

PP ref: PP-11875031
Our ref: PR3784/SC

Date: 25 January 2023

Mr Richard Hart
Development Manager
Gravesham Borough Council
Civic Centre
Windmill Street
Gravesend
DA12 1AU

Dear Mr Hart,

**Change of use of agricultural land to provide a touring caravan site for 10 pitches.
Nurstead Hill Farm Nurstead Lane Meopham Kent DA3 7AN**

This application is submitted on behalf of the applicants and landowners C.E. Bloomfield Ltd and relates to land at Nurstead Hill Farm Nurstead Lane DA3 7AN and seeks full planning permission for the;

Change of use of agricultural land to provide a touring caravan site for 10 pitches.

The application comprises the following plans and documents.

- Covering letter
- Application form
- Planning Statement (GSP)
- Drawing no 3784.01 Site Location Plan
- Drawing no 3784.02 Existing Block Plan
- Drawing no 3784.03 Proposed Block Plan

Planning permission was granted on 13 March 2020 under planning application 20200052 for a similar development. The permission contained two conditions requiring details to be submitted within a specified time-frame. A subsequent application ref: 20201139 sought the removal of the time-limited conditions (and others) due to the conditions relating to matters covered by other legislation, but was subsequently withdrawn. As such the time-limit for the submission of details has passed but the permission is still within the overall three year time-limit imposed by Condition One.

This application is therefore in effect a re-submission of the previously approved application. Notwithstanding previously expressed concerns about the imposition of planning conditions relating to matters covered by other legislation, this application seeks to provide additional detail on the site layout and surface treatment of the pitches and parking area. Details of a refuse storage and collection point are also shown. It is therefore anticipated that this will negate the needs for similar conditions to be imposed. We are of course willing and would welcome discussion with the Council regarding the issue of conditions in due course, if considered necessary.

I can confirm that the vision splays required by condition 5 of the earlier permission has been implemented.

The principle of the proposed development and the use of this site for more caravans than allowed under permitted development rights as a 'Licenced site' has been accepted by the Council in the past. There have been no material change in circumstances on the site or in relation to Development Plan Policy since March 2020.

The development as proposed is therefore considered to be fully in accordance with and therefore appropriate in terms of national and local policy. The Council are respectfully requested to grant planning permission for the development as applied for.

Please do not hesitate to contact me if there are any issues that require clarification or further information during the application determination process.

We look forward to receiving notification of the registration of the application and details of the allocated case officer in due course.

Yours sincerely,



STEVE CLARKE
Associate Planner