

TOWN AND COUNTRY PLANNING ACTS

TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 1995

Notification of Grant of permission to Develop Land

To **Mr G Singh & Mrs G Kaur**
c/o A Imms
Bullfinch Ridge
Valley Lane
Meopham
Kent
DA13 ODG.

TAKE NOTICE that The GRAVESHAM BOROUGH COUNCIL, the district planning authority under the Town and Country Planning Acts, HAS GRANTED PERMISSION for development of land situate at

Cooks Stores
Wrotham Road
Culverstone
Meopham
Kent.

and being **Erection of two storey building to provide retail on ground floor with two self-contained flats and staffroom, stock room, offices and wc accommodation ancillary to ground floor retail use and laying out of 12 car parking spaces.**

referred to in your application for permission for development dated 04 October 2005 as amended by - revised plans dated 13 January 2006

SUBJECT TO THE CONDITIONS SPECIFIED hereunder -

- 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
- 2 The following details shall be submitted to and approved in writing by the District Planning Authority before any works are commenced -
 - (a) Detailed drawing to the scale of not less than 1 200 showing the provision of two reserved parking spaces within the site for the occupants of the residential flats
 - (b) Revised elevations of the first floor accommodation showing the use of smaller window openings and roof lights where appropriate subject to compliance with Building Regulations
 - (c) Details of a canopy to be provided over the entrance doors fronting Wrotham Road

Dated this 16 February 2006

Address **Cygnat House**
132 Windmill Street
Gravesend
Kent
DA12 1BQ

Signed



Planning Services Manager

Note:

This permission is confined to permission under the Town and Country Planning Acts and the Town and Country Planning (General Development Procedure) Order 1995 and does not obviate the necessity of compliance with any other enactment, bye-law or other provision whatsoever or of obtaining from the appropriate authority or authorities any permission, consent or authorisation which may be requisite

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 for the Environment under Section 78 of the Town and Country Act 1990
- * If you want to appeals, then you must do so within six months of the date of this notice, using a form which you can get from the **Planning Inspectorate, Room 3/15 (Eagle Wing), Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6NP Telephone: 0117 372 8846 Fax: 0117 372 8181**
- * 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 it imposed, having regard to the statutory requirements, to the provisions of the development order and to any directions given under the order
- * In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based its decision on a direction given by him

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

Compensation

- * In certain circumstances compensation may be claimed from the local planning authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him
- * These circumstances are set out in sections 114 and related provisions of the Town and Country Planning Act 1990

- (d) Full details of all external lighting proposed advertisement fascias on the main Wrotham Road frontage, including colour scheme
- (e) Details of all new boundary treatments to the site, to include walls, fences and any other means of enclosure
- (f) Samples of all external materials and details of brickwork stringcourses etc , and of external surfacing and paving materials to be used on the development
- (g) Details of all rainwater goods to be installed
- (h) Details of refuse storage
- (i) details of external ventilation or heating extracts or flues

The details submitted and approved in accordance with items (a) to (g) above shall be implemented to the satisfaction of the District Planning Authority before the premises are first occupied

- 3 The works hereby permitted shall not be commenced until detailed drawings to a scale of not less than 1:50 showing the works required to amend the lay-by and means of access to the site have been submitted to and approved in writing by the District Planning Authority and thereafter implemented
- 4 The pedestrian access shown to Whitepost Lane shall be deleted and no such access shall be provided at any time without the prior written approval of the District Planning Authority
- 5 The area shown on the submitted plan as vehicle parking space shall be kept available at all times for such use, and no development whether or not permitted by the Town and Country Planning (General Permitted Development) Order 1995 or not, shall be carried out on that area of land or in such a position as to preclude its use for vehicle parking
- 6 The use hereby permitted shall only be operated between the hours of 07:30 and 20:00 on Monday to Saturday and between the hours of 08:00 and 14:00 on Sundays and Bank Holidays
- 7 No development approved by this permission shall be commenced prior to a contaminated land assessment (in accordance with the CLEA guidelines and methodology) and associated remedial strategy, together with a timetable of works, being submitted to the District Planning Authority for approval
 - a The contaminated land assessment shall include a desk study to be submitted to the District Planning Authority for approval. The desk study shall detail the history of the site uses and propose a site investigation strategy based on the relevant information discovered by the desk study. The strategy shall be approved by the District Planning Authority prior to investigations commencing on site (ref 1)
 - b The site investigation, including relevant soil, soil gas, surface and groundwater sampling, shall be carried out by a suitably qualified and accredited consultant/ contractor in accordance with a Quality Assured sampling and analysis methodology (ref 2)
 - c A site investigation report detailing all investigative works and sampling on site, together with the results of analysis, risk assessment to any receptors and a proposed remediation strategy shall be submitted to the District Planning Authority. The District Planning Authority shall approve such remedial works as required prior to any remediation commencing on site. The works shall be of such a nature so as to render harmless the identified contamination given the proposed end-use of the site and surrounding environment including any controlled waters

Approved remediation works shall be carried out in full on site under a quality assurance scheme to demonstrate

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Your attention is drawn to the note overleaf

compliance with the proposed methodology and best practice guidance (ref 3) If during any works contamination is encountered which has not previously been identified then the additional contamination shall be fully assessed and an appropriate remediation scheme agreed with the District Planning Authority

Upon completion of the works, this condition shall not be discharged until a closure report has been submitted to and approved by the District Planning Authority The closure report shall include details of the proposed remediation works and the quality assurance certificates to show that the works have been carried out in full in accordance with the approved methodology Details of any post remediation sampling and analysis to show the site has reached the required clean-up criteria shall be included in the closure report together with the necessary documentation detailing what waste materials have been removed from the site

Ref 1 Contaminated Land Research Report no 2, 3 & 4 (DoE)

Ref 2 Contaminated Land Research Report no 1 (DoE)

Ref 3 CIRIA Vols 1-12 Contaminated Land Series and CIRIA "Building on Derelict Land"

8 The rating level of the noise emitted from the premises (other than the noise from the exit or entry of road vehicles) shall not exceed the existing background noise level by more than 3dB The noise levels shall be determined at the points nearest to adjacent residential premises The measurements and assessments shall be made according to BS4142 1997

and the grounds for the imposition of such conditions are -

- 1 In pursuance of Section 91 of the Town and Country Planning Act 1990
- 2 No such details have yet been submitted
- 3 In the interests of highway safety
- 4 In the interests of pedestrian and highway safety
- 5 That the development without the provision of the vehicle parking area is likely to lead to inconvenience and danger to road users by virtue of vehicles parked on the public highway
- 6 In order to safeguard the amenity of the occupants of adjoining dwelling houses
- 7 In the interests of public health
- 8 In the interests of residential amenity

INFORMATIVE REASONS FOR GRANT OF PERMISSION

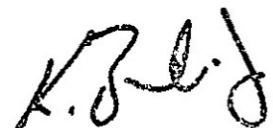
- 1 Having regard to all relevant material planning considerations, permission has been granted because, subject to compliance with the planning conditions, the development would not materially harm any interest of acknowledged importance
- 2 The decision has been taken having regard to the policies and proposals of the development plan, principally

Gravesham Local Plan (First Review) 1994
V2 Development within Villages

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TC1 Design
H2 Residential Layout
C4 Special Landscape Areas

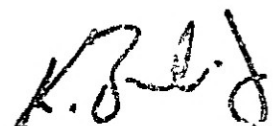
INFORMATIVE PLANNING PERMISSION REQUIRING HIGHWAY WORKS

The development hereby permitted requires works to be undertaken in the public highway adjacent to the site. Prior to starting work, you must first contact Mr A Atherton, KCC, Joynes House, New Road, Gravesend to ascertain what work is required and the procedure to be followed to progress this to completion.

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