



Application: 20241037

**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 M Banks
C/O Mr P Nicholls, Graham Simpkin Planning Ltd
2 The Parade
Ash Road
Hartley
Longfield
DA3 8BG
United Kingdom**

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:

**Former Coal Yard
Meopham Railway Station
Station Approach
Meopham
Gravesend
Kent
DA13 0LU**

and being **Application for the variation of conditions 1 and 3 and removal of condition 2 attached to planning permission reference number 20201253 application for change of use of the building and land to self-storage (Use Class B8) and the siting of storage containers with associated parking; to allow the sitting of 3 additional containers.** Your application dated 15th November 2024 is permitted subject to the following:-

1. Approved Plans

The development hereby permitted shall be retained only in precise accordance with the following schedule of approved plans and details, unless alternative details are approved pursuant to the conditions imposed on this decision notice:

Design & Access Statement;
Lighting Product Information;
Drawing No.01 Rev B - Site Location Plan;
Drawing No.4260 01 - Proposed Block Plan;
Drawing No.04 Rev B - Existing and Proposed garage: Elevations and Plans;

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

2. Boundary Treatment

Within three months of the date of this decision, and notwithstanding the information on the approved plans and application form, details of a 2m high boundary treatment to be erected along the southern boundary to protect the amenities of nos. 44-50 Ediva Road shall be submitted to and approved in writing by the Local Planning Authority. The approved boundary treatment shall be built in accordance with the approved details within three months of that decision and maintained thereafter.

Reason: No details have been provided at this stage and in order to protect the amenity of the residents of adjacent properties in accordance with Policy CS19 of Gravesham Core Strategy (2014).

3. **Security Gates**

The existing security gates approved by 20190977 shall be maintained at all times.

Reason: In order to protect the amenity of the residents of adjacent properties in accordance with Policy CS19 of Gravesham Core Strategy (2014).

4. **Shipping Containers**

The self-storage containers shall only be located on the area marked container area on Drawing No.4260 01 - Proposed Block Plan; and at no time shall containers be stacked upon each other.

Reason: A greater number of self-storage units, in the absence of further operational details, would be harmful to residents' amenities, public and highways safety and the environment, contrary to Policy CS11 and CS19 of Gravesham Core Strategy (2014).

5. **Use**

The use hereby permitted shall be for self-storage only and not for any other purpose, including any within Class B8 of the Town and Country Planning (Use Classes) Order 1987 as amended (or any equivalent class in any order that may replace it).

Reason: An unrestricted use within Class B8 use class would, in the absence of full details of the type of use and activities, operational details and any provision for car parking, drop off areas, loading and servicing, be harmful to residents amenities, public and highways safety and the environment, contrary to Policies CS11 and CS19 of Gravesham Core Strategy (2014).

6. **Access Hours**

No customer may be permitted to be on the premises outside hours of 07:00 - 22:00 Monday to Saturday and 0900 -1700 on Sundays and bank holidays.

Reason: To protect the environment of residents and the area generally as set out in Policy CS19 of Gravesham Core Strategy (2014).

7. **Noise Levels**

The rating level of the noise emitted from any plant or equipment associated with the B8 Use shall not exceed existing background (LA90) measured 1m from the nearest noise sensitive façade. The measurements and assessments shall be made according to BS4142:2014.

Reason: To safeguard human health and the natural environment, in accordance with adopted Local Plan Core Strategy Policy CS19 and paragraph 135 of the National Planning Policy Framework.

8. **External Lighting**

The existing external lighting shown on Drawing No.4260 01 and the supporting light specification document (EN-FL100A) shall not operate outside the hours of 0700 - 22:00 Monday to Saturday and 0900 -1700 on Sundays and bank holidays.

Reason: In order to ensure the amenity of surrounding properties is protected and in accordance with Policy CS19 of Gravesham Local Plan Core Strategy (2014).

9. **Access (Edvia Road)**

At no time shall customers, employees or deliveries (including shipping containers) enter or exit the site from the eastern end of the site onto Edvia Road via the access road known as railway sidings.

Reason: The access onto Edvia Road via the existing access road is unsuitable to serve the use hereby permitted and in accordance with Policy CS11 of Gravesham Core Strategy (2014).

10. **Car parking**

The vehicle parking spaces shown on Drawing No.4260 01 shall not thereafter be used for any other purpose other than the related use approved.

Reason: In order to ensure that there is sufficient onsite parking for customers in accordance with saved Policy P3 of Gravesham Local Plan First Review (1994).

11. **Renting Details**

At no time shall more than two containers within the site be rented out or used by the same individual and/or business. A log of whom the containers are being rented out to/used by shall be kept on the premises and that log shall contain the full name of the individual and/or business it is rented out to; the container number (or other identification measure used to identify each container on site) which is rented out/used; when the container was rented out/first used by the individual or company; the duration of the rental agreement period for each specific container and when that specific rental/use has ceased. The log shall be made available to the Local Planning Authority within 48 hours of a written request (including e-mail) made to the applicant or site operator.

Reason: In order to ensure that businesses or individuals do not rent out a large portion of the containers which may lead to an increase in vehicle movements and in accordance with Policy CS11 or CS19 of Gravesham Core Strategy (2014).

INFORMATIVES:-

1 **NETWORK RAIL**

Any works that are to be undertaken within the site should not undermine the station car park or Network Rail's property. Regarding the access point to the site, Network Rail would need to be consulted and arrangements made to ensure that vehicle movements do not pose any impact to normal station carpark traffic and usage.

Network Rail request that the Developer contact Asset Protection Kent, AssetProtectionKent@networkrail.co.uk, as soon as possible and prior to any works commencing on site, to agree an Asset Protection Agreement in order to enable the approval of the proposals and works.

More information can also be obtained from our website at www.networkrail.co.uk/asp/1538.aspx

2 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.

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.

Dated: 23 January 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.