

**SECTION '3' – Applications recommended for PERMISSION, APPROVAL or CONSENT**

**Application No : 11/00517/FULL1**

**Ward:  
Cray Valley East**

**Address : Land Adjacent To Kevington County  
Primary School Sweeps Lane Orpington**

**OS Grid Ref: E: 548104 N: 167843**

**Applicant : Mr J. Jackson**

**Objections : YES**

**Description of Development:**

2 agricultural buildings, excavation and import/ deposit of material to level land and provide access track

**Proposal**

- 2 buildings for the storage of crops and associated agricultural machinery
- the main agricultural building will measure 91.44m long x 30.48m wide with a ridge height of 10.085m and eaves of 6.7m and will provide hay and straw storage
- the lean-to building will measure 67.056m x 8.84m with a sloped roof with 6.94 to the eaves on its high side and 4.877m on its low side and will provide storage for machinery, fertiliser and grain
- import of material from eastern side of the site to build up land on the western side up to 1.8m to match the existing bank
- access track
- hardstanding measuring 167.64m x 79.25m constructed from hardcore base and finished with Road planings
- 5 car parking spaces

The applicant has submitted information to support the application as follows:

- buildings will not be erected on the sewer line
- CCTV inspections of the sewer line will be carried out before and after the works take place

**Location**

- The application site has an area of 1.328 hectares
- farming activities undertaken on the site are mainly the production of forage and arable crops

- there is an existing building situated adjacent to the southern boundary of the site
- the proposed lean-to building would be sited directly east of the existing building along the southern boundary
- the main agricultural building would be sited to the north west of this approximately 38m away from the southern boundary
- it is noted that the layout is as shown by the site plan submitted with the application and not as in drawing No.AW10-06-01Rev2/GP-01 which is an illustrative dimension plan only
- the hardstanding would be sited adjacent to the eastern and southern boundaries of the site with the proposed buildings on top
- 5 car parking spaces are proposed adjacent to the lean-to building.

### **Comments from Local Residents**

Nearby owners/occupiers were notified of the application and representations were received which can be summarised as follows:

- will see buildings from garden
- building should be erected away from boundary line
- buildings will be directly over main drain and weight will impact it.

Following a site visit and meeting of the local residents with the applicant, the following comments were submitted:

- the sewer from Kevington will run between the lean-to and the main new building
- applicant has agreed to arrange a CCTV inspection to check the route and position of the man holes
- with these assurances the residents raise no objections.

### **Comments from Consultees**

The Council's Environmental Health Officer raises no objections to the application.

The Council's Drainage Planner has advised that there are no public sewers in close proximity to the site. Surface water should therefore discharge to soakaways. There is record of a 150mm diameter private foul sewer crossing the site.

### **Planning Considerations**

The site lies within the Green Belt where permission will not be given for inappropriate development unless very special circumstances can be demonstrated that clearly outweigh the harm by reason of inappropriateness or any other harm.

The construction of new buildings or extensions to buildings on land falling within the Green Belt will be inappropriate, unless it is for agriculture and forestry (unless

permitted development rights have been withdrawn) and other “appropriate development” as set out in UDP Policy G1.

Furthermore, the openness and visual amenity of the Green Belt shall not be injured by any proposals for development within or conspicuous from the Green Belt which might be visually detrimental by reasons of scale, siting, materials or design.

Kevington County Primary School is a Locally Listed Building. Kevington Hall is a Statutory Listed Building.

The application falls to be determined in accordance with the following policies of the Unitary Development Plan:

- BE1 Design of New Development
- BE3 Buildings in Rural Areas
- G1 The Green Belt
- NE7 Development and Trees
- T18 Road Safety

In strategic terms the most relevant London Plan policies are:

- 3D.8 Realising the value of open space and green infrastructure
- 3D.9 Green Belt
- 3D.18 Agriculture in London
- 4A.14 Sustainable Drainage

There are a number of relevant national policy documents that are relevant to the consideration of this application. These include:

- PPS1: Delivering Sustainable Development
- PPG2: Green Belts
- PPS7: Sustainable Development in Rural Areas

The Council was required to make a Screening Opinion as to whether an Environmental Impact Assessment was required. Taking into account the definition and selection criteria in Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999 and the terms of the European Directive, it is the opinion of the Local Planning Authority that the proposed development would not fall within the scope of the Regulations. The applicants were advised accordingly.

### **Planning History**

An application was approved under ref. 05/04457/AGRIC for a detached agricultural storage building (DETERMINATION IN RESPECT OF AGRICULTURAL PERMITTED DEVELOPMENT RIGHTS).

An application was submitted under ref. 07/00715/FULL1 for an agricultural building at land next to Kevington Hall but was subsequently withdrawn.

## Conclusions

The main issues relating to the application are the impact of the proposal on the Green Belt, including whether or not the development is appropriate, and the effect that it would have on the openness and visual amenity of the Green Belt. The impact on the character, appearance and special interest of the 2 nearby Listed Buildings are also a consideration.

The proposed buildings would have a combined area of over 3,350m<sup>2</sup> which exceeds the 465m<sup>2</sup> allowed under agricultural permitted development rights (Class A of Part 6 of Schedule 2 of the General Permitted Development Order (GPDO)). The main building is required for the storage of hay and straw to enable the applicants hay and straw bailing business to continue to expand. The lean-to building would be used to store grain, large machinery and chemicals associated with the business. Currently, machinery has to be stored in the open and on other land rented by the applicant. The proposed building would allow for machinery to be stored under cover at the site, thereby minimising vandalism and prolonging its lifespan. It is considered that both buildings, at the scale proposed, are reasonably necessary for the storage needs of the agricultural enterprise to function and develop.

With regard to the impact on the openness and visual amenity of the Green Belt, the buildings will be located close the boundary with Kevington School and will be screened from views by established tree planting on the southern, western and eastern aspects. A line of cherry laurels is also proposed to screen the buildings from the northern side. The buildings will be fully clad and enclosed with green coloured sides and a grey coloured roof so as to help prevent arson attacks and vandalism. The materials to be used are considered to blend in with the surroundings.

Given the separation of the proposal from the nearby Listed Buildings, and there being other modern agricultural development in the vicinity, it is not considered that there would be any significant harm to the settings of the Listed Buildings.

The nearest residential dwellings to the proposed buildings are Kevington Cottages, Crockenhill Road. The main agricultural building will be approximately 43m from the boundary with Kevington Cottages. Whilst there inevitably will be some visual impact from the main agricultural building, in particular, given the considerable distance from the dwellings, it is not considered that any significant loss of amenity would occur.

With regard to the concerns raised by local residents over damage to the private drain running across the site, this is a private matter, however, an informative is suggested which will remind the applicant about this issue.

The proposed hardstanding would cover an area of approximately 13,285m<sup>2</sup>. Being adjacent to other built development it is not considered that the impact on the opens or visual amenity of the Green Belt would be significant. The use of sustainable urban drainage systems should be promoted for development unless there are practical reasons for not doing so. A condition is therefore recommended

that details of a surface water drainage system to manage as much run-off from the hardstanding as possible, is submitted to the Council should permission be granted.

The proposed level changes would have minimal visual impact and would not lead to any serious loss of amenity at neighbouring dwellings. However, a condition is recommended that a method statement be submitted detailing the quantity and type of materials and the existing and proposed levels be submitted should permission be given. Similarly, details of the materials for the access track should also be submitted before work commences.

The application indicates that there are 10 existing car parking spaces; however, the applicant has confirmed verbally that these are outside the scope of the current application site, and 5 new car parking spaces on site are proposed. There is an existing access to the site from the existing farmyard at Kevington Hall and it is unlikely that the proposal would lead to a significant increase in traffic movements or adversely impact on road safety.

In conclusion, the proposal is considered reasonably necessary for the storage needs of the agricultural enterprise to function and develop and would be appropriate development within the Green Belt. Furthermore, the siting of the structures and planting of trees as a means of screening the development has been carefully considered to preserve the character of the open countryside. Members may therefore consider that the proposal is acceptable in that it would not be harmful to the character and visual amenities of the Green Belt, would not lead to any significant harm to the settings of the Listed Buildings and would not have any significant adverse impact on the amenities of local residents or on road safety.

Background papers referred to during production of this report comprise all correspondence on file ref.11/00517, excluding exempt information.

## **RECOMMENDATION: PERMISSION**

Subject to the following conditions:

- 1      ACA01      Commencement of development within 3 yrs  
ACA01R      A01 Reason 3 years
- 2      ACA05      Landscaping scheme - implementation  
ACA05R      Reason A05
- A      CC07R      Reason C07  
3ACC07      Materials as set out in application
- 4      ACD02      Surface water drainage - no det. submitt  
ADD02R      Reason D02
- 5      The layout of the development hereby permitted shall be carried out in accordance with the site plan approved under this planning permission and not as shown on drawing No. AW10-06-01Rev2/GP-01 unless previously agreed in writing by the Local Planning Authority.

**Reason:** In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the visual and residential amenities of the area.

6 A method statement shall be submitted detailing the quantity and type of materials and existing and proposed levels of the land on and around the buildings hereby permitted and for the access track hereby permitted, including details of the excavation, deposit and import of material.

**Reason:** In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the visual and residential amenities of the area.

**Reasons for granting permission:**

In granting permission the local planning authority had regard to the following policies of the Unitary Development Plan:

The relevant policies of the Unitary Development Plan are:

- BE1 Design of New Development
- BE3 Buildings in Rural Areas
- G1 The Green Belt
- NE7 Development and Trees
- T18 Road Safety

The development is considered to be satisfactory in relation to the following:

- (a) the relationship of the development to adjacent property
- (b) the character of the development in the surrounding area
- (c) the impact on the amenities of the occupiers of adjacent and nearby properties
- (d) the safety of pedestrians and motorists on the adjacent highway
- (e) the recreational open space policies of the development plan
- (f) sustainability issues
- (g) the setting of the nearby listed buildings
- (h) the adjoining owners concerns raised during the consultation process

and having regard to all other matters raised.

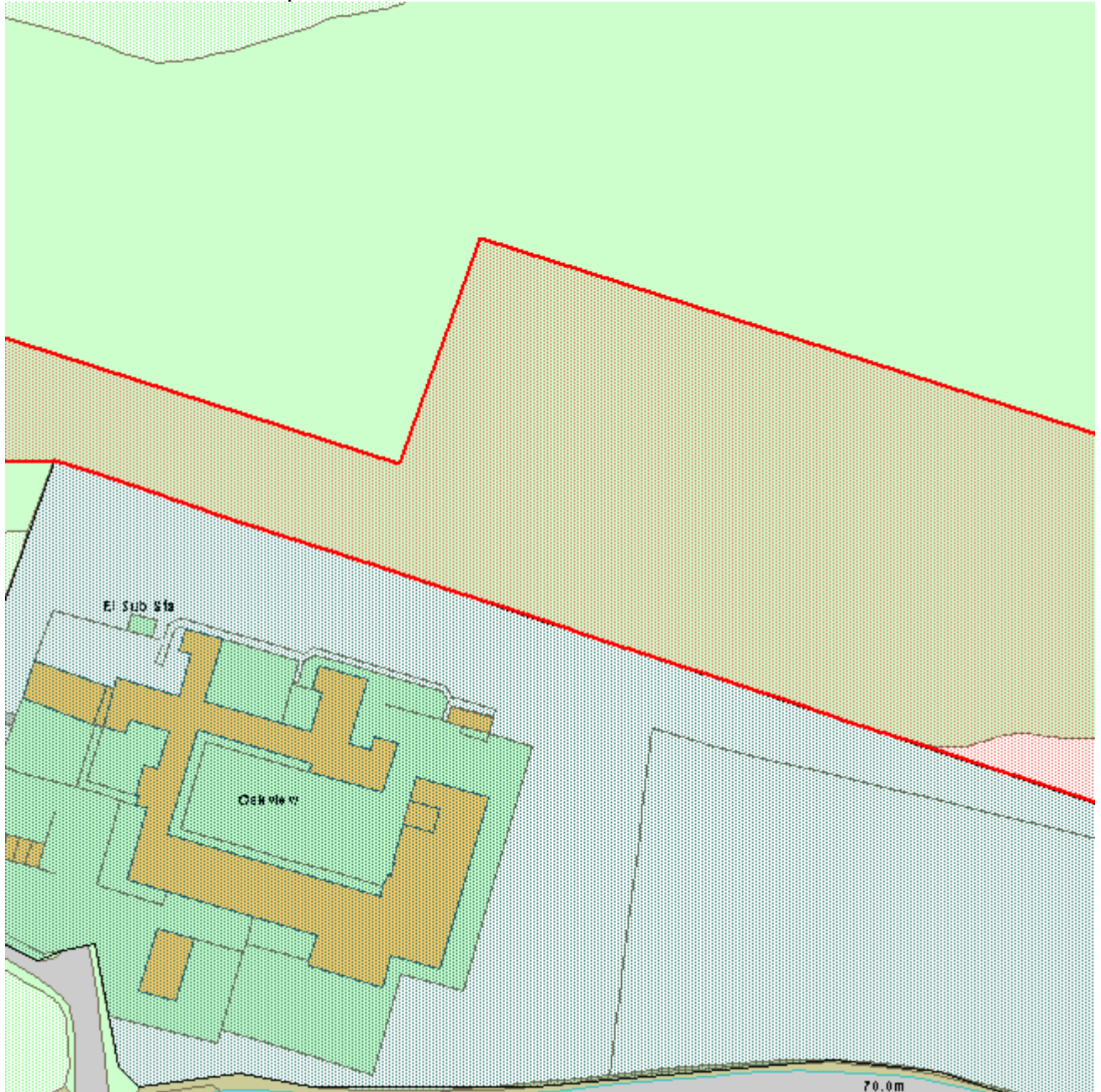
**INFORMATIVE(S)**

- 1 You should be aware of the need to contact the Environment Agency regarding its controls over deposit of material on land.
- 2 You are advised that there is record of a 150mm diameter private foul sewer crossing the site.

Reference: 11/00517/FULL1

Address: Land Adjacent To Kevington County Primary School Sweeps Lane  
Orpington

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land and provide access track



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