL Stalisfield	APPLICANT Artysea Ltd AGENT Affinis Design
DECISION DUE DATE 08/09/21	PUBLICITY EXPIRY DATE 31/03/22	CASE OFFICER Claire Attaway

Planning History

22/501243/ENVSCR

Environmental Screening Opinion- Change of use of disused stables and Wagon Lodge into 5no. holiday-lets with erection of single storey extensions and insertion of rooflights. Installation of 2 EV chargers on rear wall of stables. Installation of PV array on roof slope of agricultural barn. Creation of wildlife pond.

Environmental Impact Assessment Not Required Decision Date: 23.03.2022

SW/91/0068

Conversion of redundant agricultural buildings to three holiday let units.

Grant of Conditional PP Decision Date: 16.04.1991

SW/85/0153

Conversion of redundant agricultural buildings into 2 dwellings.

Refused Decision Date: 23.09.1985

1. DESCRIPTION OF SITE

- 1.1 The proposal relates to disused stables located alongside Woodsell Farmhouse, a Grade II listed building, which lies within the designated countryside and within the Kent Downs Area of Outstanding Natural Beauty (AONB). The Farmhouse and the former stables and wagon

lodge form a historic farmstead group of some historic interest. As such, the stables and wagon lodge are to be treated as curtilage listed.

- 1.2 The site lies in an isolated location on the northern side of Hillside Road and is predominately surrounded by grassland, as well as farmland and parcels of woodland. There are three parcels of ancient woodland within 500m of the site. To the northeast of the site is Great Spelty/Holbeam Wood, to the south is Spuckles Wood and to the southeast is Little Spelty Wood.
- 1.3 The site lies approximately 1km west of the village of Stalisfield Green and 9.5km south of Faversham town centre. A Public Footpath (ZR454) and a Public Bridleway (ZR455) converge at this site. To the south of the site, approx. 100m away is a detached property known as Hillside, and to the southwest, approx. 200m away is another known as Hillside Cottage. A Grade II listed dwelling known as The Old School House lies on the opposite of the road, but about 250m to the southeast.
- 1.4 The stables are a single storey L shaped building with a hipped slate roof. This building has not been used for some time and is in a poor condition. The flint faced masonry walls are in places overgrown with ivy and the slates to the roof are badly damaged. There is a poorly built extension to the side which has a corrugated iron mono-pitch roof. Behind the stables is another farm building known as the wagon lodge (which originally formed part of the proposed development), and a large modern agricultural building used for storing farm machinery. Alongside these buildings are a row of trees that are covered by Tree Preservation Order (TPO) reference TP-83-3.
- 1.5 Planning permission (SW/91/0068) was granted in 1991 to convert the stables into three holiday lets but this was never implemented.

2. PROPOSAL

- 2.1 The proposal as originally submitted sought planning permission and listed building consent to convert the Wagon Lodge into one holiday let (labelled as Cottage 1 on the original plans), alongside converting the stables to 4 holiday lets, proposing a total of five units. However, the proposed conversion of this building has now been deleted from the scheme and instead it will be repaired to ensure it is structurally stable.
- 2.2 As a result of the above amendment, planning permission and listed building consent is being sought to convert the stables into four holiday lets, and to install two EV chargers on mounted posts to the rear of this building, a 14.5Kw photovoltaic array mounted onto the southwest facing roofslope of the adjacent agricultural barn, and the creation of a wildlife pond within the grass meadow to the front of the site.
- 2.3 The existing lean-to extension to the stables will be demolished and replaced with an extension of a larger footprint, measuring approx. 13.5m long x 5m wide (representing a total increase in floorspace of 30m²) that has flint walls with brick quoins. The holiday lets labelled on the plans as Cottage 2 and 3 will have two bedrooms each and Cottage 4 and 5 will have one bedroom each. The existing rendered walls will be clad with weatherboarding and the entire roof re-covered in slate tiles. The existing rooflights will be replaced with new conservation rooflights, and a new conservation rooflight will be inserted on the northwest facing roofslope to serve a bathroom.

2.4 As originally proposed, the main driveway for visitors to the site would have been from the west, along a farm track that runs alongside Hillside Cottage. This would have led to a visitor car park situated in the corner of the wildflower field behind the farmhouse. Since submission the scheme has been amended, and the existing driveway to the farmhouse will now be used by visitors to the site. The applicant has agreed to erect new signage along Public Bridleway ZR455 to warn pedestrians and equestrians of vehicles. The parking area will be situated immediately behind the stables and will provide six parking spaces. The EV chargers will be installed on a dual mounting post, measuring 1.35m high x 0.24m wide, which will be sited approx. 2m from the rear wall of the stables.

2.5 The application is supported by the following statement:

The farm was purchased by Artysea Limited a company with its roots in the fields of education and training.

In the future the farm will be handed over to a charitable trust to own and manage as a place of research and conservation with limited facilities for visitors to stay and enjoy the peace and quiet of the surrounding countryside and experience the joys of a “dark skies” environment.

The fields and woodland of Woodsell Farm are potentially a rich habitat for many species of flora and fauna which sadly in has in the past been much reduced by the activities of intensive farming and pheasant shooting.

The project is very much in accordance with the stated aims of current planning policy and Swale’s own Climate and Ecological Emergency Action Plan.

We are working in close collaboration with the Woodland Trust, the Kent Wildlife Trust and the Countryside Stewardship Scheme amongst other environmental organisations.

We are planning to plant around 6 hectares of new woods, replant and repair the farms hedgerows, create wildflower meadows, and carefully manage the existing woodland.

There will be around 5 hectares set aside for commercial wildflower seed cultivation and this coupled with the income from residential visitors will enable the project to achieve long term financial viability. Elsewhere we have reported on the environmental credentials of the proposed conversion of the stables and wagon lodge as well as our plans for wastewater and sewage disposal. The project will result in the creation of the equivalent of 3 full time jobs.

It is to be emphasised that we are proposing a very low-key development designed solely for people who wish to stay somewhere peaceful and observe the surrounding wildlife and enjoy walking or cycling through the Kent Downs.

2.6 The Design and Access Statement (DAS) argues that all the cottages will be heated by sustainable ‘district’ heating which will not use any form of fossil fuel, that the income generated by the proposal will contribute to the ecologically positive running of the farm and that it will restore attractive former farm buildings and boost rural tourism in Stalisfield. Appendix 2 of the DAS states that the roof mounted PV array will generate approx. 15,000 kWh of electricity each year, equivalent to an annual saving of 8.5 tonnes of carbon dioxide versus mains electricity, and that a ground source heat pump will provide heating and

domestic hot water for the holiday lets, resulting in 70% lower carbon dioxide emissions than a gas boiler heating system. Appendix 3 of the DAS states that to further increase biodiversity on the site, a wetlands reed bed will be created within the grassland field to the southeast of the stables to enable the site to become self-sufficient in the treatment of wastewater and to feed treated water into a new pond.

- 2.7 Since submission, a Preliminary Ecological Appraisal (PEA) has been submitted which was followed by an Ecological Impact Assessment (ECIA). The ECIA states that bats were found in the stables but there were no evidence of barn owls or signs of badgers within the site. Appendix 1 of the ECIA provides mitigation measures to minimise any potential impacts to roosting bats, badgers, hedgehogs, reptiles, and nesting birds.

3. PLANNING CONSTRAINTS

- 3.1 Area of Outstanding Natural Beauty KENT DOWNS

- 3.2 The list entry description 1069197 for Woodsell Farmhouse is

TQ 95 SE STALISFIELD

6/118 Woodsell 24.1.67 GV II

House. C17 and C18. Timber framed and clad with chequered brick, with hung tile, and tile hung rear range. Plain tiled roof. Two storeys and hipped roof with stacks to left and projecting at end right. Regular fenestration of 3 glazing bar sashes on first floor and 2 on ground floor with central glazed door and flat hood on scrolled brackets. Recessed 2 storey late C20 extension to left.

Listing NGR: TQ9620853072

4. POLICY AND CONSIDERATIONS

The National Planning Policy Framework (NPPF)

- 4.1 The NPPF at paragraph 84 states that a positive approach should be taken to sustainable development to promote a strong rural economy and that support for all types of rural businesses and tourism developments can be achieved through conversion of existing buildings and well-designed new buildings which respect the character of the countryside. Paragraph 85 recognises that sites to meet local business and community needs in rural areas may have to be found outside existing settlements and in locations that are not well served by public transport.
- 4.2 At paragraph 176 of the NPPF the advice is that great weight should be given to conserving and enhancing the natural beauty of the AONB.
- 4.3 Paragraph 195 requires local planning authorities to identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset).

Development Plan: Bearing Fruits 2031: The Swale Borough Local Plan 2017

4.4 Policies ST1 (Delivering sustainable development in Swale); ST3 (The Swale settlement strategy); CP4 (Requiring good design); DM3 (The rural economy); DM14 (General development criteria); DM24 (Conserving and enhancing valued landscapes) and DM32 (Development involving listed buildings) are most relevant here.

4.5 Policy DM3 supports the rural economy by encouraging economic development, especially by prioritising the re-use of rural buildings over new builds. The most relevant section of the supporting text to this policy is as follows:

For the rural tourism sector, given the outstanding environment in Swale and its potential contribution to the economy, the Council wishes to see an expansion of sustainable rural tourism initiatives that can benefit local communities, economically and socially as well as raising awareness and support for the conservation and enhancement of the Borough's natural assets.

4.6 Policy DM24 seeks to prevent the AONB from harmful development stating that

The value, character, amenity, and tranquillity of the Borough's landscapes will be protected, enhanced and, where appropriate, managed.

Within the boundaries of designated landscape areas, as shown on the Proposals Map, together with their settings, the status given to their protection, enhancement and management in development decisions will be equal with the significance of their landscape value as follows:

- 1. The Kent Downs Area of Outstanding Natural Beauty (AONB) is a nationally designated site and as such permission for major developments should be refused unless exceptional circumstances prevail as defined by national planning policy. Planning permission for any proposal within the AONB will only be granted subject to it:*
 - a. Conserving and enhancing the special qualities and distinctive character of the AONB in accordance with national planning policy;*
 - b. Furthering the delivery of the AONB's Management Plan, having regard to its supporting guidance documents;*
 - c. Minimising the impact of individual proposals and their cumulative effect on the AONB and its setting, mitigating any detrimental effects, including, where appropriate, improving any damaged landscapes relating to the proposal; and*
 - d. Being appropriate to the economic, social and environmental wellbeing of the area or being desirable for the understanding and enjoyment of the area.*

4.7 The Swale Landscape and Character Biodiversity Appraisal SPD 2011- The site is located within the Doddington and Newnham Dry Valleys. It describes the site as a gently sloping landscape with enclosed rolling farmland, extensive mature oak and ash woodlands, orchards and arable fields, small scale settlements, and historic parklands. The overall condition of the landscape is rated good, and landscape sensitivity is rated high. The guidelines focus on conserving the landscape and the rural setting of the AONB.

4.8 The Parking Standards Supplementary Planning document (SPD) May 2020- The guidance advises that secure and convenient cycle parking is essential to encourage people to use this mode of travel, and that new developments should incorporate electric vehicle charging points into the parking design.

4.9 The Supplementary Planning Guidance (SPG) entitled 'The Conservation of Traditional Farm Buildings'. Paragraph 5.2 of the SPG states that

“The sole purpose of allowing agricultural buildings of architectural or historic interest to be converted to a new use is to ensure the preservation of structures recognised as symbolic of rural life. If the conversion changes the character of the building for example to that of a suburban dwelling, this policy is undermined.”

4.10 The relevant principles of the Kent Downs AONB Management Plan are as follows:

MMP2 The Kent Downs AONB is a material consideration in plan making and decision taking, and so local authorities will give a high priority to the AONB Management Plan vision, aims, principles and actions in Local Plans, development management decisions, planning enforcement cases and in taking forward their other relevant functions.

SD1 Ensure that policies, plans, projects, and net gain investments affecting the Kent Downs AONB take a landscape led approach are long term, framed by the Sustainable Development Goals appropriate to the Kent Downs, cross cutting and recurrent themes, the vision, aims and principles of the AONB Management Plan.

SD2 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.

SD3 Ensure that development and changes to land use and land management cumulatively conserve and enhance the character and qualities of the Kent Downs AONB rather than detracting from it.

SD5 Renewable and sustainable energy initiatives and energy efficiency measures will be pursued where they help to conserve and enhance the natural beauty and landscape character of the Kent Downs AONB and bring environmental, social, and economic benefits to local people and ensure proposals conform with the Kent Downs AONB Renewable Energy Position Statement and resisted where they do not.

SD9 The particular historic and locally distinctive character of rural settlements and buildings of the Kent Downs AONB will be maintained and strengthened. The use of sustainably sourced locally-derived materials for restoration and conversion work will be encouraged. New developments will be expected to apply appropriate design guidance and to be complementary to local character in form, siting, scale, contribution to settlement pattern and choice of materials.

LLC1 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.

VC6 The development of sustainable visitor and tourism facilities will be pursued where they enhance people's enjoyment and understanding of the AONB without detracting from its special characteristics and qualities. The Kent Downs AONB partnership will pursue sustainable tourism zone status.

5. LOCAL REPRESENTATIONS

5.1 Eight objections were received in relation to the originally submitted scheme. The comments may be summarised as follows:

- No pursuits/activities for the development are given apart from not wanting 'Wealthy Shooting Parties'
- The proposed car park in the corner of the wildflower meadow will be detrimental to the meadow
- What is the future of Woodsell Farmhouse? Is it part of the enterprise?
- A well/bore hole will be needed if the water supply is not upgraded
- Refuse and recycled waste disposal must be addressed
- Lighting required for parking and access will cause disturbance
- The access track is for agricultural use and will need upgrading
- Parking should be hidden from view
- Given the nature of the disused barns there might be protected species, but no report has been submitted
- The site location plan does not show my property (Hillside Cottage)
- The proposed new access road is unnecessary and problematic
- The access track should be included in the red line
- Number of properties is excessive and out of character
- Traffic on Hillside Road will be excessive which is unsuitable for the proposed larger volume of traffic
- Increasing the level of traffic to the extent proposed will have an adverse impact on the safety and amenity of the area to both residents and those who currently enjoy its rural, tranquil nature
- The new access road is unnecessary and has poor visibility when trying to join Hillside Road whereas visibility on the existing road is considerably better and the junction could be further improved
- The proposal intends to dig up various areas where the water supply runs meaning the pipes would be damaged

- The water supply needs to be addressed before any approval is granted, along with consideration of how not to disrupt the existing water pipe to neighbouring properties
- Lack of clarity about intentions for the whole site
- The outbuildings might be curtilage listed
- Loss of privacy if there is a new road running up the side of my garden
- Noise from the outside social areas will impact neighbouring properties on Hillside Road
- The new road and vehicles will spoil the view over the AONB and change the character of the area
- The new access road will make me vulnerable to crime
- The new road will require digging up the root protection area of the boundary hedge
- A bat survey should be commissioned
- Current light pollution is minimal but the addition of 50% more properties, cars, and the need for people to see where they are going would be a concern
- Building another new unnecessary hard surface road increases the risk of flooding
- The proposed overdevelopment in a very rural area, along with building a new unnecessary road does not conserve and enhance the natural beauty of the landscape
- The proposals are at odds with the NPPF from an environmental and landscape perspective and will impact existing recreational use of the area
- Construction activity will result in my dog barking with every person or vehicle that uses the new road next to my house which would make working from home extremely difficult so if permission is granted, I politely request that workmen use the existing drive to the property
- Hillside Road is a narrow twisty country road with a few blind bends and infrequent passing places, the road is normally used by local farmers. The increased traffic levels will cause congestion and difficulty for local drivers
- The site is in an AONB so the local authority must make sure that any proposal has regard for adding utility services such as water supply pipes, gas pipes, telecommunication cables
- There are no details on the location and method of heating 5 dwellings
- The block site plans show the layout of drainage and foul drainage pipes but not their relation to existing or new water supply pipes
- Risk of damage to and contamination of fresh water supply pipe
- The new pond will be located over the private water supply pipe to my property which will prevent future repair and maintenance

- Size of ponds extremely large and out of character for the landscape & AONB
- New tree planting over my private water supply will prevent future repair and maintenance and possibly cause damage to the existing pipe due to root growth
- The addition of 5 holiday lets for at least 14 holidaymakers will have a detrimental effect on water supply
- The permission granted in 1991 did not proceed due to costs associated with providing a new and separate water supply pipe for the proposed 3 holiday let development
- Lack of financial details and projected profit forecast
- Being a grade two listed building and trying to secure a future for the pub we are concerned these could dilute any business that has been built up and in addition the wedding/event business we get from the village hall could be displaced

5.2 Following the concerns raised by local objectors, revisions were made to the scheme, including re-positioning the parking area behind the stables, and inserting solar panels to the agricultural barn. This resulted in amending the red line around the site and amending the description of the proposal, of which residents and the Parish Council were re-consulted. In addition to that, an application for listed building consent (22/500556/LBC) was submitted given that the stables are treated as curtilage listed. 10 further objections were received, of which the majority had previously commented, although three were from addresses which had not responded to the initial consultation. They refer to the following matters:

- The proposal will damage existing local businesses such as The Plough and The Bowl Inn - Impact on local businesses and utilities supplies has not been addressed
- If the application is approved, conditions should restrict use of the farm track for farm vehicles only, require adequate tree screening and control external lighting to car park
- Hillside Road is a single-track road with no passing places and extra vehicles is totally inappropriate for the size of the road
- Speculation it will be a conference centre – there are no details of what other changes & development will be undertaken to host these seminars
- A site meeting is vital to properly assess the impact on our village
- There appears to be no economic study to back up the viability of the scheme
- There is no independent study from a qualified professional backing up the claims of environmental damage caused by previous activities on the sitend the appropriateness of the new land management that has been undertaken
- There appears to be no formal proposal (or approval) for the public footpath diversion that has taken place on site
- Other local businesses pay taxes whilst Woodsell Farm holiday lets will be registered as a charity so the council will lose tax revenue

- This “awkward-to-use” junction has not changed and will be problematic to traffic both entering and exiting the development
- The water pipe serving my property still runs uncomfortably close to the proposed Reed Beds and pond. My concern covers disturbance of pipe, accelerated corrosion of pipe and maintenance of pipe
- The developer has not addressed concerns voiced by other residents along Hillside Road about water pipe being at capacity with low pressure and water flow to my property at the end of the line in particular
- Hillside Road is a narrow twisty road, with blind bends, steep inclines and declines and very infrequent passing places. The increased traffic levels with strangers cars & delivery lorries will only lead to more serious accidents
- The data suggests that e-cars cause more pedestrian accidents
- Question the use of such a large area of solar panels in the curtilage of listed buildings and in an AONB
- The PEA has not listed Spelty Wood as ancient woodland even though it is 200mm East of the proposed development
- The development establishes a precedent for further development of housing/camping on the site
- The proposed solar panel arrangement on the elevated roof of the at-cost barn will negatively impact on the public visual amenity and views of the listed building on approach from the bridleway, footpath & main access drive
- The disturbance from smells & odours from the proposed reed bed has not been considered and it is not clear if there will be an air pump continuously running to aid primary treatment of the sewage and the constant noise this will create
- The proximity of the reed beds and public safety of families using the public footpath & bridleway has not been considered

5.3 The applicant responded to the above objections as follows:

The planning application is largely based on the scheme previously given planning permission. The main difference however is that whereas the previous application was entirely for the creation of holiday lets, in our proposal there will much more emphasis on education and research and the quiet enjoyment of the rural environment and the clear skies at night. The farm will be kept both dark and quiet.

At all times we have followed the guidance of the Kent Downs ANOB.

Competition of existing accommodation

We have no intention to promote our site on Air B&B/Tripadvisor. There is a very small demographic of visitors likely to come to Woodsell Farm. We reject that there is need for

concern that this project will be detrimental to existing holiday accommodation in local pubs. In fact, it is highly likely that it will result in extra sales of food and drinks for them.

Buildings

The rehabilitation of the dilapidated (and indeed in some cases collapsing) outbuildings will be undertaken to minimise any external change. Retaining the elevations much as they now, using similar building materials wherever possible. Internally the building will be insulated to the highest possible standards and heating will be supplied by a ground source heat pump. There will be minimal external lighting installed.

Water

The concerns of some neighbours about our putting excess demand on the existing water supply will be solved by the installation of a borehole. The existing water pipes will not be affected by the installation of the WET system/other works.

Power

A proportion of the electricity will be provided by a solar panel array on the roof of the existing modern barn. The Kent Downs AONB is supportive of this. Charging points for electric cars and bicycles will be incorporated. The accommodation will be heated using a Ground Source Heat Pump (open loop collector via the borehole).

Sewage Treatment

A modern WET system will provide a wetland reed bed within the meadow to the southeast of the buildings. This will allow the farm to become self-sufficient in wastewater treatment whilst helping to increase biodiversity. *see appendix 1.*

Noise/Traffic

We intend to reduce the impact on the local area to the very minimum and certainly produce significantly less disruption and noise than the shooting activities that occurred at the farm until February 2021. The Kent Downs AONB response states ‘the increase in day to day traffic would however, in our view, would be relatively modest and is likely to be dispersed throughout the day.’ Visitors will be encouraged to cycle or walk during their stay and bicycles will be provided for use.

Jobs

Our plans include the creation of at least three local jobs.

Communication

When we bought Woodsell Farm we were still formulating our plans for the site. We are happy to share our plans as they develop.

Cooperation

We are working closely with the following groups and organisations:

- *Kent Wildlife Trust*

- *The Woodland Trust*
- *The Durrell Institute of Conservation and Ecology*
- *The Kent Downs AONB*

We also intend to involve experts from other wildlife groups to produce a comprehensive record of flora and fauna present on the farm and woodlands. It is relevant to note that Woodsell will adjoin two areas managed by the Kent Wildlife Trust to provide an extensive corridor for the migration of many local species.

We intend to put a small area aside for local youth organisations to provide a supervised camping site for occasional use.

We are working with a local based Nursery business for provision of trees and a local farmer on a commercial wildflower project. It is worth pointing out that although cereal crops will no longer be grown, other areas of food production will be developed, such as fruit and nut orchards.

Appendix 1. Wetland Ecosystem Treatment (WET) System

A WET system is used to purify and absorb the sewage. If required, we can also create a Site Water System, this is an additional component which can receive, harvest and then put to productive use the rainwater runoff from the site as well.

The overarching aim is to put the water resource of the site to the best use possible – to allow it to ‘do its duty’ in the landscape and to be a productive and regenerative element of the total site design.

It provides an integrated wastewater purification system, a biomass resource production along with creating biodiversity. There are now over 200 WET Systems in successful operation, working at a range of scales for a variety of wastewater types.

The WET system will consist of a biodigester wastewater treatment plant which will remove solid materials from the sewage. It consists of four chambers that contain the solid waste for four years after which it is deemed an inert organic substance which can be used as compost. The digester will be buried below the surface to minimise any aesthetic impact it will have. The liquid element leaving the digester, is fed into a series of wetland reed ponds for further filtration. The resulting clean water will feed into a final wildlife pond.

6. CONSULTATIONS

6.1 Stalisfield Parish Council responded to application ref 21/503842/FULL as follows:

Councillors have considered the application and object to the proposals for the following reasons:

- *The access road is not suitable;*
- *The access across the footpath has not been addressed;*

- *There are issues with the water supply as the existing supply is a private supply and the additional accommodation will increase the number of properties by over 50%. Currently some residents have low water pressure at times and this will be exasperated if the development is linked to this;*
- *The ponds will be on top of the water pipe which could be detrimental to the integrity of the pipe and will make maintenance difficult;*
- *The social space would create a noise problem for neighbours and needs to be behind the development;*
- *The site plan does not show a neighbouring property which will be affected by the development;*
- *There will be loss of privacy to neighbours.*

6.2 Stalisfield Parish Council responded to application ref 22/500556/LBC as follows:

The Parish Council met to discuss the application for listed building consent for the Former Stables & Wagon Lodge Woodsell Farm Hillside Road Stalisfield Faversham Kent ME13 0JF on Wednesday 16th of March.

The Parish Council objects to the listed building consent because we feel that certain aspects of the plans fall outside of the local vernacular of Stalisfield agricultural buildings and any more recent change of use. Namely, we feel that the proposed roofing material for the wagon lodge is not in keeping with the vernacular, and the use of window shutters is not in keeping with the character of existing buildings in the area.

In addition, the Parish Council continues to strongly object to the planning application 21/503842/FULL for the reasons given in our initial comments on it, many of which have not been resolved in subsequent amendments that accompany this listed building consent application. We are re-iterating this to reflect the strength of opposition by many parishioners as expressed in the above meeting.

- 6.3 The KCC Ecology Officer initially requested additional surveys. The bat survey which was subsequently submitted identified two Common Pipistrelle bats emerging from the stable building. KCC Ecology raise no objection to the mitigation measures in the bat report to deal with this. Overall, and subject to conditions, they do not object to the development.
- 6.4 Kent Highways and Transportation consider this to be a non-protocol matter.
- 6.5 The KCC Public Rights of Way and Access Officer (PROW) initially responded to say they raised no objections but suggested that more details were provided relating to the footpath crossing the proposed new access road, as well as details of the proposed hedge planting. The revised scheme does not propose a new access road, and instead utilises the existing driveway. Nonetheless, the PROW raises concern that Public Bridleway ZR455 will be affected by an increase in vehicle use from both a user safety perspective as well as maintenance and recommends that new signage should be installed to warn of pedestrians and equestrians. The applicant has agreed to cover the cost of any new signage.

- 6.6 The Swale Footpaths Group responded to say that due regard must be shown for the safety of those using the footpaths and bridleway, and that as the development is near buildings, security will need to be addressed.
- 6.7 The Kent Downs AONB Unit acknowledges that a sensitive re-use of these farm buildings could help secure their future retention in line with the aims and objectives of the Management Plan, commenting as follows:

The stable and wagon lodge fit with these recognised characteristics of farmsteads in the local character area of the Mid Kent Downs. If conversion is to take place it is essential that it is carried out in a sensitive manner to protect the historic character of the original buildings. In that respect, the views of Swale's own Conservation Officers will be crucial. While the stable building appears to be capable of a residential conversion without any significant loss of character, the wagon lodge does not appear to lend itself so readily to conversion, with the proposals appearing to over domesticate it, as demonstrated in particular in the proposed southeast and southwest elevations. As such, this structure might lend itself better to a use that does not require as many interventions, for example as a parking barn to serve the other holiday lets or for storage. Furthermore, there appears to be discrepancies between the various plans and supporting material as to whether this would be reroofed in shingles or clay tiles; we consider clay tiles to be the more appropriate roofing material. We would also query whether the level of detail that has been provided is sufficient to properly assess the acceptability of the works on these historic structures, and would have liked to have seen reference to the Kents Downs Farmsteads Guidance in the submission.

The application includes aspirations for proposals for the wider estate including woodland planting, wildflower meadow creation and reinstatement of hedgerows. This is generally considered to be consistent with the aims and objectives for the AONB as well as to comply with the design guidance for historic farmsteads in this LCA as set out in the Farmsteads Guidance which includes taking opportunities to reinforce and enhance the historic character of farmsteads and link them to their surrounding landscapes and to reinforce and link boundaries to the existing hedge network and to shaws, including woodland boundaries.

The location and treatment of the proposed parking area is also considered appropriate in terms of impacts on the landscape, sited close to existing buildings and to be screened and softened with vegetative planting and we are supportive of the provision of solar panels on the roof of the existing modern agricultural building.

Clearly the proposal would result in an increase in vehicular traffic and we note that the site is accessed from a network of narrow rural lanes which are generally single track, the free flow of traffic along which relies on a number of informal passing places. The increase in day to day traffic would however, in our view, be relatively modest and is likely to be dispersed throughout the day. We note that it is the intention that visitors 'are to be encouraged to walk or cycle during their stay'. While such an intention is welcome, no details are provided as to how this will be achieved, for example bicycles (or even electric bikes) could be supplied for visitor use, which may reduce the amount of vehicular traffic on the rural lanes of the AONB and would be in line with Management Plan principle AEU11.

- 6.8 The Council's Economy and Community Services (ECS) Manager initially responded to request more information on the long term viability of the holiday lets. The applicants responded as follows:

In regard to preparing a business plan for the accommodation, we believe its inappropriate as the enterprise will be run under the control of a charitable foundation and is already adequately funded, therefore we believe that the production of a business plan is not necessary. And further, as we understand the Planning Law, a business plan is not a material consideration when determining an application.

However, we would like to state that our accommodation will have a very different target audience to The Plough's holiday lets. Our aim is to provide accommodation for academics as part of their studies on subjects relating to the environment and biodiversity. It may be a base for environmentally minded organisations, like the Kent Downs AONB, (who have already expressed an interest) in using the farm to meet up although we can reassure you that the farm will not be used for large scale gatherings. We will also be marketing the accommodation to nature groups like RSPB members, as a quiet nature retreat. We will not be marketing our accommodation on TripAdvisor like The Plough, which caters more for the couple's weekend break/down from London visitors. If anything, we will be increasing business for The Plough, as our guests will be looking for a meal/drinks out and this is the closest pub and is within walking distance.

The ECS Manager was re-consulted on receipt of the above information, but she had no further comments to make.

- 6.9 The Council's Environmental Protection Team raises no objection subject to a construction hours and a land contamination condition.
- 6.10 The Environment Agency responded to say they have assessed the proposal as low risk and therefore they did not have any comments to add.

7. BACKGROUND PAPERS AND PLANS

- 7.1 Application papers and drawings referring to application reference 21/503842/FULL & 22/500556/LBC.

8. APPRAISAL

- 8.1 The application site is located within the designated countryside and the Kent Downs AONB, where policies ST3 and DM24 seek to resist development in the countryside unless supported by the NPPF and to protect valued landscapes. The site is also within the curtilage of a Grade II listed building, for which the income generated from the proposal is intended to support the restoration of Woodsell Farmhouse. I consider the key issues to be whether the proposal is in accordance with planning policies that promote rural tourism, but also seek to protect the rural setting of the AONB and the historic character of the listed farmhouse.

Principle of Development

- 8.2 In terms of the principle, I am content that the conversion of an existing rural building to provide four holiday lets is acceptable in terms of policy DM3 of the adopted Local Plan. Such a development will re-use and restore a historic farm building, and it will enhance the rural

character of the area and support the rural economy, helping to sustain nearby businesses and local tourist attractions.

- 8.3 On a national level, paragraph 84 of the NPPF states that planning decisions should enable the expansion of rural businesses and tourism development through conversion and well-designed new buildings. I therefore consider a sensitively designed extension to provide additional holiday accommodation within the stables also to be acceptable.
- 8.4 The Kent Downs AONB Management Plan pursues development for sustainable visitor and tourism facilities which does not detract from the natural beauty of the designated area. The proposal seeks an alternative use for a redundant farm building as well as woodland planting and reinstatement of hedgerows which I consider will conserve and enhance the special qualities and distinctive character of the AONB.

Impact on the setting of the listed building

- 8.5 Obligations fall upon the council in determining any application which affects a listed building or its setting or within a conservation area, including its setting. The Town & Country Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) at section 66 places a duty on the Local Planning Authority to have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses.
- 8.6 Furthermore, at section 72 it is required that Local Planning Authorities pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area. When considering potential impacts, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be) at para 199 of the NPPF; and any harm/loss of a designated heritage asset requires clear and convincing justification (at para 200). The NPPF gives presumption in favour of the conservation of heritage assets and applications that directly or indirectly impact such assets require appropriate and proportionate justification.
- 8.7 Woodsell Farmhouse is a Grade II listed 17th-century building. The stables are not listed in their own right, but are located within the setting of Woodsell Farmhouse. As such, the Farmhouse and the stables form a historic farmstead group of some historic interest. As such the stables have been treated as curtilage listed.
- 8.8 Much of the significance and special interest of Woodsell Farmhouse is derived from its historic integrity, contributed in part by its architectural form and historic fabric. Significance is also derived from the continued legibility of the building as the principal structure in a small, integrated farmstead complex positioned within a rural context.
- 8.9 The main heritage consideration for this application, is the effect of the proposal on the setting of Woodsell Farmhouse and its significance as a designated heritage asset.
- 8.10 The former stables are of a utilitarian form, layout, and appearance and are currently in a state of disrepair. Their continued legibility of a historic functional relationship with Woodsell Farmhouse, as well as from the surviving historic form and fabric and the buildings primary elevations, which collectively denote the building's original use and construction contributes to the significance of Woodsell Farmhouse setting.

- 8.11 Apart from the main structures, there are a number of features of architectural merit worth preserving on the former stables such as the construction materials, the plan forms, and other features of historic merit. In my view, the proposed scheme will have some impact on those aspects of the building. As a result, the proposed conversion would change the character of what is essentially a very basic rural utilitarian farm building to the extent of diminishing the link with their agricultural past, and thereby eroding any interest they may possess through the proposed internal layout of the proposed cottages.
- 8.12 The setting of the listed building within open fields and remote from other development contributes in no small way to its character. The conversion would result in a change to that setting, through the creation of paths and the parking of vehicles. Nonetheless, the proposal will secure the future of the farm buildings and also support the long term conservation of the farm. I take the view that greater weight should be given towards saving these historic farm buildings from further decay, and as a result, I believe the proposal should be supported.

Impact on the landscape character and visual amenity of the AONB

- 8.13 The NPPF gives great weight to conserving landscape beauty and scenic value in an AONB. This is reflected in policy DM24 of the adopted Local Plan. At the same time, the NPPF indicates that support should be given to suitably located and well designed development necessary to facilitate local business and community needs. As I have said above the proposed development will preserve historic farm buildings which have fallen into a state of disrepair.
- 8.14 I have carefully considered the concerns of local residents and the Parish Council regarding the visual impact of the development on the AONB and the rural landscape. I shared the concerns of local objectors about the initial proposal, but I consider that the revised approach is acceptable. Changes have included the re-positioning of the visitor car park to a more discrete location, the use of an existing driveway to remove the need for creating a new access track and leaving the wagon lodge unconverted. As set out above, the proposal will re-use and restore historic farm buildings, and I consider the conversion has been sensitively designed. The Kent Downs AONB Unit considers the proposals for the wider site, such as woodland planting, wildflower creation and planting of hedgerows to be consistent with the aims and objectives for the AONB. Furthermore, they consider the siting of the proposed parking area to be acceptable and support the installation of solar panels on the roof of the modern agricultural building. I am therefore content that the proposed scheme will enhance the natural beauty of the AONB.

Residential Amenity

- 8.15 The closest neighbouring properties that are most affected by the proposal are situated in excess of 150m to the south. However, due to the position of the stables and the significant separation distance to other properties, I consider there is no identifiable harm to the amenities of these neighbouring properties.
- 8.16 Local concern refers to an increase in noise levels. Given the relatively low density of the development, I do not consider the proposal would give rise to significantly increased noise levels and it is important to note that the Council's Environmental Protection Team have raised no concerns in relation to this issue.

Highways

- 8.17 As originally submitted, the scheme proposed to upgrade the existing farm track that ran alongside Hillside Cottage which raised some concern amongst local residents and the Parish Council. However, the revised scheme will utilise an existing access off Hillside Road which is the main driveway to the farm. Despite that, I note there is still some concern regarding the impact of an increase in traffic along Hillside Road, particularly given that it is narrow with few passing places.
- 8.18 The site is in a rural location with limited access to public transport and in all probability, visitors would rely on a car for their journeys. However, it seems unlikely that the small number of holiday units being proposed here would generate a significant amount of traffic, and in any case, it will be dispersed throughout the day. Furthermore, Kent Highways and Transportation raise no concerns, neither does the Kent Downs AONB Unit. I consider the parking area is adequate to accommodate any visitors to the site therefore I do not see any reason for refusal of the application on highway or traffic grounds.
- 8.19 Public Bridleway ZR455 runs along the main driveway to the farm and continues past the stables and the wagon lodge. The KCC PROW Officer was consulted and raised the issue regarding the increase in vehicle use along the bridleway. It was suggested that additional signage will be required so that users of the access are aware of the bridleway. I have discussed this with the agent who has agreed to cover the costs of the signage and as a result I have recommended condition (23) below. On this basis, I consider the matter to be satisfactory resolved.

Landscaping

- 8.20 The development will involve the planting of new hedgerows and trees alongside the agricultural barn and stables, as well as for the wider site. I am therefore satisfied that the landscaped character of the site would not be adversely affected by the development and Members will note conditions (10), (11) and (12) below.

Ecology

- 8.21 The Preliminary Ecological Appraisal recommended various mitigation measures, and a bat survey was carried out at the request of KCC Ecology. These were deemed satisfactory, and conditions have been included to ensure the ecological enhancement factors are adhered to. However, a Landscape and Ecological Management Plan (LEMP) still needs to be undertaken. The KCC Ecologist is satisfied provided this is secured as a pre-commencement condition of which the applicant has agreed to accept. Members will note condition (22) below.
- 8.22 Local concern refers to the potential for light pollution given the countryside location. The KCC Ecologist has recommended a condition requiring a lighting design plan for biodiversity to contain any potential impact on bat activity. Members will note condition (21) below.

Other Matters

- 8.23 Local concern points out there are already holiday lets in the village and question the need for more holiday accommodation. However, opposition to business competition is not a material planning consideration.

8.24 I note that a number of premises in this area are served by a private water supply. I have included an informative to make the applicants aware of their need to register the supply with the Council so that the Environmental Protection Team can arrange to undertake regular sampling should they decide to use any private water supply available rather than mains water.

9. CONCLUSION

9.1 The proposal would enable the conversion of disused farm buildings. I have considered the potential impact of this proposal upon the character and appearance of the countryside and AONB, and the setting of the listed building, as well as the comments of local residents and the Parish Council. I am of the view that the impact will be minimal and considerably outweighed by the benefits it would bring to the Borough. On this basis I recommend that planning permission and listed building consent is granted, subject to the conditions which have been included below.

10. **RECOMMENDATION - GRANT** Subject to the following conditions

21/503842/FULL

CONDITIONS

(1) The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which the permission is granted.

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

(2) The development hereby approved shall be carried out in accordance with the following approved plans:

Proposed Site Plan 2005/1C
Stables & Lodge, Proposed Layout 2005/22D
Proposed Block Plan 2005/23C
Proposed South-East & North-West Elevations of Holiday Cottages 2005/35
Proposed North-East & South-West Elevations of Holiday Cottages 2005/36

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

(3) No development beyond the construction of foundations shall take place until details of the weatherboarding and roofing materials to be used on the holiday lets hereby permitted have been submitted to and approved in writing by the Local Planning Authority, and works shall be implemented in accordance with the approved details.

Reason: In the interest of preserving or enhancing the character and appearance of the surrounding area.

(4) All new/replacement windows and doors shall be constructed of timber, and they shall be in accordance with detailed drawings at a scale of 1:10 elevation detail and a 1:2 plan and vertical section of all new joinery work and fittings together with sections through glazing bars, frames and mouldings, and specification and colours of finish, which shall first have been approved in writing by the Local Planning Authority. The

development shall be carried out in accordance with the approved details.

Reason: In the interest of preserving or enhancing the character and appearance of the surrounding area.

- (5) No new joinery shall be installed until details of the colour finish(es) to be used for the paint/stain finish to the new external joinery have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with approved details.

Reason: In the interest of preserving or enhancing the character and appearance of the surrounding area.

- (6) No development beyond the construction of foundations shall take place until a sample panel of the flintwork with brick quoins to be used has been erected on site adjacent to the building for inspection and approved in writing by the Local Planning Authority. The vertically erected sample panel shall be not less than 1m² in its vertical face dimension, and show the depth, colour, texture, lime mortar, and profile (to match existing) to be used in the formation of the flint work. The approved panel shall be retained on site for the duration of the flint work construction works to form a visual reference for the building contractor(s) carrying out the work.

Reason: In the interest of preserving or enhancing the character and appearance of the surrounding area.

- (7) No rooflights shall be installed other than in accordance with details of conservation rooflights that have first been submitted to and approved in writing by the Local Planning Authority. These details shall include a technical specification of the specific model/product and shall include a sectional drawing showing how the rooflight would sit near flush in the roof plane.

Reason: In the interest of preserving or enhancing the character and appearance of the surrounding area.

- (8) No development beyond the construction of foundations shall take place until details have been submitted to the Local Planning Authority and approved in writing, which set out what measures have been taken to ensure that the development incorporates sustainable construction techniques such as water conservation and recycling, and energy efficiency. Upon approval, the details shall be incorporated into the development in accordance with the approved details prior to the first use of any holiday accommodation.

Reason: In the interest of promoting energy efficiency and sustainable development.

- (9) The holiday accommodation hereby approved shall be designed to achieve a water consumption rate of no more than 110 litres per person per day, and no holiday accommodation shall be occupied unless the notice for that accommodation of the potential consumption of water per person per day required by the Building Regulations (As amended) has been given to the Building Control Inspector (internal or external).

Reason: In the interests of water conservation and sustainability.

- (10) No development beyond the construction of foundations shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. These details shall include existing trees, shrubs, and other features, planting schedules of plants, noting species (which shall be native species and of a type that will encourage wildlife and biodiversity), plant sizes and numbers where appropriate, means of enclosure, hard surfacing materials, and an implementation programme.

Reason: In the interests of the visual amenities of the area and encouraging wildlife and biodiversity.

- (11) All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed in writing with the Local Planning Authority.

Reason: In the interests of the visual amenities of the area and encouraging wildlife and biodiversity.

- (12) Upon completion of the approved landscaping scheme, any trees or shrubs that are removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced with trees or shrubs of such size and species as may be agreed in writing with the Local Planning Authority, and within whatever planting season is agreed.

Reason: In the interests of the visual amenities of the area and encouraging wildlife and biodiversity.

- (13) The holiday lets hereby permitted shall be used solely for the purpose of holiday accommodation; shall not be used by any person or persons as their sole or main residence and the accommodation shall not be occupied by any person or group of persons for more than four weeks in any calendar year.

Reason: As the site lies outside any area intended for new permanent residential development and as the permission is only granted in recognition of the applicant's intention and the Local Planning Authority's wish to encourage suitable provision of holiday accommodation in this attractive rural area.

- (14) No demolition/construction work in connection with the development shall take place on any Sunday or Bank Holiday, nor on any other day except between the following times:

Monday to Friday 0730 – 1900 hours, Saturdays 0800 – 1300 hours unless in association with an emergency or with the prior written approval of the Local Planning Authority.

Reason: In the interests of residential amenity.

- (15) The development hereby permitted shall not be commenced until the following components of a scheme to deal with the risks associated with contamination of the

site shall have been submitted to and approved, in writing, by the Local Planning Authority:

- 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 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.
- 4) A Closure Report is 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 ensure any land contamination is adequately dealt with.

- (16) The area shown on the submitted block plan drawing No. 2005/23C as vehicle parking spaces shall be provided before first occupation of the holiday accommodation, and shall be retained for the use of the occupiers of the holiday accommodation, and no permanent development, whether or not permitted by the Town and Country Planning (General Permitted Development)(England) Order 2015 (or any Order revoking and re-enacting that Order), shall be carried out on that area of land so shown or in such a position as to preclude vehicular access to these areas.

Reason: Development without provision of adequate accommodation for the parking of vehicles is likely to lead to parking inconvenient to other road users and be detrimental to highway safety and amenity.

- (17) Prior to the first occupation of the holiday accommodation hereby permitted, two electric vehicle chargers shall be provided in accordance with details which shall first be submitted to and approved in writing by the Local Planning Authority. All Electric Vehicle chargers provided must be to Mode 3 standard (providing a minimum of 7kw) and SMART (enabling Wifi connection). Approved models are shown on the Office for

Low Emission Vehicles Homecharge Scheme approved chargepoint model list:

<https://www.gov.uk/government/publications/electric-vehicle-homecharge-scheme-approved-chargepoint-model-list>

Reason: To encourage the use of electric vehicles, in the interests of climate change and reducing pollution.

- (18) Prior to the first occupation of the holiday accommodation hereby permitted, provision and permanent retention of secure, covered cycle parking facilities shall be completed in accordance with details that shall first have been submitted to and approved by the Local Planning Authority.

Reason: To ensure the provision and retention of adequate off-street parking facilities for cycles in the interests of sustainable development and promoting cycle visits.

- (19) From the commencement of works (including site clearance), all mitigation measures for bats will be carried out in accordance with the details in sections 12.3 through to 12.7 of the Ecological Impact Assessment (Native Ecology August 2022), unless varied by a Natural England Licence.

Reason: In the interests of conserving protected species.

- (20) From the commencement of works (including site clearance), all precautionary mitigation measures for protected species will be carried out in accordance with the details contained in sections 12.10 through to 12.19 of the Ecological Impact Assessment (Native Ecology August 2022).

Reason: To protect habitats and species identified in the ecological surveys from adverse impacts during construction.

- (21) Prior to the first occupation of the holiday accommodation hereby permitted, a lighting design plan for biodiversity will be submitted to and approved in writing by the Local Planning Authority. The plan shall show the type and locations of external lighting, demonstrating that areas to be lit will not disturb bat activity. All external lighting will be installed in accordance with the specifications and locations set out in the plan and will be maintained thereafter.

Reason: In the interests of conserving protected species.

- (22) Prior to commencement of works (including site clearance), a Landscape and Ecological Management Plan (LEMP) will be submitted to and be approved in writing by the Local Planning Authority. The content of the LEMP will be based on the recommendations on section 10 of the Ecological Impact Assessment (Native Ecology August 2022) and include the following:

- Description and evaluation of features to be managed (including the Wetland Ecosystem Treatment System)
- A planting schedule of the native species-only landscape scheme

- Constraints on site that might influence management
- Aims and objectives of management
- Appropriate management prescriptions for achieving aims and objectives
- Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period)
- Details of the body or organization responsible for implementation of the plan, and
- Ongoing monitoring and remedial measures

The approved plan will be implemented in accordance with the approved details.

Reason: To enhance biodiversity.

- (23) Before the holiday accommodation is first occupied, signage warning of pedestrians and equestrians, shall be installed along Public Bridleway ZR455, in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety and amenity.

- (24) Notwithstanding the details shown on the proposed block plan 2005/23C, details of the installation design for the photovoltaic array to be provided on the adjacent modern agricultural storage building shall be submitted to and approved in writing by the Local Planning Authority. The construction detailing shall be designed to accord with the guidance set out in the related Informative 1 below and the photovoltaic panel array shall be implemented in strict accordance with the details approved by the Local Planning Authority prior to the first occupation of the holiday accommodation hereby approved and maintained and retained as such thereafter in perpetuity.

Reason: To ensure that the design of the photovoltaic array installation is of a suitably high and sensitive design standard and approach taking into account the need to carefully manage the change within the setting of the adjacent listed farmhouse and its associated curtilage listed farm buildings.

INFORMATIVES

- (1) The Local Planning Authority would expect the photovoltaic array to be grouped in small groups of panels along the length of the south-facing roof slope (with spacing between the panel groups suggested at a minimum of 0.5m) and set flush or near flush into the roof plane with an appropriate flashing detail to ensure an integrated design appearance in order to minimize the visual impact on the setting of the adjacent listed and curtilage listed buildings. Details to be provided in the submission to discharge the condition must include a brochure and technical data sheet of the specific photovoltaic panel product to be used and the associated support frame, together with a vertical part/broken section drawing at 1:2 scale showing the grouped panels set into the roof plane within the support frame and the flashing detail(s) to be used.
- (2) Any private water supply (such as borehole or rainwater harvesting system) should be

notified to Environmental Health. Under the Private Water Supplies Regulations 2016 (as amended), the Local Authority has a duty to register supplies, carry out Risk Assessments when required, oversee regular sampling regimes where appropriate, and take enforcement action when appropriate. To register the use of a private water supply, this should be emailed in the first instance to ehadmin@midkent.gov.uk

- (3) Although the Environment Agency have no specific comments on this planning application, the applicant may be required to apply for other consents directly from them. The term 'consent' covers consents, permissions, or licenses for different activities (such as water abstraction or discharging to a stream) and they have a regulatory role in issuing and monitoring them.

The applicant should contact 03708 506 506 or consult the website <https://www.gov.uk/guidance/check-if-you-need-an-environmental-permit> to establish whether a consent will be required.

The Council's approach to the application

In accordance with paragraph 38 of the National Planning Policy Framework (NPPF), July 2018 the Council takes a positive and proactive approach to development proposals focused on solutions. We work with applicants/agents in a positive and creative way by offering a pre-application advice service, where possible, suggesting solutions to secure a successful outcome and as appropriate, updating applicants / agents of any issues that may arise in the processing of their application.

The application was considered by the Planning Committee where the applicant/agent had the opportunity to speak to the Committee and promote the application.

22/500556/LBC

CONDITIONS

- (1) The works to which this consent relates must be begun not later than the expiration of three years beginning with the date on which this consent is granted.

Reason: In pursuance of Section 18 of the Listed Building Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

- (2) The development hereby permitted shall not be carried out otherwise than in complete accordance with the following approved plans:

Proposed Site Plan 2005/1C
Stables & Lodge, Proposed Layout 2005/22D
Proposed Block Plan 2005/23C
Proposed South-East & North-West Elevations of holiday cottages 2005/35
Proposed North-East & South-West Elevations of holiday cottages 2005/36.

Reasons: In the interest of the special architectural or historic interest of the listed building.

- (3) No development beyond the construction of foundations shall take place until details of the roofing materials to be used on the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority, and works shall

be implemented in accordance with the approved details.

Reason: In the interest of the special architectural or historic interest of the listed building.

- (4) All new/replacement windows and doors shall be constructed of timber, and they shall be in accordance with detailed drawings at a scale of 1:10 elevation detail and a 1:2 plan and vertical section of all new joinery work and fittings together with sections through glazing bars, frames and mouldings, and specification and colours of finish, which shall first have been approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: In the interest of the special architectural or historic interest of the listed building.

- (5) No new joinery shall be installed until details of the colour finish(es) to be used for the paint/stain finish to the new external joinery have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with approved details.

Reason: In the interest of the special architectural or historic interest of the listed building.

- (6) No development beyond the construction of foundations shall take place until a sample panel of the flintwork with brick quoins to be used has been erected on site adjacent to the building for inspection and approved in writing by the Local Planning Authority. The vertically erected sample panel shall be not less than 1m² in its vertical face dimension, and show the depth, colour, texture, lime mortar, and profile (to match existing) to be used in the formation of the flint work. The approved panel shall be retained on site for the duration of the flint work construction works to form a visual reference for the building contractor(s) carrying out the work.

Reason: In the interest of the special architectural or historic interest of the listed building.

- (7) No rooflights shall be installed other than in accordance with details of conservation rooflights that have first been submitted to and approved in writing by the Local Planning Authority. These details shall include a technical specification of the specific model/product and shall include a sectional drawing showing how the rooflight would sit near flush in the roof plane.

Reason: In the interest of the special architectural or historic interest of the listed building.

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

The conditions set out in the report may be subject to such reasonable change as is necessary to ensure accuracy and enforceability.

