

Application: 20250203

**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 Gordon McQuade
4 The Beeches
New Barn
Longfield
DA3 7GR**

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:

**Gravesend Rugby Football Club
Donald Biggs Drive
Gravesend
Kent
DA12 2TL**

and being **Installation of above ground storage tank and plant for sustainable water borehole and drainage layout**. Your application dated 6th March 2025 is permitted subject to the following:-

1. The development hereby approved shall be begun not later than 3 years following the date of this permission.

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
Drawing no. GRFC - LP01 rev A (location plan)
Drawing no. GRFC - BPP2 rev C (proposed block plan)
Drawing no. GRFC - BPE2 rev C (existing block plan)
Drawing no. GRFC - EL02 rev C (existing elevations)
Drawing no. GRFC - EL02 rev C (proposed and sectional elevations)

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

3. Prior to first operation of the development hereby permitted, full details and specifications of the water pump to be installed shall be submitted to and approved in writing by the Local Planning Authority and thereafter shall be retained.

Reason In order to ensure an acceptable standard of development upon completion, in accordance with adopted Policy CS19 of Gravesham Local Plan Core Strategy (2014).

4. Prior to first operation of the development, a noise impact assessment shall be carried out and submitted to the Local Planning Authority for approval, demonstrating that the rating level of the noise emitted from plant/machinery/equipment installed, shall not exceed the existing background noise level by more than -10dB at the nearest noise sensitive premises when measured and assessed in accordance with BS4142:2014.

Reason To protect residential amenities of occupiers of properties surrounding the site in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy (2014) and Section 12 of the National Planning Policy Framework (2024).

5. The applicant shall undertake a watching brief during construction in case any contamination issue is encountered. If during development any contamination is found, the Local Planning Authority should be informed as soon as practical and the work shall not continue until written agreement is provided by the Local Planning Authority as to the appropriate measures to be taken to resolve the matter and they are satisfied that those measures have been carried out.

Reason To prevent harm to human health and pollution of the environment and in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy (2014).

6. The proposed tank and plant herein approved shall be finished in a green colour similar to that shown on the approved plans.

Reason: To safeguard conditions of amenity in accordance with Policy CS19 of the Gravesham Core Strategy 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 39 of the National Planning Policy Framework (NPPF) 2024, 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 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].

3 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.

4 PRIVATE WATER SUPPLY

Under the Private Water Supplies Regulations 2018 the competent authority (Gravesham Council) has a duty to ensure that the location of all private water supplies is recorded, and those that serve

commercial businesses or more than one domestic property are risk assessed and monitored to ensure that they are of sufficiently high quality to protect the health of consumers.

This application relates to a storage tank and plant associated with a private water borehole. This borehole is not currently known to us.

The applicant should provide detailed information regarding the private water supply, including the name and contact details of the responsible person, the nature and location of the supply, any storage tanks/pipe works, and the filtration and disinfection treatment proposed to ensure provision of an adequate and consistently wholesome water supply.

Information should be submitted to Environmental Health Commercial Section via email: commercialhealth.admin@gravesham.gov.uk so that arrangements can be made to undertake a risk assessment and water sampling in line with the above regulations.

5 ENVIRONMENT AGENCY

In addition to the above, the applicant should also be advised that they may need permission from the Environment Agency regarding for the borehole depending on the depth and position/type of aquifer and the amount of water to be extracted.

Dated: 2 July 2025

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.