



Delegated Report

Application No: 20211483

Location: Former Purvil Wood Cottage, Leywood Road, Meopham, Gravesend, Kent, DA13 0UH

Description: Application for approval of condition 6 attached to planning permission reference number 20181210 relating to a tree planting scheme.

Applicant: Mr Craig Murphy

Submitted Documents/Plans

The applicant has submitted the following in support of the application:

Application form; and
Block Plan;
(All received 9 December 2021).

Relevant Planning History

<u>Application no.</u>	<u>Description</u>	<u>Status</u>	<u>Decision Date</u>
20181210	Erection of barn for hay storage and haymaking equipment.	Permitted	17.05.2019

Development Plan

Gravesham Local Plan Core Strategy 2014
CS01 – Sustainable Development
CS12 – Green Infrastructure
CS19 – Design and Development Principles

Other Material Considerations

National Planning Policy Framework 2021
Section 2 – Achieving sustainable development
Section 12 – Achieving well-designed places
Section 15 – Conserving and enhancing the natural environment

Consultations, Publicity and Representations

The Kent Downs AONB Management Unit and Meopham Parish Council were consulted but no responses were received.

Local Ward Councillors were also consulted and no responses were received.

Analysis

Condition 6

Condition 6 relates to a tree planting scheme and states the following:

Prior to first use of the barn hereby permitted, details of a tree planting scheme shall be submitted to and approved in writing by the Local Planning Authority and shall be implemented to the satisfaction of the Local Planning Authority within 12 months from the commencement of the works and thereafter maintained to the satisfaction of the Local Planning Authority.

The submitted details are as follows:

Beech hedging to be planted to the east, south and west of the barn.

A five bar gate is also proposed to the south of the barn, giving access to the barn between the hedging. This would not require planning permission as it would fall under permitted development as set out in Class A, of Part 2, Schedule 2, Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Additional planting on the site will aid the integration of the barn into its rural setting, as recognised in the reason for condition 6. The proposed hedging will enhance biodiversity and beech is native and appropriate within the site context. The proposed scheme is therefore considered sufficient for condition 6 to be discharged. An informative should be included to remind the applicant of the need to implement the scheme within 12 months of commencement and maintain the scheme as approved, and replant any planting failures.

Conclusion

The Local Planning Authority is satisfied with the details submitted in relation to planning permission 20181210 for the erection of a barn for hay storage and haymaking equipment, and it is considered that condition 6 can be discharged.

Recommendation:

Approval of conditions.

See draft Decision.

Case Officer: Katherine Parkin	Team Leader: Faye Hobbs
Signed: K. Parkin	Signed: 
Dated: 31/01/2022	Dated: 01 February 2022