



Delegated Report

Approval of Details Application

Planning Application No: 20260475

Location: Land North of Brecon Heron Hill Lane Meopham Gravesend

Description: Application for the approval of condition 5 (Site Development Details) attached to appeal reference number 2024/00035/ENF.

Applicant: Mr L.J. Mahon and Ms H Maughan

Submitted Documents/Plans

Application Form;
Site Plan;
Cover Letter – Prepared by Heine Planning Consultancy dated 5th May 2026.

Relevant Planning History

Reference	Description	Decision	Decision Date
2024/0003 5/ENF	Appeal against the Enforcement Notice that without the benefit of planning permission the material change of use of the Land from vacant land in the Green Belt to a Gypsy and Traveller residential site, the stationing of a touring caravan and vehicles on the Land, installation of water treatment plant and utilities, and the carrying out of engineering operations, including the deposit of hard core materials, to create a site access and hardstanding	Appeal Allowed	19.03.2026

Consultations, Publicity and Representations

Consultees

There have been no consultees consulted on this application.

Officer's Analysis

Condition 5 (Site Development Details)

The use hereby permitted shall cease and all caravans, structures, equipment and materials brought on to the land for the purposes of such use, shall be removed within 3 months of the date of failure to meet any one of the requirements set out in i) to iv) below:

- I. Within 3 months of the date of this decision a scheme for:
 - a) the internal layout of the site, including the siting of caravans and details of the hardstanding, access, parking, amenity areas and bin storage areas;
 - b) external lighting on the site;



- c) tree, hedge and shrub planting, including details of species, plant sizes and proposed numbers and densities, including details of safeguards and/or protective buffers, and a schedule of maintenance for all new and retained planting for the lifetime of the development;
- d) ecological mitigation measures;
- e) foul and surface water drainage;
- f) fencing, or other boundary treatment;

(hereafter referred to as the site development scheme) shall have been submitted for the written approval of the local planning authority, and the scheme shall include a timetable for its implementation.

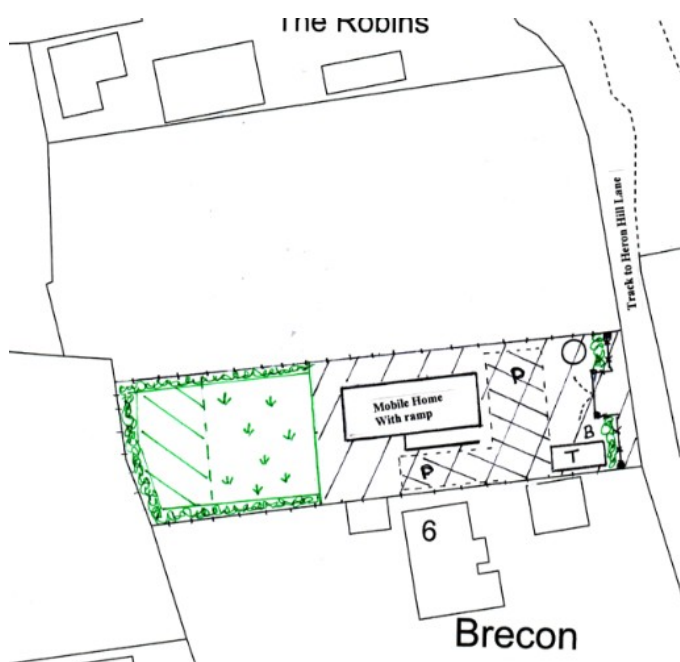
- II. If within 11 months of the date of this decision the local planning authority refuse to approve the scheme or fail to give a decision within the prescribed period, an appeal shall have been made to, and accepted as validly made by, the Secretary of State.
- III. if an appeal is made in pursuance of ii) above, that appeal shall have been finally determined and the submitted scheme shall have been approved by the Secretary of State.
- IV. The approved scheme shall have been carried out and completed in accordance with the approved timetable.

Upon implementation of the approved scheme specified in this condition, that scheme shall thereafter be maintained.

In the event of a legal challenge to this decision, or to a decision made pursuant to the procedure set out in this condition, the operation of the time limits specified in this condition will be suspended until that legal challenge has been finally determined.

The applicant has submitted a detailed cover letter in support of this application which addresses requirements a) – f) of the above condition. The information provided has been reviewed by officers and the assessment of each section of the above condition is below;

the internal layout of the site, including the siting of caravans and details of the hardstanding, access, parking, amenity areas and bin storage areas;



SITE DEVELOPMENT SCHEME- SITE LAYOUT Scale 1:500 A4
Birchwood, Land north of Brecon, Heron Hill Lane, Culverstone
Mr LJ Mahon

Key		
T	Touring caravan	○ Waste water tank
—*—*	Post and rail fence/gate	—+—+— 2m Timber Panel fence
P	Parking area	—+—+— Proposed native hedgerow
↗↘	Grassed amenity space	/// Hard standing
B	Bin store area	
—+—+—	Naturalised area/woodland plants/bark mulch	

The applicant has submitted the above site plan. The site plan shows a mobile home will be located in the centre of the site, with a touring caravan to the front of the site positioned along the side boundary. There would be a grassed amenity area to the rear of the mobile home. The photo above shows the existing site which is currently grassy.

The area to which the mobile home will be sited, and where vehicle parking is to be provided will be covered in hardstanding. Over 60% of the site will be covered in hardstanding. Whilst it is noted that some hardstanding would be necessary for parking and ramped access to the mobile home, the extent of hard standing proposed is excessive and goes beyond what would reasonably be required for parking and ramped access. It is considered that a maximum of three off street car spaces will be sufficient for this site, a large parking area is proposed which would wrap around the mobile home, it is considered that there would be an excess of parking.

The Councils Householder Extensions Alterations Design Guidance states the following in regard to landscaping;

Hardstanding should be proportionate to the size of the dwelling and the relevant car parking standards and avoid paving over a significant amount of the forecourt.

It is considered that the proposed layout would fail to comply with the above guidance, as the hard standing proposed would be excessive and not proportionate to the size of the dwelling and the required car parking. It is considered that the extent of hardstanding proposed would harden the appearance of the site. It is noted that the site is located within the Harvel Wooded Downs Landscape Character Area, the proposal would result in harm to the Landscape Character Area.

Policy CS19 of the Gravesham Local Plan Core Strategy requires that new development will conserve and enhance the character of the local built, historic and natural environment and integrate well with the surrounding local area. It is considered that the hardstanding would fail to enhance the character of the local environment, and therefore the proposal would fail to comply with the requirements of Policy CS19.

Whilst the access, bin storage and amenity areas proposed are considered to be acceptable, the extent of hardstanding would be excessive. As such the submitted details are considered to be unacceptable.

external lighting on the site:

The applicant advises that, due the rural location of the site and the absence of street lighting along Heron Hill Lane, a limited amount of external lighting is required for operational and residential safety purposes. The proposed lighting strategy comprises small domestic lights at the mobile home entrance, two bulkhead lights mounted on the entrance gateposts, and a series of solar-powered sensor lights along the yard enclosure fence.

The submitted details confirm that all fixed external lighting will utilise warm white or amber LED lamps (2700K to 3000K) with no UV component, which would limit potential disturbance to local wildlife. The lighting will be installed at a low level, directed downwards with zero upward light spill, and designed to minimise horizontal light spillage. Furthermore, the lighting will incorporate PIR motion sensors and timers to ensure illumination is only activated when required and for the shortest practicable duration. Given their domestic nature, limited scale and the wider mitigation measures proposed to control illumination levels and light spill, it is considered that the proposed external lighting would be acceptable.

ecological mitigation measures:

The submitted information sets out a range of ecological mitigation and enhancement measures intended to compensate for the habitat loss arising from the development. Whilst some habitat loss has occurred across the site, the submitted plans indicate that areas of habitat will be retained and restored.

The proposals include the retention of brush piles and log piles on the rear embankment, approximately

55m of native hedgerows. In addition, gaps beneath fencing are proposed to facilitate the movement of small mammals, such as hedgehogs, between habitats.

The ecological mitigation statement confirms that there are no suitable trees or buildings within the site on which bird, bat or insect boxes could be installed. In view of the site's constraints, the absence of such features is accepted, the proposed habitat enhancement measures are considered to represent an appropriate alternative means of delivering ecological benefits.

foul and surface water drainage;

The submitted cover letter states that a septic tank has been installed at the site as it is not possible to connect to any public sewers. The tank is located to the front of the site along the northern side boundary. Given the lack of public sewer access the use of a septic tank would be acceptable in this instance.

The area to which the mobile home is sited is covered in hardstanding, the supporting information states that the hardstanding is permeable. A water butt will also be installed to collect roof runoff to be reused within the site. The proposed water management for the site is considered acceptable.

fencing, or other boundary treatment;

The submitted site plan shows that there would be a post and rail fence along the front boundary of the site, along the side and rear boundaries of the site there would be 2m tall timber fence panels. The proposed fencing along the side boundaries would be acceptable and in keeping with the type of boundary treatment used in the surrounding area.

Summary

The proposed hardstanding is considered excessive, this would significantly harden the appearance of the site, and would fail to comply with the forecourt design guidance set out in the Councils Household Design Guide. As such the details submitted for condition 5 are not acceptable and this condition can not be discharged.

Recommendation

Refusal of details

Case Officer:	Adeoye Lawal	Team Leader:	Richard Hart
Signed:	<i>Ade Lawal</i>	Signed:	<i>R Hart</i>
Dated:	4th August 2026	Dated:	25th August 2026