



planning.general@gravesham.gov.uk / 01474 33 73 91
 Civic Centre, Windmill Street, Gravesend DA12 1AU

Application for Approval of Details Reserved by Condition

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	56
Suffix	
Property Name	
Address Line 1	Colyer Road
Address Line 2	Northfleet
Address Line 3	Kent
Town/city	Gravesend
Postcode	DA11 8AY

Description of site location must be completed if postcode is not known:

Easting (x)	562850	Northing (y)	172825
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Description

Applicant Details

Name/Company

Title

Mr

First name

Mavrinder

Surname

Dhothar

Company Name

Super Young Minds Ltd

Address

Address line 1

2 Farmer Close

Address line 2

Castle Hill

Address line 3

Ebbsfleet Valley

Town/City

Swanscombe

County

Kent

Country

United Kingdom

Postcode

DA10 1DH

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Reference number

Date of decision (date must be pre-application submission)

Please state the condition number(s) to which this application relates

Condition number(s)

4. The change of use hereby permitted shall not be occupied by any children in care until a written management scheme demonstrating how the children's home is to be managed to adequately control disturbance to surrounding residents, is submitted to, and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details before the first occupation of any part of the development.

Reason In order to ensure adequate management of the home, in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

5. The change of use hereby permitted shall not be occupied by any children in care until a Noise Management Plan is submitted to, and approved in writing by the Local Planning Authority. The Noise Management Plan should detail measures to deal with noise breakout from both inside the house and also use of the external areas. Procedures for dealing with any complaints should also be included in this. The development shall be carried out in accordance with the approved details and any works that are required to address the findings and recommendations of the Noise Impact Assessment shall be implemented before the first occupation of any part of the development

Reason In order to protect the amenity of neighbouring properties in accordance with Policy CS19 of the Gravesham Local Plan: Core Strategy September 2014.

Has the development already started?

- ☒ Yes
☐ No

If Yes, please state when the development was started (date must be pre-application submission)

Has the development been completed?

- ☒ Yes
☐ No

If Yes, please state when the development was completed (date must be pre-application submission)

17/06/2024

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

- ☐ Yes
☒ No

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

Management Scheme Description

The Management Scheme for the children's residential care home at 56 Colyer Road is designed to ensure effective operation while minimizing disturbances to the surrounding community. This comprehensive plan includes detailed protocols for staffing and supervision, outlining the roles, training, and shift patterns necessary to maintain a safe and orderly environment. Resident guidelines are established to enforce behavioral expectations and quiet hours, with specific measures to monitor and control activities that could cause disturbances. The scheme also includes a structured visitor policy to manage the flow and conduct of visitors, ensuring minimal impact on the neighborhood. Communication with neighbors is prioritized through regular community meetings and a dedicated contact point for addressing concerns. Incident management procedures are in place to swiftly handle any disturbances, supported by environmental management practices to maintain the property's exterior and waste management.

Noise Management Plan Description

The Noise Management Plan for the children's residential care home at 56 Colyer Road aims to effectively control and mitigate noise both inside and outside the property. Internally, the plan enforces quiet hours from 11:00 PM to 7:00 AM and includes the installation of noise-reducing materials on doors and windows to minimize sound transmission. Staff are trained to monitor and manage noise levels, ensuring immediate action is taken to reduce excessive noise. Externally, supervised outdoor activities are scheduled to avoid early morning and late evening disruptions, with noise barriers or fences installed as necessary. The plan also includes regular maintenance of the garden to prevent noise from equipment. A robust complaints procedure ensures that any noise-related issues raised by neighbors are promptly addressed, with a dedicated contact number and a system for logging and investigating complaints. Regular community engagement and feedback incorporation further enhance the plan, alongside quarterly reviews to ensure continuous improvement and compliance.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent
☒ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☐ Yes
- ☒ No

Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Mavrinder Dhothar

Date

18/06/2024