



FOR OFFICE USE ONLY

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REC NO.

Application for Planning Permission. Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title: First name: Surname:

Company name:

Street address:

Town/City:

County:

Country:

Postcode:

Telephone number: Country Code: National Number: Extension Number:

Mobile number:

Fax number:

Email address:

Are you an agent acting on behalf of the applicant? Yes No

2. Agent Name, Address and Contact Details

Title: First Name: Surname:

Company name:

Street address:

Town/City:

County:

Country:

Postcode:

Telephone number: Country Code: National Number: Extension Number:

Mobile number:

Fax number: National Number:

Email address:

3. Description of the Proposal

Please describe the proposed development including any change of use:

Has the building, work or change of use already started? Yes No If Yes, please state the date when the building, work, or use started:

Has the building, work or change of use been completed? Yes No If Yes, please state the date when the building, work, or change of use was completed:

4. Site Address Details

Full postal address of the site (including full postcode where available)

Description:

House:	<input type="text"/>	Suffix:	<input type="text"/>
House name:	LOWER HOCKENDEN FARM		
Street address:	HOCKENDEN LANE		
Town/City:	SWANLEY		
County:	KENT		
Postcode:	BR8 7QH		

Description of location or a grid reference
(must be completed if postcode is not known):

Easting:	549405
Northing:	168960

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? Yes No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:					
Title:	<input type="text" value="Mr"/>	First name:	<input type="text" value="T"/>	Surname:	<input type="text" value="Horsman"/>
Reference:	<input type="text" value="1759"/>				
Date (DD/MM/YYYY):	<input type="text" value="01/09/2010"/>	(Must be pre-application submission)			

Details of the pre-application advice received:

Not appropriate to make a Prior Notification, full application.
Request for planting in front of highway boundary to farmhouse.

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?	<input type="radio"/> Yes	<input checked="" type="radio"/> No
Is a new or altered pedestrian access proposed to or from the public highway?	<input type="radio"/> Yes	<input checked="" type="radio"/> No
Are there any new public roads to be provided within the site?	<input type="radio"/> Yes	<input checked="" type="radio"/> No
Are there any new public rights of way to be provided within or adjacent to the site?	<input type="radio"/> Yes	<input checked="" type="radio"/> No
Do the proposals require any diversions/extinguishments and/or creation of rights of way?	<input type="radio"/> Yes	<input checked="" type="radio"/> No

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?	<input type="radio"/> Yes	<input checked="" type="radio"/> No
Have arrangements been made for the separate storage and collection of recyclable waste?	<input type="radio"/> Yes	<input checked="" type="radio"/> No

8. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you? Yes No

9. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Compacted road scalplings

9. (Materials continued)

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

Yes No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

10. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	0	0	0
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces	0	0	0
Other (e.g. Bus)	0	0	0
Short description of Other			

11. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer Package treatment plant Unknown
Septic tank Cess pit

Other

N/A

Are you proposing to connect to the existing drainage system?

Yes No Unknown

12. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)

Yes No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

Yes No

Will the proposal increase the flood risk elsewhere?

Yes No

How will surface water be disposed of?

Sustainable drainage system Main sewer Pond/lake
 Soakaway Existing watercourse

13. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, OR on land adjacent to or near the application site:

a) Protected and priority species

Yes, on the development site Yes, on land adjacent to or near the proposed development No

b) Designated sites, important habitats or other biodiversity features

Yes, on the development site Yes, on land adjacent to or near the proposed development No

c) Features of geological conservation importance

Yes, on the development site Yes, on land adjacent to or near the proposed development No

14. Existing Use

Please describe the current use of the site:

Agricultural

Is the site currently vacant? Yes No

Does the proposal involve any of the following?

If yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated? Yes No

Land where contamination is suspected for all or part of the site? Yes No

A proposed use that would be particularly vulnerable to the presence of contamination? Yes No

15. Trees and Hedges

Are there trees or hedges on the proposed development site? Yes No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? Yes No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to construction - Recommendations'.

16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? Yes No

17. Residential Units

Does your proposal include the gain or loss of residential units? Yes No

18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? Yes No

19. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	0	0	0
Proposed employees	0	0	0

20. Hours of Opening

If known, please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday		Saturday		Sunday and Bank Holidays		Not Known
	Start Time	End Time	Start Time	End Time	Start Time	End Time	
Other							<input checked="" type="checkbox"/>

21. Site Area

What is the site area?

00.07

hectares

22. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

N/A

Is the proposal for a waste management development? Yes No

23. Hazardous Substances

Is any hazardous waste involved in the proposal? Yes No

24. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

The agent The applicant Other person

25. Certificates (Certificate A)

Certificate of Ownership - Certificate A

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates.

Title: First name: Surname:
Person role: Declaration date: Declaration made

25. Certificates (Agricultural Land Declaration)

Agricultural Land Declaration

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of an agricultural holding.

(B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below:

If any part of the land is an agricultural holding, of which the applicant is the sole tenant, the applicant should complete part (B) of the form by writing 'sole tenant - not applicable' in the first column of the table below

Notice recipient		Date notice served
Name:	<input type="text" value="Mr A Inglis"/>	<input type="text" value="16/02/2011"/>
Number:	<input type="text"/> Suffix: <input type="text"/>	
Street:	<input type="text" value="Willow Farm"/>	
Locality:	<input type="text" value="Tylers Green Road"/>	
Town:	<input type="text" value="Crockenhill"/>	
Postcode:	<input type="text"/>	
Title:	<input type="text" value="Mr"/> First Name: <input type="text" value="G"/> Surname: <input type="text" value="Simpkin"/>	
Person role:	<input type="text" value="Agent"/> Declaration date: <input type="text" value="16/02/2011"/>	<input checked="" type="checkbox"/> Declaration Made

26. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information.

Date

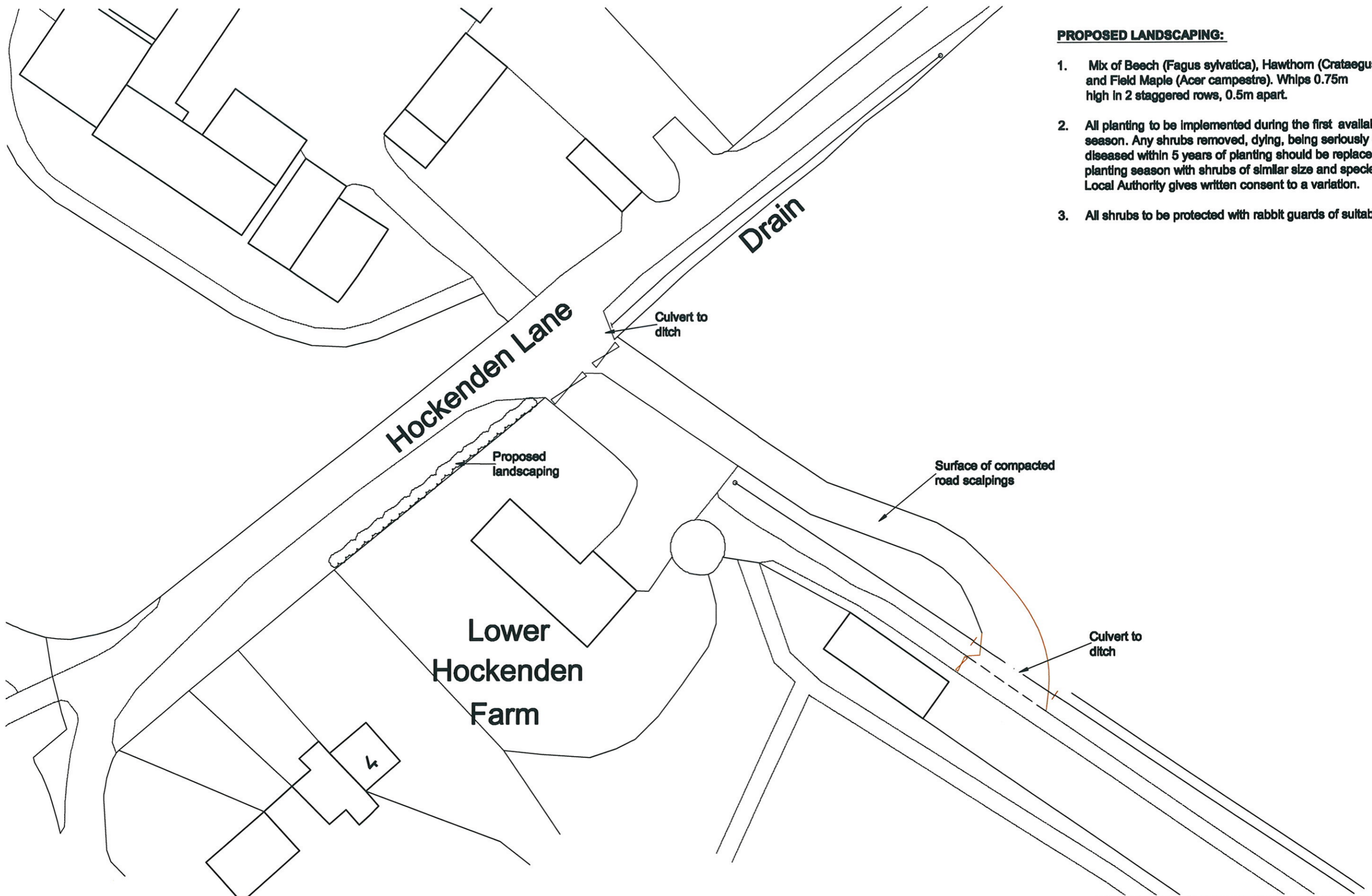


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SCALE BAR (metres) 1:1250

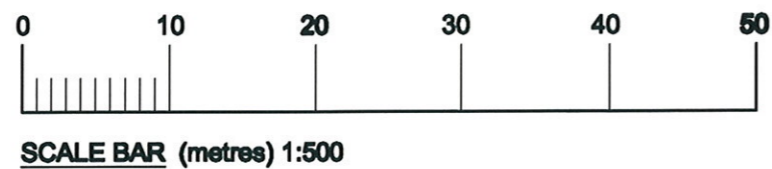
Graham Simpkin Planning
CHARTERED TOWN PLANNERS & DEVELOPMENT CONSULTANTS
2 The Parade, Ash Road, Hartley, Longfield, Kent, DA3 8BG
Tel: 01474 703705 Fax: 01474 707299
E-mail: webmail@grahamsimpkinplanning.co.uk

Site Lower Hockenden Farm, Swanley, Kent	
Drawing Title Site Location Plan	
Date September 2010	Scale 1:1250 @ A3
Dwg. No. 1759 / 20	Rev Drawn by S.C.M.



PROPOSED LANDSCAPING:

1. Mix of Beech (*Fagus sylvatica*), Hawthorn (*Crataegus monogyn*) and Field Maple (*Acer campestre*). Whips 0.75m high in 2 staggered rows, 0.5m apart.
2. All planting to be implemented during the first available planting season. Any shrubs removed, dying, being seriously damaged or diseased within 5 years of planting should be replaced in the next planting season with shrubs of similar size and species, unless the Local Authority gives written consent to a variation.
3. All shrubs to be protected with rabbit guards of suitable size.



Graham Simpkin Planning
 CHARTERED TOWN PLANNERS & DEVELOPMENT CONSULTANTS
 2 The Parade, Ash Road, Hartley, Longfield, Kent, DA3 8BG
 Tel: 01474 703705 Fax: 01474 707299
 E-mail: webmail@grahamsimpkinplanning.co.uk

Site Lower Hockenden Farm, Swanley, Kent		
Drawing Title Access details		
Date September 2010	Scale 1:500 @ A3	
Drg. No. 1759 / 21	Rev	Drawn by S.C.M.

S1759/A

STATEMENT IN SUPPORT OF APPLICATION FOR ACCESS DETAILS

LOWER HOCKENDEN FARM, HOCKENDEN LANE, SWANLEY, BR8 7QH

Introduction

This Statement is submitted for Retrospective Planning Permission for the construction of a new farm access road that was provided last year to serve the agricultural use of Lower Hockenden Farm.

The new road is required to provide a separation from the farm house which is let separately from the farm and to avoid conflict between farm traffic and the traffic generated by the dwelling. It is also required to provide a good quality access to serve the agricultural use of the farm holding.

It is apparent that in other circumstances, the provision of this farm road would be “permitted development” under Class A of Part 6 of the Town and Country Planning (General Permitted Development Order 1995). However, this provision is the subject of a requirement for Prior Notification to the Local Planning Authority before work is undertaken. The reason for this is to effectively provide the LPA with an opportunity to request further details to be submitted relating to siting and means of construction of a private way by virtue of sub-paragraph A2(2)(i), on the basis that an “in principle permission” is granted by the Order.

Whilst in this case, the Applicant is making an application for full Planning Permission, it is important that the application is considered in the context of the fall back position which would be to remove the private way, submit a notification to the Council and then submit details of siting and means of construction if the Council requested it. It would not be open to the Local Planning Authority to object to the principle of this form of development in response to a Prior Notification, where the work is reasonably necessary for agriculture within the holding.

In this case, it is suggested that it would be appropriate to consider this application in the context of the principle of the access and private way being acceptable, such that consideration should be confined to the external appearance and siting of this retrospective work.

Site Context

The application site lies to the east side of Hockenden Lane and is immediately opposite the original complex of farm buildings that served this agricultural holding.

The new access lies immediately to the north east of Lower Hockenden Farm House which is now let separately from the farm, although still within the same ownership.

There is a farm track that runs south eastwards across the farm providing access to the fields located on the eastern side of Hockenden Lane.

The farm extends in total to some 120 hectares and is now in active agricultural use by a tenant farmer.

Agricultural Usage

The farm consists predominantly of arable land and this has been prepared during last summer to plant combinable crops on the whole of the land. These are due to be harvested late next summer 2011.

The tenant farmer needs good access to all parts of the farm, for tractors, tractors with trailers, farm machinery including combine harvesters.

The improvement to the access will facilitate access for these vehicles to this part of the farm.

Design

The road has been constructed of compacted road scalplings over a hardcore base. The edge of the new construction has not been restrained by any form of hard edge and is left to merge with the adjacent soil and vegetation. This will reduce its visual impact and provide a more 'rural' feel to the works.

The external colouring of the hard surfacing is a dark grey colour that is similar to the public road and is not conspicuous within the surrounding countryside.

Access

The access has been located immediately adjacent to the access serving the farm house and from this point, it is possible to gain access to the original farmyard and the recently approved farmyard that lies immediately opposite on the western side of Hockenden Lane.

From this point, there is good visibility in both directions such that vehicles can enter and leave the site safely and there is space within the entrance and roadway for farm vehicles and machinery to manoeuvre onto and off the public highway.

The re-aligned section of farm road enables vehicles to bypass the narrow section at the beginning of the original farm road and to manoeuvre safely to re-join the original farm road.

Planning Context

As explained in the introduction, it is considered that determination of this application should be confined to siting and means of construction of this new roadway.

The application site is located in the Green Belt and Government advice in PPG2 is that development for agricultural purposes is an appropriate form of development within the Green Belt. In this case, if it is determined that the principle needs to be considered as part of this application, then it should be regarded as an appropriate form of development.

In terms of impact on the character and appearance of the Green Belt, in this case, the finish and colouring of the roadway is not conspicuous within the surrounding countryside. The

provision of an additional gateway along the edge of Hockenden Lane is also not considered to be significant within the overall street scene.

The LPA during pre-application discussions asked whether an improvement could be achieved in respect of the fence in front of Lower Hockenden Farm house and here it is proposed to plant a traditional hedge to screen the fence and soften the appearance of the edge of Hockenden Lane. The application site boundary has been extended to include this area so that this improvement can be considered as part of the overall package of proposals.

It is considered that with this additional landscaping, there is a significant improvement to the appearance of this part of Hockenden Lane and in general terms it will enhance this part of the countryside.

For all these reasons, the Council are respectfully requested to grant Planning Permission for this development.

Mrs M Synott
C/o Graham Simpkin
2
The Parade
Ash Road
Longfield
Kent
DA3 8BG
United Kingdom

/
Application No : DC/11/00536/FULL1
Date : 11th May 2011

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

Take notice that the Council of the London Borough of Bromley, in exercise of its powers as local planning authority under the above Act, has **GRANTED** planning permission for the development, referred to in your application received on 17th February 2011.

at : Lower Hockenden Farm Hockenden Lane Swanley BR8 7QH

Proposal: Formation of vehicular access to Hockenden Lane and access road for agricultural purposes (RETROSPECTIVE APPLICATION)

Subject to the following conditions **and for the reasons set out below:-**

- 1 The access hereby permitted shall not be used for any vehicle to enter or exit Bournemouth Sand and Gravel Quarry at any time

In the interests of the Green Belt and pedestrian safety along the Public Footpath, to accord with Policies G1 and T6 of the Unitary Development Plan.

- 2 Details of a scheme of landscaping in front of the farmyard boundary fence shall be submitted to and approved in writing by the Local Planning Authority within one month of the date of this permission. The approved scheme shall be implemented within one month of approval. Any trees or plants which within a period of 5 years from the date of this permission die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species to those originally planted.

DC/11/00536/FULL1

In order to comply with Policy BE1 of the Unitary Development Plan and to secure a visually satisfactory setting for the development.

- 3 Summary of reasons for granting planning permission
The decision to grant planning permission has been taken in accordance with the adopted London Borough of Bromley Unitary Development Plan including the policies set out below, and taking into account all other relevant material planning considerations:

Informative

This is a summary of the main reasons for this decision as required by law. The application has been determined in accordance with the development plan insofar as it is relevant and taking into account all other material planning considerations, including all the representations received. For further details, please see the application report (if the case was reported to Committee), the Unitary Development Plan and associated documents or write to Chief Planner quoting the above application number.

- 3 Policies (UDP)
BE1 Design of New Development
G1 Green Belt
T11 New Accesses
T18 Road Safety

PPG2 Green Belts

In addition to the conditions set out above, you are reminded of your obligation under Section 106 of the Town and Country Planning Act 1990 in relation to permission ref. 11/00536/FULL1 and the covenants contained therein.

Signed:



Chief Planner

On behalf of the London Borough of Bromley Council
YOUR ATTENTION IS DRAWN TO THE NOTES OVERLEAF