

Delegated Report

Planning Application

Planning Application No: 20260832

Location: Cobham Cricket Club Recreation Ground The Street Cobham

Description: Application for the approval of condition 3 (Soft Landscaping) attached to planning reference number 20240943.

Applicant: Mr Chris Broadley

Site Visit Date: N/A

Submitted Documents/Plans

Application Form;
Supplementary Information – Covering Letter; and
Drawing No. P 3783 080 A – Landscaping Plan.

Relevant Planning History

Reference	Description	Decision	Decision Date
20240943	Extension of the pavilion patio and provision of disabled access to the clubhouse and the patio, with associated alterations	Permitted	02.12.2025

Development Plan

Gravesham Local Plan Core Strategy (2014)

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development & Design Principles
- CS20 – Heritage and the Historic Environment

As set out in Regulation 10A of the Town and Country Planning (Local Planning) England Regulations 2012 policies within adopted local plans should be reviewed to assess whether they need updating at least once every five years, and should then be updated as necessary. Such reviews are also a legal requirement

The Council undertook such a review in September 2019 and found that the adopted Local Plan Core Strategy is in need of a partial review in terms of Policy CS02, due to the increased need for housing since the Local Plan Core Strategy was adopted and the need to ensure that a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1st Review (1994) generally conform with the NPPF (2026), the Council will also seek to replace these.

National Planning Policy Framework (2026)

- Section 3 – Decision-making policies

- Section 4 - Achieving Sustainable Development
- Section 5 – Meeting the challenge of climate change
- Section 12 – Making Effective use of land
- Section 14 – Achieving well-designed places
- Section 19 – Conserving and enhancing the natural environment
- Section 20 – Conserving and enhancing the historic environment

Consultations, Publicity and Representations

Consultees

KCC Biodiversity

CONDITION 3 DISCHARGE

We have reviewed the submitted documents in relation to condition 3 of permission 20240943. We advise that a tree officer may be best placed to advise on the discharge of this condition.

However, we note the following, condition 3 requires the details and type of the two trees indicated on Drawing No.3621.030.A. The Bloomfields letter dated 13th August 2026 states that there will be woodland planting incorporating a mix of field maple and hornbeam. The Figure accompanying this statement shows two trees within the red line boundary and two trees outside the red line boundary. The reference to woodland planting and woodland retention is confusing and would benefit from clarification.

The size of the trees to be planted and the methodology of planting has not been specified. It is assumed that there will be one field maple and one hornbeam planted very close to each other.

The original application was subject to statutory biodiversity net gain (BNG). Therefore, we remind the applicant that prior to an development commencing on site, an application must be submitted for discharge of the deemed condition of BNG, which is that that the development may not be begun unless—

- (a) a biodiversity gain plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

Officer's Analysis

This is an application for the approval of condition 3 attached to planning reference number 20240943 relating to soft landscaping and biodiversity.

Condition 3

Soft Landscaping

3. Prior to above ground works, a proposed soft landscaping scheme including details and type of the two trees indicated on Drawing No.3621.030. A shall be submitted to and Approved in writing by the Local Planning Authority. This shall be carried out in full within the first planting season. Any trees that die, are damaged, removed or become diseased within five years from implementation shall be replaced with a similar size and species during the next planting season.

Reason: To ensure that the landscaping is maintained in the long term in the interests of the visual amenity of the site and biodiversity, in accordance with Policies CS12 and CS19 of the Gravesham Local Plan Core Strategy (2014).

The information included with this application sets out that two trees are proposed to be planted within the red line boundary, to the east of the site. One would be a Field Maple and one would be a Hornbeam.

According to the RHS, both trees are native to GB/Ireland:

Acer campestre

 field maple

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Other common names

common elder, common maple, dog oak, hedge maple, masarnwydd lleiaf, maser tree, master tree

Synonyms

Acer campestre var. *austriacum*



Carpinus betulus

 common hornbeam

 Save to My Plants

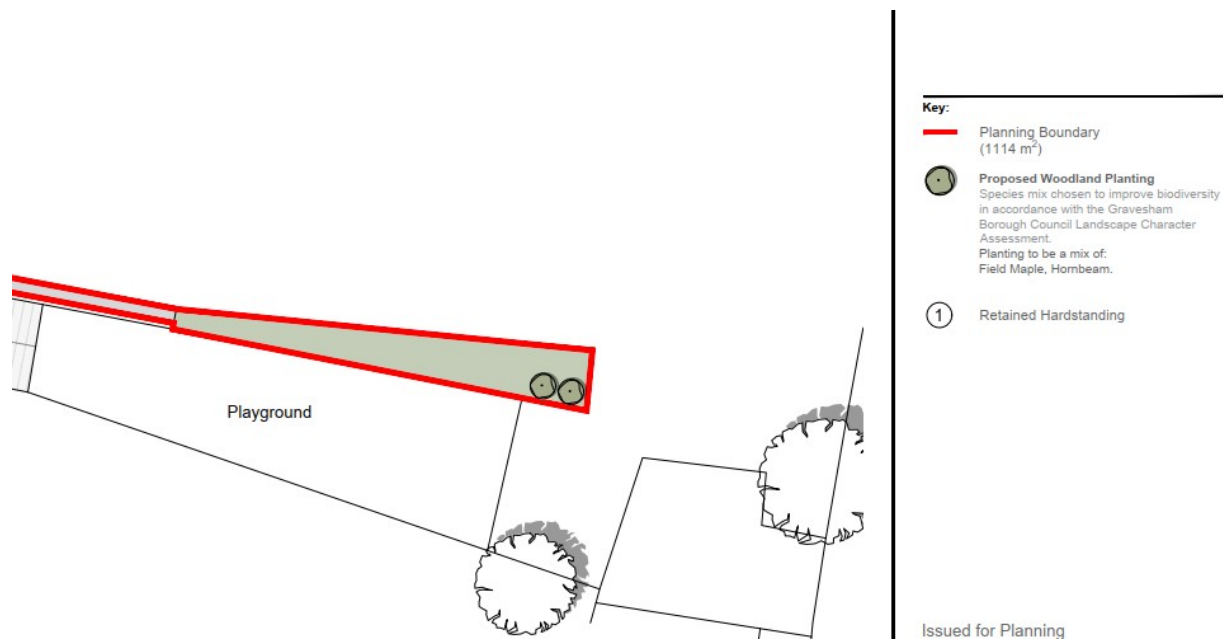


Other common names

charmille, European hornbeam, horn beech, horse beech, hurst beech, oestrywadden, white beech, yoke elm

Synonyms

Carpinus caucasia, *Carpinus caucasica*, *Carpinus vulgaris*



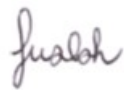
In addition, although not a consideration for this approval of details application, the cover letter additionally states that all existing woodland would be retained.

The proposed Hornbeam and Field Maple trees are considered to be acceptable planting choices. Both are native species, will grow in a variety of soil types and would provide support for biodiversity as well as visual contrast.

The proposal is therefore considered to be acceptable in terms of the visual amenity of the site and biodiversity, in accordance with Policies CS12 (Green Infrastructure) and CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy (2014). As such, the Local Planning Authority approve condition 3.

Recommendation

Approval of condition 3.

Case Officer:	Mrs Lucy Hankin	Team Leader:	Mrs Faye Walsh
Signed:	L Hankin	Signed:	
Dated:	7th October 2026	Dated:	07 October 2026