

Delegated Report

Application No: 20260631

Location: Station Storage, Former Coal Yard,
Meopham Railway Station, Station Approach, Meopham DA13 0LU

Description: Application for the approval of condition 2 (Boundary Treatment) attached to planning reference number 20241037 and appeal reference APP/K2230/W/25/3363309.

Applicant: Mr Michael Banks

Submitted Documents/Plans

Application form
Covering letter
Drawing 01 (proposed block plan)
Drawing 02 (proposed fence elevation and section)

Relevant Planning History

20241037 Application for the variation of conditions 1 and 3 and removal of condition 2 attached to planning permission reference number 20201253 application for change of use of the building and land to self-storage (Use Class B8) and the siting of storage containers with associated parking; to allow the siting of 3 additional containers.

Approved 23.01.2025

Consultations, Publicity and Representations

As this application seeks the discharge of planning conditions, there is no statutory requirement to undertake consultation with neighbouring properties.

Analysis

Condition 2 of 20241037 states:

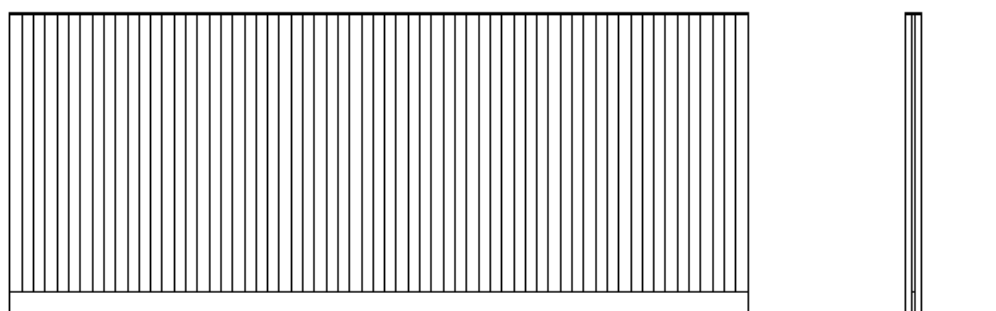
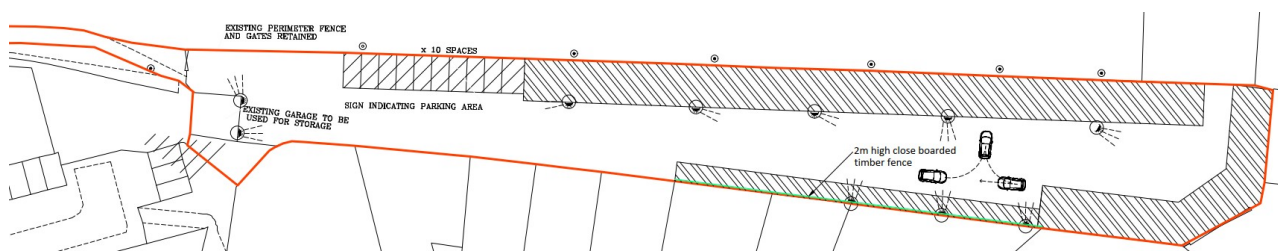
2. Within three months of the date of this decision, and notwithstanding the information on the approved plans and application form, details of a 2m high boundary treatment to be erected along the southern boundary to protect the amenities of nos. 44-50 Ediva Road shall be submitted to and approved in writing by the Local Planning Authority. The approved boundary treatment shall be built in accordance with the approved details within three months of that decision and maintained thereafter.



Reason: No details have been provided at this stage and in order to protect the amenity of the residents of adjacent properties in accordance with Policy CS19 of Gravesham Core Strategy (2014).

The applicant appealed this condition under reference APP/K2230/W/25/3363309 however the appeal was dismissed and the condition remains.

The applicant has submitted a plan showing the position and appearance of the proposed 2m high fence as shown below (the green line indicates the fence):

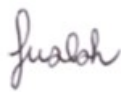


The submitted information fully accords with the requirements and intent of the planning condition and is therefore considered acceptable.

Recommendation:

Discharge condition 2.

See draft Decision

Case Officer: Alison Webster	Team Leader: Mrs Faye Walsh
Signed: 	Signed: 
Dated: 29 July 2026	Dated: 29 July 2026