



TEFULZ

Application: 20211565

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015**

NOTIFICATION OF GRANT OF PERMISSION TO DEVELOP LAND

To: **Ms M Hughes
C/O Mr John Lowden, E.K.Drawing Service Ltd.
23 Swinburne Avenue
Broadstairs
CT10 2DP**

TAKE NOTICE that the **GRAVESHAM BOROUGH COUNCIL**, the Local Planning Authority under the Town and Country Planning Acts, has **GRANTED TEMPORARY PERMISSION** for development of land situate at:

**Land Adjoining Wildacre
Camer Road
Meopham
Gravesend
Kent**

and being **Application for change of use from horse field to dog exercise and training field**.
Your application dated 5th January 2022 is permitted subject to the following:-

1. The use as a dog walking/exercising field hereby permitted shall be for a limited period of one year only ending on 16 March 2023. After that period the use of the shall revert to the keeping and stabling of horses and all the boundary treatment erected for the purposes of this application and any other paraphernalia shall be removed.

Reason: In order that the use can be reviewed at the end of the period hereby granted, having regard to impacts on the amenity of surrounding occupiers and highway safety and in accordance with Policies CS11, CS12 and CS19 of the Gravesham Local Plan Core Strategy 2014 and Saved Policies T1 and P3 of the Gravesham Local Plan First Review 1994.

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

Application form received 5 January 2022.
Drawing no. 962 (site plan) received 5 January 2022.
Statement via email on 26 January 2022.

Reason: For the avoidance of doubt and in the interests of proper planning.

3. Notwithstanding the provisions of Part 2 Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) no additional fencing shall be erected unless express consent has been obtained by the Local Planning Authority.

Reason: In the interests of protecting the character and appearance of the area, in accordance with Policies CS12 and CS19 of the Gravesham Local Plan Core Strategy 2014.

4. The use of the site shall be for dog walking and exercising only and for no other purpose whether permitted by the Town & Country Planning (General Permitted Development) Order 2015 (as amended) or any provision equivalent to it in any statutory instrument revoking and re-enacting or replacing that Order or otherwise.

Reason: In the interests of protecting the character and appearance of the area as well as residential amenity, in accordance with Policies CS12 and CS19 of the Gravesham Local Plan Core Strategy 2014.

5. Waste shall be removed from site at least once a week.

Reason: To protect the amenities of neighbouring properties in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy 2014

6. No external lighting shall be installed.

Reason: To preserve the landscape character and amenity of this rural location given the site's location within the Kent Downs Area of Outstanding Natural Beauty and Green Belt in accordance with Policies CS12 and CS19 of the Gravesham Local Plan Core Strategy 2014, and paragraph 179 of the National Planning Policy Framework (2021).

7. No paraphernalia including dog training equipment shall be stored on site. Any equipment shall be removed after use and taken away from site.

Reason: To preserve the landscape character and amenity of this rural location given the site's location within the Kent Downs Area of Outstanding Natural Beauty and Green Belt in accordance with Policies CS12 and CS19 of the Gravesham Local Plan Core Strategy 2014, and paragraph 179 of the National Planning Policy Framework (2021).

8. The hours of operation shall be limited to daylight hours only and shall not commence before sunrise and shall cease before sunset.

Reason: To preserve the landscape character and amenity of this rural location given the site's location within the Kent Downs Area of Outstanding Natural Beauty and Green Belt and to protect the amenities of neighbouring properties in accordance with Policies CS12 and CS19 of the Gravesham Local Plan Core Strategy 2014, and paragraph 179 of the National Planning Policy Framework (2021).

9. Within two months of the bringing into use of the site a parking plan shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In accordance with Policy CS11 of the Gravesham Local Plan Core Strategy 2014 and Policies T1 and T2 of the Gravesham Local Plan First Review 1994.

10. All users of the field shall book a slot of no more than one hour and there shall be a 15 minute interval between each slot to allow for change over.

Reason: To protect the amenities of surrounding properties in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy 2014.

11. No more than six dogs per arena shall be on site at any one time.

Reason: To protect the amenities of surrounding properties in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy 2014

INFORMATIVES:-

1 DEVIATION FROM APPROVED PLANS

It is possible that any proposed deviation from the approved plans could be classed as a 'material' change requiring a further application/permission. In the event that any change is proposed, applicants are advised to seek advice from the Local Planning Authority [as proceeding without the necessary permissions could nullify this permission].

2 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: 17 March 2022

Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU



Your attention is drawn to the following notes.

NOTIFICATION TO APPLICANT

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.

COMPENSATION

- In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him.
- These circumstances are set out in Sections 114 and related provisions of the Town and Country Planning Act 1990.