

Delegated Report

Adjoining Authority Consultation

Planning Application No: 20260522

Location: Cader Idris Poultry Farm Gravesend Road Sevenoaks Kent

Description: Sevenoaks Consultation - Part demolition and conversion of existing chicken shed to create two residential dwellings, creation of residential curtilage including associated hard and soft landscaping, change of use of agricultural land to enlarge approved residential curtilages. Alteration to neighbouring driveway.

Applicant: Sevenoaks District Council

Submitted Documents/Plans

Sevenoaks Consultation Letter

Officer's Analysis

This request for comment from Sevenoaks District Council follows their planning reference 25/003247/FUL for *'Conversion of existing chicken shed to Class C3 (residential dwelling) partial demolition of existing building and outbuildings, increase in eaves and ridge height, changes to fenestration, creation of residential curtilage including associated hard and soft landscaping.'*

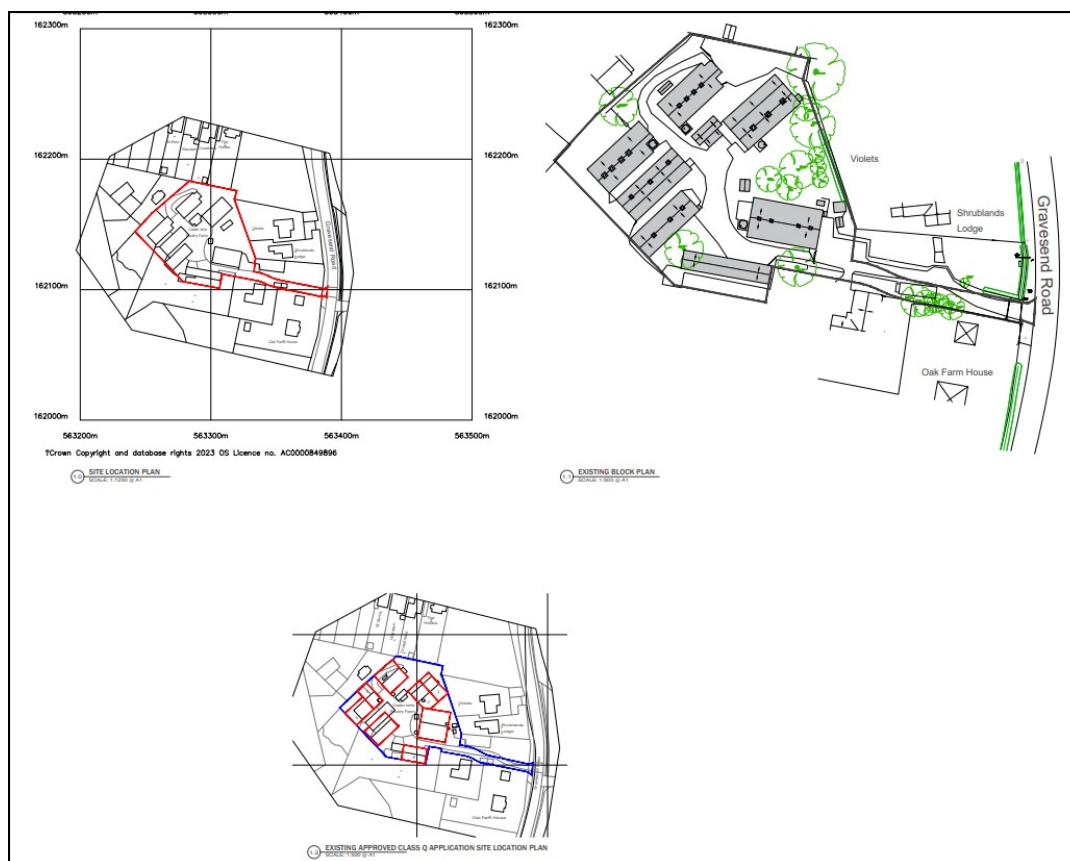
This was granted by Sevenoaks following comments provided by Gravesham Borough Council.

This consultation has been submitted to seek Gravesham Borough Councils comments on a planned proposal submitted to Sevenoaks Borough Council for *'Part demolition and conversion of existing chicken shed to create two residential dwellings, creation of residential curtilage including associated hard and soft landscaping, change of use of agricultural land to enlarge approved residential curtilages. Alteration to neighbouring driveway.'*

This application is markedly different as it alters the red line boundary incorporating a number of nearby buildings and the description states a change of use from agricultural land to enlarge the approved residential curtilages and alteration to the neighbouring driveway.



Previous site plans



Proposed site plans

This new proposal is now creating 2 dwellings within the barn with some previous approval was for conversion of the barn to 1 dwellinghouse and this new application is for conversion to 2 dwellinghouses, external changes to the building over and above the approved scheme and associated works. It also includes a change to the wider site's red line boundary which is proposed to be enlarged to give all the dwellings within the new red line plan (approved under a prior notification application) larger curtilages by changing the use of additional land.

The previous comments made are still appropriate for this new proposal and are included below for reference:

This site and its access is located immediately west of the Gravesham Borough boundary. The land within the borough which it adjoins is within the Metropolitan Greenbelt. However, it should be noted that there are 2 areas nearby which are inset from the Green Belt: Culverstone Green (to the east of this site) and Vigo (to the south east of this site). It is also noted the site, stems from Gravesend Road (A227), which is a classified road. This area, is predominantly rural, with agricultural land classification and is an archaeological notification area. There is also 2 tree preservation orders approximately 240m to the east of this site within Gravesham Borough boundary. This area which meets the boundary with the site, within the Gravesham Borough boundary is also covered by Meopham Parish Council. Sevenoaks Borough Council may wish to consider consultation with Meopham Parish Council if they have not done so already, given the proximity from the parish area.

The last planning application at the site opposite (Little Rose Farm) was under our reference 20050900 and was for a Certificate of Lawful Development (existing), for occupation of the site and use as a single family dwelling. This application was granted.

The application should be considered by Sevenoaks Borough Council against relevant local and national planning policy as appropriate.

Expert advice will be provided as necessary by other consultations undertaken by Sevenoaks Borough

Council and should be taken into consideration in the determination of the application.

Conclusion & Recommendation

The application should be considered by Sevenoaks Borough Council against relevant local and national planning policy and consultation responses as appropriate.

Sevenoaks Borough Council are thanked for consulting GBC.

(For detailed response, see draft Decision)

Case Officer:	Mrs Lisa Fisher	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	3rd June 2026	Dated:	3rd June 2026