

SECTION '2' – Applications meriting special consideration

**Application No :** 12/00850/RECON

**Ward:**  
**Darwin**

**Address :** HPS Gas Station Leaves Green Road  
Keston

**OS Grid Ref:** E: 541997 N: 162357

**Applicant :** Biggin Hill Airport Ltd

**Objections :** YES

**Description of Development:**

Removal of Condition 2 removing permitted development rights under Part 18 of Schedule 2 of the Town and Country (General Permitted Development) Order 1995 of permission dc/11/01303/FULL1 granted for the removal of existing security fence and hedgerow and erection of replacement repositioned security fence between 100m and 125m to the west of the existing fence line and change of use of land from agriculture to airport

Key designations:

Special Advertisement Control Area  
Biggin Hill Public Safety Zone  
Biggin Hill Safeguarding Birds  
Biggin Hill Safeguarding Area  
Green Belt

**Joint report with application ref. 12/00849**

**RECOMMENDATION: PERMISSION BE REFUSED**

The reasons for refusal are:

- 1 The site falls within the Green Belt wherein there is a presumption against inappropriate development. Inappropriate development is by definition harmful to the Green Belt and should not be approved except in very special circumstances. Very special circumstances will not exist unless harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations. Condition 2 restricting Part 18 Aviation Permitted Development is required to protect the Green Belt and meets the requirements of Circular 11/95: 'The Use of Conditions in Planning Permissions'.