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SE/13/01388/FUL
Valid on 15th July 2013

**TOWN AND COUNTRY PLANNING ACT 1990
THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2010**

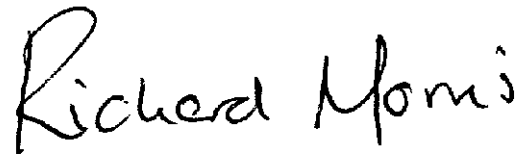
REFUSAL OF PLANNING PERMISSION

Site : Land North East Of The Junction With Redmans Lane Firmingers Road
Orpington KENT

Development : Change of Use to residential, stationing of three touring caravans and
associated hardstanding, fencing and gate. (Retrospective)

Sevenoaks District Council, as the District Planning Authority, pursuant to powers in the above mentioned Act and Order, HEREBY REFUSES PLANNING PERMISSION for the development described above, FOR THE FOLLOWING REASON(S) :-

- 1) The land lies within the Metropolitan Green Belt and Kent Downs Area of Outstanding Natural Beauty where strict policies of restraint apply. The proposal is inappropriate development in the Green Belt. The introduction of new development when taken together with appearance of the surrounding area significantly adds to the built form to a degree that would be inappropriate development in the Green Belt and harmful to the character and appearance of the Green Belt and Area of Outstanding Natural Beauty and to its openness. The very special circumstances advanced are not considered to be sufficient to outweigh the harm as identified. This proposed development conflicts with paragraphs 14, 79, 88, 89 and 115 of the National Planning Policy Framework and policies SP1, SP6 and LO8 of the Core Strategy.



Richard Morris
Chief Planning Officer

DATED THIS: 9th day of September 2013

Note to Applicant

In accordance with paragraphs 186 and 187 of the NPPF Sevenoaks District Council (SDC) takes a positive and proactive approach to development proposals. SDC works with applicants/agents in a positive and proactive manner, by;

- Offering a duty officer service to provide initial planning advice,
- Providing a pre-application advice service,
- When appropriate, updating applicants/agents of any small scale issues that may arise in the processing of their application,
- Where possible and appropriate suggesting solutions to secure a successful outcome,
- Allowing applicants to keep up to date with their application and viewing all consultees comments on line (www.sevenoaks.gov.uk/environment/planning/planning_services_online/654.asp),
- By providing a regular forum for planning agents,
- Working in line with the NPPF to encourage developments that improve the improve the economic, social and environmental conditions of the area,
- Providing easy on line access to planning policies and guidance, and
- Encouraging them to seek professional advice whenever appropriate

In this instance the applicant/agent:

- 1) Working in line with the NPPF, the application was refused as the proposal failed to improve the economic, social or environmental conditions of the area.

Please remove any site notice that was displayed on the site pursuant to the application.

NOTIFICATION TO APPLICANT ON REFUSAL OF PLANNING PERMISSION

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development then you can appeal to the Secretary of State for the Environment under Section 78 of the Town and Country Planning Act 1990.
- If you want to appeal, then you must do so within six months of the date of this notice, using a form which you can get from the Planning Inspectorate at Customer Support Unit, Room 3/13, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN, or online at www.planningportal.gov.uk/appeal
- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted permission for the proposed development having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Purchase Notices

- If either the local planning authority or the Secretary of State for the Environment refuses permission to develop land the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state or render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.
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