

SEVENOAKS DISTRICT COUNCIL

Argyle Road, Sevenoaks, Kent, TN13 1HG

Local Government Act, 1972
Town and Country Planning Act, 1971 (as amended)
Town and Country Planning General Development Order 1988

Application Ref. No SE/90/0053

Brasted Farming Co Ltd
C/O John Fortune
App House
100 Station Road
Horsham
West Sussex RH13 5EU

Application accepted as valid on 5th January 1990.

PROPOSAL: (Outline) Construction of 27 hole golf course and associated club house, Golf Driving range and 9 hole pitch and putt golf course, as amended by letters and revised drawings received 26/4/90 and 30/4/90.

LOCATION: Pedham Place Farm, Farningham Hill, Farningham, Kent DA4 0JW

The Sevenoaks District Council, as the district planning authority, HEREBY GRANTS OUTLINE PLANNING PERMISSION in respect of the proposal described above SUBJECT TO THE FOLLOWING CONDITIONS:

1. Details relating to the design and external appearance of the proposed building(s), and the landscaping of the site (hereinafter called "the reserved matters") shall be submitted to, and approved in writing by, the District Planning Authority before any development is commenced.

Reason: No such details have been submitted.
(a1 - Outline)

2. Application for approval of the reserved matters shall be made to the District Planning Authority not later than the expiration of three years beginning with the date of the grant of this outline planning permission.

Reason: In pursuance of Section 42(2) of the Town and Country Planning Act, 1971. (a2 - Outline Submissions)

3. The development to which this permission relates must be begun not later than whichever is the later of the following dates:
(a) the expiration of five years from the date of the grant of outline planning permission; or

(b) the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: In pursuance of Section 42(2) of the Town and Country Planning Act, 1971. (a3 - Outline Time Limit)

.. The development hereby permitted shall not be commenced until details of the landscaping of the site, including wherever possible the retention of existing trees, have been submitted to, and approved in writing by the District Planning Authority.

The approved landscaping scheme shall be implemented in the first

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planting season following occupation or use of the development, whether in whole or part, and shall be maintained thereafter for a period of not less than five years. This maintenance shall include the replacement of any tree or shrub which dies by a species to be approved in writing by the Local Planning Authority.

Reason: In the interests of amenity. (d1 - Landscaping)

5. The trees which are to be preserved shall be protected by a double ring of chestnut paling to a minimum height of 1.5 metres, at whichever is the greater distance of the following:-
- (a) two metres from the base of the tree,
 - (b) The area described by the limit of the spread of the branches of the tree,
- or any such other method as shall have been agreed in writing by the District Planning Authority, before the development commences. The approved fencing shall be maintained for the duration of the construction period.

Reason: To prevent unnecessary damage occurring to the trees during building operations.
(d4 - Tree Protection 1)

6. The following work shall not be carried out within the spread of the branches of any trees which are to be preserved except with the consent in writing of the District Planning Authority:-
- (a) levels shall not be raised or lowered in relation to the existing ground level;
 - (b) no roots shall be cut, trenches dug, or soil removed;
 - (c) no buildings, roads or other engineering operations shall be constructed or carried out;
 - (d) no fires shall be lit;
 - (e) no vehicles shall be driven over the area; and
 - (f) no materials or equipment shall be stored.

Reason: In the interests of the visual amenities of the area. (d5 - Tree Protection 2)

7. Prior to the commencement of the development hereby permitted details of the alignment layout and construction of the new access road, of turning areas, car parks and means of access thereto shall be submitted to and approved in writing by the District Planning Authority and thereafter constructed concurrently with the carrying out of the development and brought into use prior to the use of occupation of the development. Such areas thereafter to be kept available for the parking and turning of vehicles and access at all times.

Reason: In order that the Council may be satisfied as to the details of the proposal in the interests of highway safety, convenient access and the visual amenities of the area.

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8. Details of the means of access from the A20 shall be submitted to, and approved by, the Local Planning Authority prior to the commencement of any works on the site. Thereafter, the access shall be completed in accordance with the approved details prior to the commencement of any other works.
Reason: In order that the District Planning Authority may be satisfied as to the details of the proposals given no such details have been submitted.
9. The means of vehicular access to, or exit from, the site shall be served solely from the A20 Pedham Place roundabout.
Reason: In the interests of highway safety.
10. Prior to the use or occupation of the development hereby permitted the existing vehicular accesses to the A20 London Road and to Crockenhill Lane shall be stopped up permanently in accordance with details which have been submitted to and approved in writing by the District Planning Authority.
Reason: In the interests of highway safety.
11. The existing footpath route through the site shall be realigned and separated from the existing access road prior to commencement of the use of the golf courses, in accordance with details previously submitted and approved in writing by the District Planning Authority and shall thereafter be kept available for unobstructed public access at all times.
Reason: In the interests of pedestrian safety.
12. Prior to the commencement of the development hereby permitted details of all proposed engineering works associated with the laying out of golf courses including the creation of greens, bunkers, tees, ponds or lakes shall be submitted to and approved in writing by the District Planning Authority.
Reason: In order that the Council may be satisfied as to the details of the proposals in the interests of the visual amenities of the area.
13. The clubhouse shall only be used for purposes directly related to the use of the adjoining golf courses, hereby approved.
Reason: Use of the building independently to the open recreational use would be contrary to the development plan and the function of the Metropolitan Green Belt.
14. The building(s) hereby granted planning permission shall not be occupied until such time as drainage facilities, as shall have been previously agreed in writing by the District Planning Authority, have been provided.
Reason: To ensure that the drainage facilities are to the satisfaction of the Local Planning Authority.

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15. Details of existing and finished levels of the land in relation to the siting of the proposed clubhouse, car parks, and driving range building shall be submitted to and approved in writing by the district planning authority prior to the commencement of the development.

Reason: In order that the District Planning Authority may be satisfied as to the details of the proposals in the interests of the visual amenities of the area.

16. No works on the new buildings shall commence until a contract is signed for the laying out of the associated golf course and the buildings shall not be used until the proposed golf course car parks are provided.

Reason: To avoid provision of an unjustified building in open countryside and to ensure proper car parking provision.

17. Details of the proposed means of lighting to the proposed driving range including means of masking/shielding shall be submitted to and approved in writing by the District Planning Authority prior to the commencement of the development.

Reason: In order that the District Planning Authority may be satisfied as to the details of the proposals in the interests of the visual amenities of the area and highway safety.

18. The Stewards accommodation within the clubhouse shall be occupied solely by persons employed in conjunction with the use of the clubhouse and adjoining land for the purposes of a golf course(s).

Reason: So as not to be contrary to the provisions of the Kent Structure Plan as approved by the Secretary of State for the Environment.

19. Concurrently with the carrying out of works, provision shall be made to ensure satisfactory access and facilities for the disabled with regard to car parking, routes to principle entrances, door widths, staircases and W.C. accommodation in accordance with details submitted to, and agreed in writing by the District Planning Authority prior to commencement of works.

Reason: In the interests of the provision of satisfactory means of access and facilities for the disabled.

Dated: 5th June 1990

Signed:



A J GAYNOR

Planning Director

(The proper officer of the authority)

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INFORMATIVE:

1. The applicants attention is drawn to the attached "Special Requirements for Safe Working" supplied by Esso Petroleum Co, Ltd.,

2. The applicant is advised to contact SEEBOARD in preparing the details of the scheme given overhead lines cross the site.

3. The site is believed to contain archaeological remains; you are requested to contact the Kent Archaeological Rescue Unit at Dover Castle, Kent, prior to commencement of any works, and afford the unit the opportunity to carry out investigations during construction.

4. Attention is drawn to the relevant provisions contained in sections 4, 7 and 8a of the Chronically Sick and Disabled Persons Act 1970, and to the Code of Practice for Access for the Disabled to Buildings.

IMPORTANT. This is a planning permission granted under the Town and Country Planning Act and does not operate so as to grant any lease, tenancy or rights of occupation of or entry on to the land to which it refers, nor does it dispense with the need to comply with any other enactment, bye-law or provision whatsoever.

ATTENTION IS DRAWN TO THE ATTACHED NOTES.

INFORMATIVE:

It appears that the proposal involves works which affect the highway or its verge. Before commencing such works, you must obtain the separate consent of the Highway Authority. Please contact; The County Surveyor, Springfield, Maidstone (0622 671411), (or Area Maintenance Engineer, Pedham Place, Swanley).

INFORMATIVE:

A public footpath may be affected by this proposal. A planning permission does not authorise the stopping up or diversion of the footpath. There is a separate statutory procedure for this which can be lengthy. Please write in the first instance to the Chief Executive, Sevenoaks District Council, Council Offices, Argyle Road, Sevenoaks TN13 1HG and please quote the reference number of the planning permission. It is an offence to obstruct a public footpath.

SEVENOAKS DISTRICT COUNCIL
TOWN AND COUNTRY PLANNING ACTS
REGISTER OF APPLICATIONS - PART II

APPLICATION: SE/90/0053 **VALID:** 05 JAN 90 **MAP REF:** TQ 5300 6740

APPLICANT: Brasted Farming Co Ltd
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