



Delegated Report

Planning Application for Approval of Details

Planning Application No: 20250147

Location: Meopham Veterinary Surgery, Wrotham Road Meopham Gravesend

Description: Application for the approval of condition 5 (Hard Landscaping) and condition 6 (Soft Landscaping) attached to planning reference number 20240256.

Applicant: Dr Martin Hobbs

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Planning Application Form;
Drawing No. 06 Rev B – Proposed Block Plan;
Planting Details – Mixed Native Hedging; and
Fence Details – Post and Rail.

Relevant Planning History

Reference	Description	Decision	Decision Date
20240256	Erection of first floor infill extension.	Permission	11.10.2024

Development Plan

Gravesham Local Plan Core Strategy (2014)

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development & Design Principles

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards

Paragraph 34 of the NPPF (2024) sets out that policies within adopted local plans should be reviewed to assess whether they need updating at least once every five years, and should then be updated as necessary. Such reviews are also a legal requirement as set out in Regulation 10A of the Town and Country Planning (Local Planning) England Regulations 2012.

The Council undertook such a review in September 2019 and found that the adopted Local Plan Core Strategy is in need of a partial review in terms of Policy CS02, due to the increased need for housing since the Local Plan Core Strategy was adopted and the need to ensure that a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1st Review (1994) generally conform with the

NPPF (2024), the Council will also seek to replace these.

National Planning Policy Framework (2024)

- Section 2 – Achieving Sustainable Development
- Section 4 – Decision-making
- Section 12 – Achieving Well-Designed Places
- Section 13 – Protecting Green Belt Land

Supplementary Planning Guidance

- SPG 4 – KCC Parking Standards (2006)
- Design for Gravesham – Design Code (2024)
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

Consultees

Dickens' Country Protection Society

The Society can find no reference to the hard landscaping i.e. the paving

Officer Comments – The car park and access are existing. The only hard landscaping that has been submitted for discharge of condition 5 is details of fencing.

Officer's Analysis

Hard Landscaping Scheme

Condition 5

5. Within three months of the development commencing, 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. The landscaping works shall be completed in accordance with the approved details prior to the completion of the development or before the development is brought into use, whichever is sooner. The scheme shall include:

- proposed boundary treatments, including a post and rail fencing along the southern boundary.

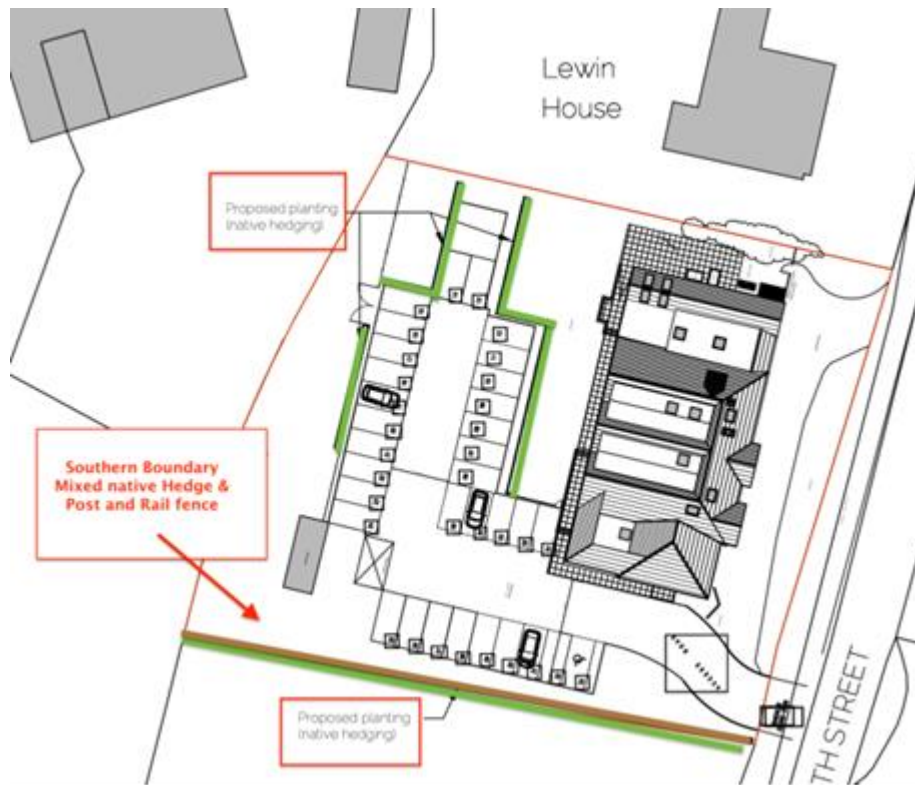
Reason: *To protect and enhance the visual amenity and the character of the area and to ensure a satisfactory environment for existing and future residents in accordance with Policy CS19 of the Gravesham Local Plan: Core Strategy (September 2014).*

The following information has been submitted to discharge condition 5.

Planning Application Form;
Drawing No. 06 Rev B – Proposed Block Plan; and
Fence Details – Post and Rail.

The submitted plan and fence details are suitable for their setting and provides sufficient information to address the details specified in Condition 5 and the purposes of its imposition:

Proposed Plan



Fence Details



No further information is required and condition 5 can be discharged.

Soft Landscaping Scheme

Condition 6

6. Within three months of the development commencing, and notwithstanding the details shown on the approved plans a scheme detailing the proposed soft landscaping shall be submitted to and approved, in writing, by the Local Planning Authority. The scheme shall include the type and species of native planting to be carried out, to include their quantity and size as well as arrangements for aftercare. Thereafter the approved soft landscaping scheme shall be carried out in full during the first available planting season following first occupation of the development. If you remove any trees that are part of the soft landscaping scheme that we approve, or find that they are dying, severely damaged or diseased, you are required to replace them with trees and plants of a similar size and species no later than the next available planting season.

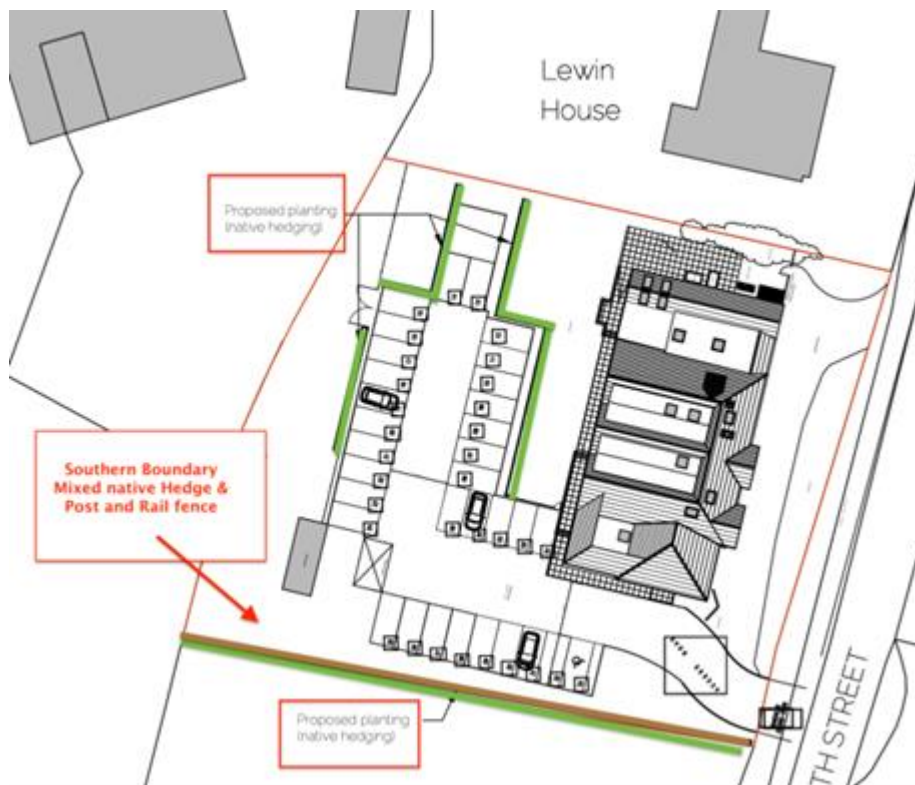
Reason: To ensure that the landscaping is maintained in the long term in the interests of the visual amenity of the development, in accordance with adopted Policy CS02 and Policy CS19 Gravesham Local Plan: Core Strategy (September 2014).

The following information has been submitted to discharge condition 6.

Planning Application Form;
Drawing No. 06 Rev B – Proposed Block Plan; and
Planting Details – Mixed Native Hedging.

The submitted proposed planting plans and management and maintenance plan provides sufficient detail to address the details specified in Condition 16:

Proposed Plan



Native Planting Mix

**15% OFF BARE ROOT ORDERS OVER £150
WITH CODE BARE15**



**Mixed Native Hedging Plant Pack -
Flowering and Berrying (6 species)
- pack of 50 plants**
Price per pack
FROM £53.99 (INC. VAT)

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Bigger Orders = Bigger Discounts
10% OFF Orders over £500
12.5% OFF Orders over £1,000
Discounts are applied automatically in the shop

KEY FEATURES

Our Flowering and Berrying Mixed Native Hedging

- Each pack of 50 plants is enough for 8-10 metres
- Packs contain 6 native species, all of which flower
- The species are 50% Hawthorn plus 10% each of

The proposed planting plan adequately shows the location of the proposed hedging. The supporting application form provides additional information regarding the planting schedule.

Soft landscaping, planting of a native mixed hedge composed of (Hawthorn, Blackthorn, Dog Rose, Crab Apple, Elder, Purging Buckthorn, Guelder Rose, Spindle and Dogwood) at approximately 50 specimens per 8-10metres as recommended by native hedging suppliers. The planting would follow the new hedge lines in the planed approved buy the council in drawing number 08 revision B (25.9.2024) found on the planning portal and copy attached here. I have attached a copy of the suppliers notes. The planting would need to take place in the first available planting season after the condition is approved.

Hard landscaping would be in the form of a post and rail fence along the southern boundary of the property as requested by the planning authority, detailed in ethics above drawing. An image of the type of fence is shown. The southern boundary would then be composed of native hedging and a post and rail fence.

It is considered that the proposed hedging is native hedging should be easily maintained. The wording of Condition 6 stipulates that if any of the planting that becomes diseased or is damaged or dying, it will be replaced in the next planting season. Therefore the local authority is satisfied with the provision of aftercare.

No further information is required and condition 6 can be discharged.

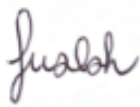
Conclusion Recommendation

Sufficient information has been submitted to discharge conditions 5 and 6 planning approval 20240256.

Recommendation

ADET - Approval of Details

(For detailed conditions / reasons for refusal and informatives, see draft Decision)

Case Officer:	Ms Amanda Cue	Team Leader:	Mrs Faye Walsh
Signed:	A Cue	Signed:	
Dated:	9th April 2025	Dated:	10 April 2025