

**Application: 20230678**

**TOWN AND COUNTRY PLANNING ACT 1990  
THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)  
(ENGLAND) ORDER 2015 (AS AMENDED)**

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| <b>NOTIFICATION OF GRANT OF PERMISSION TO DEVELOP LAND</b> |
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To: **Mr T Chambers  
C/O Mr Steve Clarke  
Graham Simpkin Planning Ltd  
2 The Parade  
Ash Road  
Hartley  
DA3 8BG**

**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:

**Land South Of Two Gates Hill  
Town Road  
Higham  
Gravesend  
Kent**

and being **use of land for the stationing of 20 caravans for occupation by seasonal agricultural workers**. Your application dated 28th June 2023 is permitted subject to the following:-

1. The development hereby permitted shall be begun not later than 3 years following the date of this permission.

**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 and particulars:

Application form  
Cover letter dated 23 June 2023  
Planning Statement (Ref. 3877.SC)  
Drawing no. 01 (Site Location Plan)  
Drawing no. 02 (Existing Block Plan)  
Drawing no. 03 (Proposed Block Plan)  
Drawing no. 04 (Proposed Caravan Floor Plan and Roof Plan)  
Drawing no. 05 (Proposed Caravan Elevations).

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

3. Prior to any ground works taking place, a hard and soft landscaping scheme, including a timetable for implementation and completion, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include the following:
- The retention of existing boundary planting.
  - Details of additional native tree, hedgerow and shrub planting around the site boundaries and to fill any gaps, to include their quantity, size and arrangements for aftercare.
  - Details of biodiversity enhancements such as hedgehog, bird and bat boxes, and log piles.
  - Details of hardstanding/surfacing.

Any identified trees or plants that die, are damaged, removed or become diseased within five years from the first occupation of the caravans hereby permitted shall be replaced with a species of a similar size and species during the next available planting season. The landscaping works shall be carried out in accordance with the approved details before any part of the development is brought into use in accordance with an agreed implementation programme. The completed scheme shall be managed and/or maintained thereafter.

**Reason:** In the interests of visual amenity and to ensure a satisfactory standard of appearance upon the completion of the development and to ensure no net loss of biodiversity in accordance with Policies CS12 and CS19 of the Gravesham Local Plan Core Strategy 2014.

4. 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 Institute of Lighting Engineers Guidance Notes for the Reduction of Obtrusive Lighting, GN01, dated 2005 (and any subsequent revisions), 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). Any details to be submitted shall also follow the recommendations within the Bat Conservation Trust and Institution of Lighting Professionals 'Guidance Note 08/18: Bats and Artificial Lighting in the UK' (or subsequent updates). The development shall thereafter be carried out in accordance with the approved details and maintained as such thereafter.

**Reason:** In order to limit the impact of the lighting on wildlife with regard to Policies CS12 and CS19 of the Gravesham Local Plan Core Strategy 2014.

5. The approved access/parking/turning arrangements shall be laid out prior to the first occupation of the caravans hereby permitted and thereafter shall be retained at all times when the caravans are in occupation until such time as they are required to be removed by virtue of condition no.11.

**Reason:** In the interests of residential amenity and highway safety and in accordance with Policies CS11 and CS19 of the Gravesham Local Plan Core Strategy 2014.

6. The use of land for the stationing of caravans hereby permitted shall only be carried out in a manner where they are occupied by persons solely or mainly employed at Little Mockbeggar Farm for the purposes of agriculture as defined in Section 336(1) of the Town and Country Planning Act 1990 (as amended).

**Reason:** To reflect the special occupational need for the permitted use and its location in the Green Belt in accordance with paragraphs 80 and 150 of the National Planning Policy Framework 2023, Policy CS07 of the Gravesham Local Plan Core Strategy 2014 and Saved Policy C10 of the Gravesham Local Plan First Review 1994.

7. No more than 20 caravans shall be stationed on the site at any one time. During the period 1 March to 31 October all caravans shall be available for the accommodation of seasonal agricultural workers. During the winter period (December to April), 12 caravans shall be stored, unoccupied, on the land and no more than 8 caravans shall be available for the accommodation of residual seasonal agricultural workers. The residential occupation of the caravans during the winter period will be in rotation, so that no caravan is occupied for a continuous period of twelve months.

**Reason:** To reflect the special occupational need for the permitted use and its location in the Green Belt in accordance with paragraphs 80 and 150 of the National Planning Policy Framework 2023, Policy CS07 of the Gravesham Local Plan Core Strategy 2014 and Saved Policy C10 of the Gravesham Local Plan First Review 1994.

8. There shall be no more than four seasonal workers in each caravan when occupied and the total number of seasonal workers accommodated at the site shall not exceed 80 during the main harvesting period (1 June to 30 September) and shall not exceed 20 during the winter period (December to April). A written record shall be kept of the dates of occupation of all caravans and shall include the name and profession of each occupier, which caravan they occupy and the duration of their occupation. The written record shall be made available for inspection by the Local Planning Authority within 48 hours of a written request.

**Reason:** To reflect the special occupational need for the permitted use and its location in the Green Belt in accordance with paragraphs 80 and 150 of the National Planning Policy Framework 2023, Policy CS07 of the Gravesham Local Plan Core Strategy 2014 and Saved Policy C10 of the Gravesham Local Plan First Review 1994.

9. If any of the caravans stationed on the land remain unoccupied for a continuous period of twelve months, they shall be removed from the site and the wider agricultural holding known as Little Mockbeggar Farm, within one month of the end of the twelve month unoccupied period.

**Reason:** In the interests of the Green Belt location in accordance with paragraphs 80 and 150 of the National Planning Policy Framework 2023, Policy CS07 of the Gravesham Local Plan Core Strategy 2014 and Saved Policy C10 of the Gravesham Local Plan First Review 1994.

10. Notwithstanding the provisions of Article 3, Part 5, Class A of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), or any provision equivalent to that Class in any statutory instrument replacing, revoking or re-enacting that Order, with or without modification, no additional seasonal agricultural workers caravans shall be stationed on the agricultural holding known as Little Mockbeggar Farm.

**Reason:** To ensure that any future increase in the number of caravans at the application site can be assessed in relation to the impact on the Green Belt and in accordance with paragraphs 80 and 147 of the National Planning Policy Framework 2023, Policies CS02, CS07, CS11, CS12 and CS19 of the Gravesham Local Plan Core Strategy 2014 and Saved Policy C10 of the Gravesham Local Plan First Review 1994.

11. When there is no longer an agricultural need for seasonal workers to be accommodated at the agricultural holding known as Little Mockbeggar Farm, the use hereby permitted (including all associated laundry/freezer cabins, bin storage, parking/turning areas, amenity space, drainage, etc) shall be discontinued and all caravans and operational development shall be removed from the site and the land restored to its former condition no later than 6 months following the cessation of the use.

**Reason:** In the interests of the protection of this rural site in the Green Belt in accordance with paragraph 137 of the National Planning Policy Framework 2023 and Policy CS02 of the Gravesham Local Plan Core Strategy 2014.

## **INFORMATIVES:-**

### **1 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.

### **2 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.

### **3 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].

### **4 BUILDING REGULATIONS CONSENT**

The granting of planning permission is independent from the granting of Building Regulations consent (which may, or may not, be required). In the event of a change to the scheme granted planning permission being required to satisfy the Building Regulations, applicants are advised to seek advice from the Local Planning Authority [as proceeding without the necessary permissions could nullify this permission].

### **5 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.

Dated: 14 September 2023

Civic Centre  
Windmill Street  
Gravesend  
Kent  
DA12 1AU

Wendy Lane MRTPI  
Assistant Director (Planning)  
Planning Service

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### **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.