



Application: 20231324

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

NOTIFICATION OF GRANT OF PERMISSION TO DEVELOP LAND
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To: **Mr B Pawar
C/O Ms Hanan Hassan, Gill Sterling
Whitehall Place
47 The Terrace
Gravesend
DA12 2DL**

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

**Land South Of
Gravesend Road
Shorne
Gravesend
Kent
DA12 3JR**

and being **Change of use of land from agricultural to equestrian and erection of stable building with tack room and a detached barn**. Your application dated 22nd January 2024 is permitted subject to the following:-

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.

Reason: In pursuance of Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

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

Application form
Supporting Statement
Drawing no. 001 rev A (block plan and location plan)
Drawing no. 001 rev B (block plan and location plan showing landscaping)
Drawing no. 002 rev A (floor plans)
Drawing no. 003 rev A (sections and elevations)

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

3. The development hereby approved shall not be illuminated at any time prior to the details and specifications first being submitted to and approved in writing by the Local Planning Authority.

Reason: In the interest of neighbour amenity and in accordance with Policy CS19 of Gravesham Core Strategy (2014).

4. Notwithstanding the provisions of the Use Classes Order (1987) or 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 those Orders, the land and stables hereby granted shall not be used as livery stables or as a commercial equestrian centre and shall only be used for the stabling and keeping of horse for private purposes in connection with land known as Courtlands, Gravesend Road, Shorne, Gravesend, Kent.

Reason: In order to control commercial activity in the Green Belt and in accordance with Policy CS19 of Gravesham Core Strategy (2014).

5. External facing materials of the development hereby permitted shall be in accordance with the details indicated on the approved plans and application form.

Reason: To ensure a satisfactory visual development in accordance with Policy CS19 of the Gravesham Local Plan: Core Strategy (September 2014).

6. Prior to the commencement of above ground works relating to the development, unless otherwise agreed in writing by the Local Planning Authority, full details of hard landscape proposals shall be submitted to and approved in writing by the Local Planning Authority. The details should include where appropriate:

- Layout of car parking space(s);
- Surfacing materials;
- Vehicle and pedestrian access and circulation. For the avoidance of doubt this shall include parking and turning for horses transported on and off site;
- External fixtures e.g. lighting; bollards.
- The extent, type and height (no less than 1.25m in height) of boundary or enclosing fencing

The approved details shall be implemented in full prior to the first use of the development hereby approved and retained thereafter for the lifetime of the development.

Reason: No such details have been provided at this stage and in accordance with Policy CS02, CS11 and CS19 of Gravesham Core Strategy (2014).

7. Tree protection measures, in accordance with British Standard 5837:2012, to protect those trees identified within the approved plans, shall be implemented prior to any work commencing within any root protection area on site and maintained throughout the duration of the construction of the development. Any retained tree, which is removed as a consequence of the carrying out of development hereby approved, shall be replaced in the next planting season with others of a similar size and species unless the local planning authority give prior written consent to any variation.

Reason: As no tree removals are proposed by the proposed development, should any works be undertaken within the root protection area of any retained tree on site, such measures would be necessary to be provided. In order to In order to safeguard the adjoining woodland and any neighbouring trees in the interests of maintaining the wooded landscape character, and maintaining the biodiversity value of the adjoining local wildlife

site during construction in accordance with policy CS12 (Green Infrastructure) and CS19 (Development and Design Principles) of the Local Plan Core Strategy Policy, 2014

INFORMATIVES:-

1 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) 2023, 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.

2 BUILDING REGULATIONS AND PARTY WALL ACT

This decision DOES NOT imply any consent which may be required under the Building Regulations or under any other enactment or provision. Nor does it override any private rights which any person may have relating to the land affected by this decision, including the provisions of the Party Wall etc. Act 1996.

3 NAMING & NUMBERING

As a result of the changes to this property, it appears that a change has to be made to the national property gazetteer. It is a legal requirement that a property or premises is registered.

The Naming and Numbering Certificate, when issued, will reduce location or delivery problems via Royal Mail or other carriers, and importantly for the Police, Ambulance, and Fire & Rescue services. Registration is also necessary to register to vote, for utility connections, and will avoid duplicate addresses.

The Naming and Numbering service is provided by the Borough Council. The on-line form is available at the Planning/House Numbering page of the council's web-site <http://www.gravesham.gov.uk/street-naming>. Please submit the application and the requisite fee in accordance with the guidance on the form.

4 ANIMAL LICENSING REQUIREMENTS

The applicant must be made aware that if horses are to be let out on hire for riding; or are to be kept for the purpose of their being used, in return for payment for instruction in riding, then the premises must be licensed under The Riding Establishments Acts 1964 and 1970.

5 WORKS OF CONSTRUCTION

Hours of work of construction site plant, equipment and machinery, should be restricted to not earlier than 7.00 a.m. and not later than 6.00 p.m. weekdays and Saturday working should be restricted to not earlier than 8.00a.m. and not later than 1.00 p.m. No work shall be carried out on Sundays, Bank or Public Holidays.

i. Suitable sound attenuation shall be used at all times in respect of all plant, machinery and equipment in operation on site in order to aid prevention of noise nuisance. Compliance with BS 5228: Part 1: 1984 and subsequent amendments regarding the use of equipment on site will be required in appropriate cases.

ii. A suitable method of control shall be used in order to aid prevention of dust nuisance arising from work activities on site.

iii. Burning of waste materials shall not be carried out on site. Such materials are to be stored in a suitable receptacle, as far from residential accommodation as reasonably practicable, pending disposal off site.

iv. Adequate arrangements shall be made to remove all waste material from the site on a regular basis and to dispose of it at a suitably licensed waste disposal site.

Dated: 21 May 2024

Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

Shazad Ghani
MPhil, MA, BA (Hons)
Head of Planning
Planning Service

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.
- **For further information regarding Appeals and to make an application please click the relevant link:**
<https://www.gov.uk/appeal-householder-planning-decision>
<https://www.gov.uk/appeal-planning-decision>
- 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.