

Application: 20221091

**TOWN AND COUNTRY PLANNING, ENGLAND
THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015 (AS AMENDED)**

APPROVAL OF DETAILED PLANS AND PARTICULARS

To: **Mr Adrian Doyle, Avery Healthcare Group
C/O Mr Richard Bailey, TDC Architects Ltd.
Second Floor Offices
13 Museum Street
YORK
YO1 7DT
United Kingdom**

TAKE NOTICE that the **GRAVESHAM BOROUGH COUNCIL**, the Local Planning Authority under the Town and Country Planning Act 1990, has **APPROVED** detailed plans and particulars submitted on 11th October 2022 in accordance with conditions 3 and 7(i) of the Notification of Grant of Planning Permission reference 20220207 to Develop Land dated 13 July 2022 in respect of:-

Demolition of the existing former public house building and redevelopment to provide a new 62 bed care home (Use Class C2) in a three-storey building together with associated access, car and cycle parking, structural landscaping and amenity space provision.

at: **Ascot Arms
Central Avenue
Gravesend
Kent
DA12 5AW**

and being **Application for approval of conditions 3 and 7(i) attached to planning permission reference number 20220207 relating to a comprehensive Code of Construction Practice/Construction Management Plan covering all environmental impacts of this development, and the implementation of archaeological field evaluation works.**

subject to the following Informatives:-

Your attention is drawn to the following informatives

INFORMATIVES:-

1 EXTENT OF THE APPROVAL

For the avoidance of doubt approval is hereby given to the details submitted pursuant to conditions 3 and (7(i)) attached to planning permission reference number 20220207 and being for (3) the details of code of construction conduct, and (7(ii)) archaeological field evaluation works in accordance with a Written Scheme of Investigation (WSI) and timetable.

It does not amend the permission or discharge any of the other planning conditions relating to that permission subject to those planning conditions still subsisting or capable of taking effect.

2 STATUS OF SUBMITTED PLANS AND DOCUMENTS

For the avoidance of doubt the following plans, details and particulars were submitted in support of this application for approval of details pursuant to planning conditions and were taken into account in making the decision

Application Form for Approval of Details Reserved by Condition

Proposed Logistics Plan by Jenner Contractors Ltd

Code of Construction Practice/Construction Management Plan by Jenner Contractors Ltd dated 26th September 2022

Scheme Of Investigation for an Archaeological Evaluation by Souterrain Archaeological Services Ltd, October 2022 (ref SOU22-826)

3 GBC HIGHWAYS DEVELOPMENT MANAGEMENT OFFICERS COMMENTS

The applicants are advised of the following comments and advice from the GBC Highways Development Management Officer

The approach taken is reasonable for the scale of development, an issue is a delivery vehicle could be waiting on Ascot Road, whilst a banksman is located to guide the driver whilst accessing the site. Banksmen should be waiting at the gate at the time any delivery vehicles are expected. All vehicle movements should be staggered to ensure there is no conflict on Ascot Road between vehicles arriving and leaving site

Contractor's parking should be of sufficient size to readily accept some transit type vans as well as cars. Although its use may be limited a space to secure cycles should be available ideally adjacent to the site office.

There does not appear to be an alternative route to avoid Ascot Road for all vehicle movements during the demolition and construction period.

Any site lighting should be restricted to the hours of operation, plus a half hour before and after to allow contractors to arrive and leave site either side of the working day. Any security lighting should be controlled by passive infrared detectors with no light directed or spilling outside the site boundary.

4 STATEMENT OF POSITIVE AND PROACTIVE APPROACH TO DECISION-MAKING

In accordance with Article 35 (2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended), and paragraph 38 of the National Planning Policy Framework (NPPF) 2021, the Local Planning Authority has approached the assessment and determination of this application in a positive and creative way and, where appropriate, has worked pro-actively with the applicant to secure a development that is sustainable and that improves the economic, social and environmental conditions of the area, and that is in accordance with the Development Plan for the area.

Dated: 1 December 2022

Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

Wendy Lane MRTPI
Assistant Director (Planning)
Planning Service

NOTES:

This permission is confined to permission under the Town and Country Planning Acts and the Town and Country Planning (Development Management Procedure) (England) Order 2015 and

does not obviate the necessity of compliance with any other enactment, bye-law, or other provision whatsoever or of obtaining from the appropriate authority or authorities any permission, consent, approval or authorisation which may be requisite.

APPEALS TO THE SECRETARY OF STATE

- If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.
- If this is a **householder application*** which has been refused and you want to appeal against your Local Planning Authority's decision then you must do so within **12 weeks of the date of this notice**.
- For **all other applications**, refused or permitted, if you want to appeal against your Local Planning Authority's decision then you must do so within **6 months of the date of this notice**.
- **Appeals must be made using a form which you can obtain from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN; telephone: 0303 444 5000; email: enquiries@pins.gsi.gov.uk or online at www.planningportal.gov.uk/pcs.**
- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by him.

***Householder applications**

These are:

- (a) applications for planning permission for development of an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse, or
- (b) an application for any consent, agreement or approval required by or under a planning permission, development order or local development order in relation to such development

but does **not** include –

- (i) an application for change of use;
- (ii) an application to change the number of dwellings in a building.

PURCHASE NOTICES

- If either the Local Planning Authority or the Secretary of State for the Environment refuses permission to develop land or grants it subject to conditions, the owner may claim that he/she can neither put the land to a reasonably beneficial use in its existing state nor can he/she render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

- In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

Gravesham Borough Council