
SUMMARY REPORT - Supplementary Report

Application Ref:	20251072
Site Address:	Coachfields Northfleet Green Northfleet Gravesend
Application Description:	Conversion of an equestrian barn to a single dwelling with associated parking.
Applicant:	Mrs A Arnold
Agent:	Mr David Bedford, DHA Planning
Ward:	Istead Rise, Cobham And Luddesdown
Parish:	Non-Parish Area
Decision due date:	15 December 2025
Publicity expiry date:	24 November 2025
Decision Level:	Planning Committee - 4 February 2026
Reason for referral:	Councillor Call-In
Recommendation:	Permission

Summary of Reasons for Recommendations

The proposed conversion of an equestrian barn to a single dwelling with associated parking is deemed to comply with paragraph 154(g) of the NPPF (2024), which allows redevelopment of previously developed land (including a material change of use to residential), which does not cause substantial harm to the openness of the Green Belt.

In this case, the proposal does not cause substantial harm to the openness of the Green Belt, and there is no conflict with paragraph 154(g) of the NPPF (2024) and the proposal complies with policies of the development plan, as set out within the report, notably Policies CS01, CS02, CS12 and CS19 (LPCS) (2014).

The proposal has no adverse impact on the Istead Arable Farmlands Landscape Character Area, the highway network, or the amenity.

As the proposal complies with adopted Development Plan policies and the NPPF (2024), planning permission is recommended subject to conditions.

MAIN REPORT

1. Head of Planning Comments

- 1.1. This application was considered at the 14th January 2026 meeting of the Planning Committee, and Members are requested to make reference to the Main Report – please see agenda Item 6c of the Agenda Reports Pack from that meeting.

- 1.2. As set out in the minutes of the meeting, Members resolved that the application be deferred for one cycle of the Planning Committee to allow additional information to be provided on the existing and proposed equestrian use of the wider site.
- 1.3. Additional information was submitted by the agent to the applicant on Friday 16th January 2026.

2. Additional Information

- 2.1. The Planning Committee are advised that an email with the additional information requested was submitted by the Planning Agent on 16th January 2026, together with a personal statement from Gary Moore Racing submitted on 19th January 2026.

Equestrian Use

- 2.2. The wider site is used solely for the rehabilitation of injured racehorses before rehoming. The existing barn was previously used for feed storage, however the applicant has stated that it was never utilised to its full capacity. It was originally constructed with the maximum capacity of the wider stables in mind, however whilst they have provision to accommodate 18 horses, at no one time would they be able to look after that number. Given the specialist nature of the stables, a relatively low number of horses are stabled at any one time which requires far less storage capacity. The injured racehorses require a high level of attention to aid their recovery, particularly with their tendency to suffer bouts of colic when under stress and as such feed storage has since been consolidated elsewhere within the stables, which has sufficient room to store the amount of feed now required. As such, the barn is now surplus to requirements.
- 2.3. With regard to the existing use of the barn as a feed store, the feed storage has been relocated to the stable area and the barn is no longer required. There would consequently be no change to the operation of the wider stables which effectively already operates without the barn.

Side Addition

- 2.4. A temporary washroom has recently been added to the side of the feed bar, however this would be relocated to the main stables and the proposed cycle store would be located in the same area.

Parking

- 2.5. The proposed parking area for the residential use currently forms part of the wider equestrian use. There is a larger area of hardstanding which is currently used informally for parking and storage equipment. A small area would be sectioned off and used for the residential use, with the larger area being retained for the equestrian vehicles. As such, there are no objections to the proposed development on highways grounds in regard to vehicular access and parking provision for both the residential and the equestrian use.

Existing Hardstanding



3. Analysis and Comments

- 3.1. As set out in the main report (agenda item 6c of the 14th January 2026 Agenda Reports Pack) and summary section at the beginning of this report, the proposed development would comply with paragraph 154(g) of the NPPF (2024), which allows redevelopment of previously developed land (including a material change of use to residential), which does not cause substantial harm to the openness of the Green Belt.
- 3.2. In this case the proposal does not cause substantial harm to the openness of the Green Belt and there is no conflict with paragraph 154(g) of the NPPF (2024) and the proposal complies with policies of the development plan, as set out within the report, notably Policies CS01, CS02, CS12 and CS19 (LPCS) (2014).
- 3.3. The proposal has no adverse impact on the Istead Arable Farmlands Landscape Character Area, no adverse impact on the highway network or the amenity.

4. Recommendation, Conditions and Informatives

- 4.1. The recommendation to the Planning Committee is as per that set out in the main report (agenda item 6c of the 14th January 2026 Agenda Reports Pack) that the application be approved subject to the following conditions:
 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.

Reason In pursuance of Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

Planning Application Form;
Site Location Plan;
Drawing No. 10 - Proposed Scheme Floor Plans;
Drawing No. 11 - Proposed Scheme Elevations;
Drawing No. 12 - Location Plan;
Drawing No. 13 - Block Plan Existing and Proposed Block Plan;
Drawing No. 15 - BNG Calculation Proposed Block Plan;
Planning, Design and Access Statement; and
Additional Statement – Gary Moore Racing.

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

3. Prior to above ground works commencing, details and samples of all windows and doors are to be submitted to and approved in writing by the Local Planning Authority; the development thereafter shall be carried out in accordance with the approved details.

Reason To ensure a satisfactory visually attractive development which preserves and enhances the character of the area in accordance with Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy (2014).

4. Notwithstanding the provisions of Article 3, and Part 1 Classes A and G of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended, or any provision equivalent to those Classes in any statutory instrument revoking and re-enacting that Order, with or without modification, no window, door or other form of opening shall be formed in any elevation of the dwellings hereby permitted.

Reason In order to protect the amenity and privacy of the occupants of the neighbouring properties in accordance with Policy CS19 of the Gravesham Local Plan: Core Strategy (2014).

5. Notwithstanding the provisions of Classes A, B and C of Part 1 to Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification), no extension, enlargement or other alteration of the dwelling, shall be carried out.

Reason In order to ensure adequate private amenity space is maintained for the occupants of the proposed dwelling and the amenity of neighbouring properties in accordance with Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy (2014).

6. Prior to any part of the permitted dwellings being occupied or used, a scheme detailing the proposed soft landscaping scheme shall be submitted to and approved, in writing, by the Local Planning Authority. The scheme shall then be carried out in full within the first planting season. Any trees or plants 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 (Green Infrastructure) and CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy (2014).

7. Prior to any part of the permitted development being occupied or used, and notwithstanding the details shown on the approved plans a scheme of hard landscaping shall be submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt the details shall include the following:

- proposed boundary treatments, including proposed boundary around the parking areas; hard surface finishes to the vehicle parking areas, pedestrian accesses, private gardens and amenity areas.

The approved works shall be completed in accordance with the approved details prior to first occupation of any of the residential units hereby permitted.

Reason: To ensure that the landscaped elements of the scheme as proposed are properly designed and suitably implemented in the interests of visual amenity and highway safety in accordance with Policy CS11 and Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014) and saved Policy T5 of the Gravesham Local Plan First Review (1994).

8. Prior to any part of the permitted development being occupied or used, and notwithstanding the details shown on the approved plans, submitted documents and application form, the vehicle parking areas shown on the approved plans shall be formed, surfaced, drained, marked out and the boundaries in place, in accordance with a scheme first to be submitted to and approved in writing by the Local Planning Authority. Thereafter, notwithstanding the provisions of the Town and Country (General Permitted Development) (England) Order 2015 (as amended), or any provision equivalent to it in any statutory instrument revoking and re-enacting that Order, with or without modification, no development shall be carried out on the site in such a manner or in such a position as to preclude the use of or access to the reserved vehicle parking and turning areas.

Reason: To ensure sufficient off street car parking provision is available to serve the development, in accordance with Policy CS11 of the Gravesham Local Plan Core Strategy (September 2014) and saved Policy P3 of the Gravesham Local Plan First Review (1994).014).

9. Prior to any part of the permitted development being occupied or used, cycle storage facilities as shown on the approved plans should be provided prior to the residential unit hereby permitted first being occupied and thereafter be retained for such purposes at all times.

Reason: In order to encourage options for sustainable travel in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014) and saved Policy P3 of Gravesham Local Plan First Review (1994).

10. Prior to any part of the permitted development being occupied or used, the refuse storage facilities as shown on the approved plans should be provided and thereafter be retained for such purposes at all times.

Reason: In order to ensure the development is served by a suitable refuse storage area in the interest of amenity and in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

11. No external lighting, whether temporary or permanent, shall be placed or erected within the site unless details are submitted to and approved in writing by the Local Planning Authority. Any details to be submitted shall be in accordance with the Bat Conservation Trust/Institute of Lighting Professional's 'Guidance Note 8 Bats and Artificial Lighting', and shall include a layout plan with beam orientation and a schedule of light equipment proposed (luminaire type; mounting height; aiming angles and luminaire profiles) and an ISO lux plan showing light spill. The development shall be carried out in accordance with the subsequently approved details and maintained as such thereafter.

Reason: To limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation in accordance with paragraph 191(c) of the NPPF 2023.

INFORMATIVES:-

1 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].

2 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.

3 PUBLIC RIGHTS OF WAY INFORMATIVE

Public Rights of Way xxx runs to the xxx border of the property and may be affected by the application. Please be advised that a public right of way must not be stopped up, diverted, obstructed or the surface disturbed and there must be no encroachment on the current width, at any time now or in the future. This includes any building materials or waste generated during any of the construction phases. Please note that no furniture or fixtures may be erected on or across Public Rights of Way without the express consent of the Highways Authority.

4 MAINS DRAINAGE

The foul sewage shall be removed by means of the mains drainage system and not by the use of non-mains sewerage systems, unless connection to the drainage system is not reasonably practicable. If foul sewage is to be removed using non-mains sewerage systems, a sewage treatment plant or septic tank system will be considered in preference to a cesspool. Such a system may require the prior consent of the Environment Agency under the terms of the Water Resources Act 1991. Applicants are therefore advised to discuss their requirements with the Environment Agency at the earliest opportunity. It should be ensured that the septic tank or cesspool is of adequate capacity to serve the proposed development and suitable access and hardstanding area shall be maintained to it on site.

DOMESTIC REFUSE ARRANGEMENTS: SINGLE DWELLINGS

The dwelling should have sufficient storage capacity to cope with the waste generated in between collections (1 week).

DOMESTIC REFUSE ARRANGEMENTS: ADVISORY NOTES

Plastic sacks are issues for solid waste storage and collection will be from the front entrance to the property adjacent to the road or footpath.

5 WORKS OF CONSTRUCTION

Hours of work of construction site plant, equipment and machinery, should be restricted to not earlier than 7.00 a.m. and not later than 6.00 p.m. weekdays and Saturday working should be restricted to not earlier than 8.00a.m. and not later than 1.00 p.m. No work shall be carried out on Sundays, Bank or Public Holidays.

i. Suitable sound attenuation shall be used at all times in respect of all plant, machinery and equipment in operation on site in order to aid prevention of noise nuisance. Compliance with BS 5228: Part 1: 1984 and subsequent amendments regarding the use of equipment on site will be required in appropriate cases.

ii. A suitable method of control shall be used in order to aid prevention of dust nuisance arising from work activities on site.

iii. Burning of waste materials shall not be carried out on site. Such materials are to be stored in a suitable receptacle, as far from residential accommodation as reasonably practicable, pending disposal off site.

iv. Adequate arrangements shall be made to remove all waste material from the site on a regular basis and to dispose of it at a suitably licensed waste disposal site.

6 NAMING & NUMBERING

As a result of the changes to this property, it appears that a change has to be made to the national property gazetteer. It is a legal requirement that a property or premises is registered.

The Naming and Numbering Certificate, when issued, will reduce location or delivery problems via Royal Mail or other carriers, and importantly for the Police, Ambulance, and Fire & Rescue services. Registration is also necessary to register to vote, for utility connections, and will avoid duplicate addresses.

The Naming and Numbering service is provided by the Borough Council. The on-line form is available at the Planning/House Numbering page of the council's web-site <http://www.gravesham.gov.uk/street-naming>. Please submit the application and the requisite fee in accordance with the guidance on the form.

7 SOUTHERN WATER

A formal application for connection to the public sewerage system is required in order to service this development, please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk.

Please read their New Connections Services Charging Arrangements documents which has now been published and is available to read on their website via the following link <https://beta.southernwater.co.uk/infrastructure-charges>.

8 KENT COUNTY COUNCIL HIGHWAYS AND TRANSPORTATION

It is the responsibility of the applicant to ensure, before the development hereby approved is commenced, that all necessary highway approvals and consents where required are obtained and that the limits of highway boundary are clearly established in order to avoid any enforcement action being taken by the Highway Authority.

Across the county there are pieces of land next to private homes and gardens that do not look like roads or pavements but are actually part of the road. This is called 'highway land'. Some of this land is owned by The Kent County Council (KCC) whilst some are owned by third party owners. Irrespective of the ownership, this land may have 'highway rights' over the topsoil.

Information about how to clarify the highway boundary can be found at <https://www.kent.gov.uk/roads-and-travel/what-we-look-after/highway-land/highway-boundary-enquiries>

The applicant must also ensure that the details shown on the approved plans agree in every aspect with those approved under such legislation and common law. It is therefore important for the applicant to contact KCC Highways and Transportation to progress this aspect of the works prior to commencement on site.