

Application: 20230817

**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 Andrew Candler, Meopham Lawn Tennis Club
Rear of Village Hall, Tennis Courts Wrotham Road
Meopham
Meopham
Kent
DA13 0AT
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:

**Meopham Tennis Club
Tennis Courts
Village Hall
Wrotham Road
Meopham
Gravesend
Kent**

and being **Application for a variation of condition 3 to planning permission reference 20200936 for the installation of new low level LED floodlighting to two existing outdoor tennis courts (numbers 4 and 5) to be operated on a seasonal basis; to allow the lights to be used between 7pm and 9pm for the month of April and for the month of September, the lights will not be used after 7pm on Saturdays and will continue not to be used on Sundays.** Your application dated 10th August 2023 is permitted subject to the following:-

Conditions

1. The development hereby permitted shall be carried out only in precise accordance with the following approved details, plans and specifications:

Forms and Documents

Application Form (2020936);
Application Form (20230917) - dated 10 October 2023;
Planning Statement, Meopham Tennis Club 27 July 2020;
Design and Access Statement by Signify (Sports Facility Planning & Design Ltd), dated 04.09.2020 Issue 03;
Preliminary Ecological Appraisal by Kent Botany, 28 August 2020;
Outdoor Lighting Design (P.A.04) by Signify (Sports Facility Planning & Design Ltd), dated 16.06.2020;
Additional Lighting Design Details by Signify (Sports Facility Planning & Design Ltd), dated 12.11.2020;
Additional Statement in Support, Meopham Tennis Club received 26.11.2020;

Drawings - Existing Plans

Un-numbered Location Plan - Ordnance Survey Site Location Plan (20230917);
Drawing No 2020 CAS OD 10 012 Rev B: Existing Layout;
Drawing No 2020 CAS OD 10 014 Rev B: Existing Elevations;
Drawing No 2020 CAS OD 10 016 Rev A: Existing 3D View 1
Drawing No 2020 CAS OD 10 017 Rev A: Existing 3D View 2

Drawing - Proposed Plans

Drawing No 2020 CAS OD 10 010 Rev C: Location Plan;
Drawing No 2020 CAS OD 10 011 Rev B: Block Plan;
Drawing No 2020 CAS OD 10 013 Rev B: Proposed Layout;
Drawing No 2020 CAS OD 10 015 Rev B: Proposed Elevations;
Drawing No 2020 CAS OD 10 018 Rev A: Proposed 3D View1;
Drawing No 2020 CAS OD 10 019 Rev A: Proposed 3D View2;

and those approved pursuant to any conditions contained herein after and there shall be no deviation therefrom.

2. The lighting installation hereby permitted shall only be used, when required, between the hours of 4 pm to 9pm Monday to Friday and 4pm to 7pm on Saturday between 1 October and 31 March, and between 7pm and 9pm Monday to Friday and until 7pm on Saturday between 1 September and 30 April, the following year. The installation shall include automatic cut-off switches to ensure the approved floodlights are turned off completely outside of these times.

Reason In order to ensure the development does not cause harm to residential amenity by reason of the installation of intrusive lighting and in accordance Policy CS19 Gravesham Local Plan: Core Strategy (September 2014).

3. The lighting shall comprise of 9 lighting columns with 10 x 830 watt LED projector type fittings all with integrated louvres supplemented by rear deflector plates and fully installed in accordance with as set out in the approved Outdoor Lighting Design Details prior to their first operational use and maintained thereafter.

Reason In order to ensure the development does not cause harm to residential amenity by reason of the installation of intrusive lighting and in accordance Policy CS19 Gravesham Local Plan: Core Strategy (September 2014).

4. A suitable post installation report shall be provided demonstrating compliance with the E1 Zone criteria set out in the Institute of Lighting Professional's (ILP) Guidance Notes for Obtrusive Light criteria and any works identified as being required shall be carried out prior to the first operational use of these lights.

Reason In order to ensure the development does not cause harm to residential amenity by reason of the installation of intrusive lighting and in accordance Policy CS19 Gravesham Local Plan: Core Strategy (September 2014).

5. No additional or replacement luminaires shall thereafter be affixed to the floodlighting columns unless a specific grant of permission has been given by the Local Planning Authority.

Reason In order to ensure the development does not cause harm to residential amenity by reason of the installation of intrusive lighting and in accordance Policy CS19 Gravesham Local Plan: Core Strategy (September 2014).

6. Notwithstanding the time limitations on the proposed floodlighting as hereby permitted as set out in condition 3 above, on the evenings during the winter months that the floodlights are in use, the use of the floodlit courts for junior play and coaching (juniors being under 18 years of age) shall cease at 7pm on weekdays and Saturdays.

Reason In order to ensure the development does not cause material harm to residential amenity by reason of an over-intensive use of the site and in accordance Policy CS19 Gravesham Local Plan: Core Strategy (September 2014).

7. Not more than a maximum of 4 players and one coach shall be permitted on either of the floodlit courts as hereby permitted at any one time.

Reason In order to ensure the development does not cause material harm to residential amenity by reason of an over-intensive use of the site and in accordance Policy CS19 Gravesham Local Plan: Core Strategy (September 2014).

8. The floodlighting columns and luminaires shall be painted dark green in colour (RAL 6005) and shall be maintained as such.

Reason In the interests of visual amenity and pursuant to Gravesham Local Core Strategy Policy CS19: Development and Design Principles.

9. Notwithstanding the landscaping details shown in submitted drawings and documents as approved in the discharge of conditions application (ref. 20211457). Any trees or plants that die, are damaged, removed or become diseased within five years from the date that the development is first brought into use shall be replaced with trees or plants of a similar size and species during the next available planting season.

Reason To ensure that the landscaped elements of the scheme as proposed are properly designed and suitably implemented and maintained in the long term in the interests of visual amenity in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

10. The screening and fencing details shall remain as permitted in the discharge of conditions application (ref. 20211457) and shall be maintained in accordance with the approved details at all times.

Reason In the interests of visual amenity, to safeguard local residential amenity and pursuant to Gravesham Local Core Strategy Policy CS19: Development and Design Principles.

11. The permitted bird and bat boxes on the trees and buildings within the site shall remain in place in accordance with the advice as set out in the Preliminary Ecological Appraisal by Kent Botany, 28 August 2020 and such biodiversity mitigation shall be maintained at all times.

Reason In the interests of protecting wildlife and encouraging biodiversity and pursuant to the requirements of Gravesham Local Plan Core Strategy Policy CS12 (Green Infrastructure).

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 38 of the National Planning Policy

Framework (NPPF) 2023, 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 GBC ENVIRONMENTAL HEALTH REQUIREMENTS

The applicants are advised that this planning permission does not preclude subsequent formal action from being taken by the Borough Council in relation to nuisance arising from artificial light should complaints be received in future.

Dated: 2 November 2023

Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

Wendy Lane MRTPI
Assistant Director (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.