

Delegated Report

Application No: 20250351

Location: Brookers Farm, Luddesdown Road, Luddesdown DA13 0XE

Description: Application for approval of condition 5 and 7 attached to planning permission reference number 20240091 relating to external lighting and details shall be provided of the Electric Vehicle (EV) charging points and passive provision.

Applicant: Mr Steve Chappell

Submitted Documents/Plans

Covering letter
Application form
Parking layout drawing

Relevant Planning History

20240091 Engineering works to construct a formal car parking area for Vineyard Farms Ltd office, winery and vineyard workers, and other users of Brookers Farm.

Approved 5 April 2024

Consultations, Publicity and Representations

KCC Biodiversity Officer

The submitted lighting plan has demonstrated the proposed lighting will be downward facing and therefore limit light spill.

However no information has been providing on the operational hours of the lighting. The Design and Access statement submitted with the original application detailed the car park was required for the following reasons:

- 10 Office workers are being relocated from Court Lodge to Brookers Farm to ensure that all staff are in one location to allow for proper co-ordination and management.
- A further 25 Office workers are to be located at Brookers Farm within one of the existing barns. This will include management, marketing, sales and other essential staff.
- A minimum of 10 winery specialist employees will be permanently based at the Brookers Farm site.
- Brookers Farm will attract some visitors who wish to inspect production facilities, to meet and discuss sales and marketing and the wholesale purchase of wine.

- There will be a need for parking for vineyard workers on an ongoing basis. The Estate does however provide transport for vineyard workers and encourages car sharing where possible for all staff.

Based on the above reasons we presume that the lighting does not need to be operational 24hours a day and therefore we recommend that the lighting is on a timer so it is only operational when required.

The applicant confirmed that there will be a sensor that will activate the lights at dusk with a set timer to switch off the lights at 11pm. Some of the winery staff work late into the evening, up to 11pm cut-off and they can adjust the timings if required to do so.

KCC were reconsulted and responded with the following:

The submitted lighting plan has demonstrated the proposed lighting will be downward facing and therefore limit light spill.

However when we originally commented we highlighted that no information had been providing on the operational hours of the lighting. The Design and Access statement submitted with the original application detailed the car park was required for the following reasons:

- 10 Office workers are being relocated from Court Lodge to Brookers Farm to ensure that all staff are in one location to allow for proper co-ordination and management.
- A further 25 Office workers are to be located at Brookers Farm within one of the existing barns. This will include management, marketing, sales and other essential staff.
- A minimum of 10 winery specialist employees will be permanently based at the Brookers Farm site.
- Brookers Farm will attract some visitors who wish to inspect production facilities, to meet and discuss sales and marketing and the wholesale purchase of wine.
- There will be a need for parking for vineyard workers on an ongoing basis. The Estate does however provide transport for vineyard workers and encourages car sharing where possible for all staff.

Based on the above reasons we presumed that the lighting does not need to be operational 24hours a day.

The applicant has provided additional information detailing that the lighting will be fitted with a light sensor and become operational at dusk and will be switched off via a timer at 11pm.

As the timings relate to the operational hours of staff at the winery we are satisfied that is appropriate.

We are satisfied that the condition can be discharged.

Analysis

Condition 5 of 20240091 states:

No external lighting shall be installed on site unless details for such lighting have first been submitted to and approved in writing by the Local Planning Authority. Where the Local Planning Authority approved details of external lighting, the details approved shall be retained thereafter as approved.

Reason: In the interests of visual and residential amenity in National Landscape and in accordance with Policies CS12 and CS19 of the Gravesham Local Plan Core Strategy

(2014).

The applicant's have submitted a plan in support of discharging this condition together with the specification for the lighting (bollards with downlighting) which shows aluminium and glass, finished in rust brown colouring measuring 80cm (h), 15.1cm (l) and 12cm (w). There will be 28 bollards. They have confirmed the timings of the lights and this is satisfactory. This condition can be discharged.

Condition 7 of 20240091 states:

Notwithstanding the details shown on the approved plans, submitted documents and application form, before the development as hereby permitted is first brought into use details shall be provided of the Electric Vehicle (EV) charging points and passive provision and shall ensure that at least 10% of the parking spaces are provided with Electric Vehicle (EV) charging points and a further 10% are provided with passive provision i.e., cabling / ducting. Each charging point should be able to accommodate a useable supply of 11KW or 22KW. Such provision shall be implemented prior to the first use of the development hereby permitted, and thereafter permanently retained and maintained.

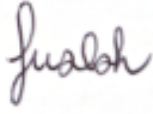
Reason: To encourage the use of sustainable and more environmentally acceptable modes of transport, and in accordance with Policy CS11 and Policy CS19 of the Gravesham Local Plan: Core Strategy (2014).

The applicant's have submitted a plan in support of discharging this condition. This plan shows six EV charging spaces which equates to at least 10%. These will be provided by double charging points. The full details have been provided in the covering letter and confirm that these will be installed to BS standard 7671. The details are acceptable and this condition can be discharged.

Recommendation:

Discharge condition 5 and 7 of 20240091.

See draft Decision

Case Officer: Alison Webster	Team Leader: Faye Walsh
Signed: 	Signed: 
Dated: 25 June 2025	Dated: 04 July 2025