

PP ref: PP-11807857
Our ref: PR3721/SC

Date: 6 January 2023

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

Dear Mr Hart,

Change of use of part of existing holding to a mixed use for agriculture and the keeping and exercising of horses and construction of a sand-school.
Warren Farm Swillers Lane Shorne Gravesend Kent DA12 3ED.

On behalf of the applicants and landowners Mr K Gozzett this application relates to land at Warren Farm Swillers Lane Shorne Gravesend Kent DA12 3ED and seeks full planning permission for the;

Change of use of part of existing holding to a mixed use for a agriculture and the keeping and exercising of horses and construction of a sand-school.

The application comprises the following plans and documents

- Covering letter
- Application form
- Planning, Design and Access Statement (GSP)
- Drawing no 3721.01 Site Location and Existing Block Plan
- Drawing no 3721.02 Proposed Block Plan

Permission is sought for a 60m x 30m sand school on land situated towards the eastern side of the Warren Farm holding. The wider holding currently accommodates a small flock of llamas and a larger flock of sheep as well as some land having been divided and fenced-off for horse grazing.

Access would be gained from a secondary farm access off Swillers Lane approximately 150m east of the point where the surface of the Lane ceases to be tarmacked.

The proposed location of the sand-school has been chosen to ensure that the existing form and topography of the land within Warren Farm are respected and that no extensive engineering operations or cut and fill works will be required to construct the sand-school. The fencing around the sand-school will not be intrusive and its design and appearance are acceptable in the context of the immediate area and existing fencing. There is substantial separation from the proposed development to the existing dwelling within Warren Farm and to the other dwellings further west that are served by Swillers Lane.

The site is on higher land than the adjacent Lane and screened from it by a mature hedge and tree screen along the boundary. The site itself is relatively level and separated from the remainder of the holding to the north by a landscaped bank. It is not considered that extensive engineering works including cut-and-fill would be required to provide the sand-school.

The proposal is considered to be appropriate development in the Green Belt and the development will not have a materially adverse impact on the openness of the Green Belt. It is considered that it is not therefore necessary to demonstrate Very Special Circumstances in this case.

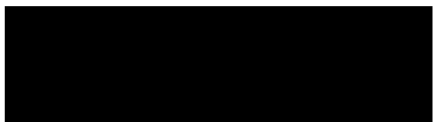
The development and its future use will not cause harm to the amenities of the occupiers of any residential properties, the nearest of which are some 120m to 150m west of the site.

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