



Application for a Lawful Development Certificate for a Proposed use or development.
Town and Country Planning Act 1990: Section 192, as amended by section 10 of the Planning and
Compensation act 1991.

Town and Country Planning (Development Management Procedure) (England) Order 2015

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Site Address

Number	
Suffix	
Property name	Land East of Fiveshash Road
Address line 1	Fiveash Road
Address line 2	
Address line 3	
Town/city	Gravesend
Postcode	DA11 0RE
Description of site location must be completed if postcode is not known:	
Easting (x)	563570
Northing (y)	173484
Description	

Land to the east of Fiveash Road, north of the electric substation and a builders yard and west of Stanbrook Road.

2. Applicant Details

Title	
First name	sean
Surname	Tofts
Company name	Elite planning
Address line 1	15 Spring Lane
Address line 2	Lexden Bridge Hamlet
Address line 3	
Town/city	Colchester

2. Applicant Details

Country	United Kingdom
Postcode	CO3 4AR
Are you an agent acting on behalf of the applicant? ☐ Yes ☒ No	
Primary number	
Secondary number	
Fax number	
Email address	

3. Agent Details

No Agent details were submitted for this application

4. Description of Proposal

Does the proposal consist of, or include, the carrying out of building or other operations?
☒ Yes ☐ No

If Yes, please give detailed description of all such operations (includes the need to describe any proposal to alter or create a new access, layout any new street, construct any associated hard-standings, means of enclosure or means of draining the land/buildings) and indicate on your plans (in the case of a proposed building the plan should indicate the precise siting and exact dimensions)

Enclosure of the full site within ownership with a 2 metre close board fence to the boundaries on all sides.

Does the proposal consist of, or include, a change of use of the land or building(s)?
☐ Yes ☒ No

Has the proposal been started?
☐ Yes ☒ No

5. Grounds for Application

Information about the existing use(s)

Please explain why you consider the existing or last use of the land is lawful, or why you consider that any existing buildings, which it is proposed to alter or extend are lawful

The site is currently 'white' unallocated land within the development boundary and has no formal or planning designation beyond this. The site has been fly-tipped and created a nuisance from antisocial behaviour on the site as indicated in commentary by neighbours on previous planning applications on the site.

The works sought are acceptable by virtue of the The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Class A – gates, fences, walls etc

The site is not bound by any highways and therefore the height limit allowed in this case is 2 metres in height.

Please list the supporting documentary evidence (such as a planning permission) which accompanies this application

A block plan and a plan showing the location of the proposed fence accompany the application.

Select the use class that relates to the existing or last use. Please note that following changes to Use Classes on 1 September 2020, the list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. See help for more details on Use Classes.

Other

Other

As stated the land is a privately owned unallocated site with no planning designation.

Information about the proposed use(s)

5. Grounds for Application

Select the use class that relates to the proposed use. Please note that following changes to Use Classes on 1 September 2020, the list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. See help for more details on Use Classes.

Other

Other

No change of use is proposed.

Is the proposed operation or use

☒ Permanent ☐ Temporary

Why do you consider that a Lawful Development Certificate should be granted for this proposal?

A lawful development certificate should be granted as the proposal complies with the requirements of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Class A – gates, fences, walls etc.

The consideration of the PROW being highway land discounts the need for the fence to be 1m high as it is not for vehicular use and the other boundaries are in private ownership and do not for highways.

6. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent
☒ The applicant
☐ Other person

7. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☐ Yes ☒ No

8. Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

☐ Yes ☒ No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

9. Interest in the Land

Please state the applicant's interest in the land

- ☒ Owner
☐ Lessee
☐ Occupier
☐ Other

10. Declaration

I/we hereby apply for a Lawful Development Certificate as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them. ☒

10. Declaration

Date (cannot be pre-application)

12/01/2022

Gravesham Borough Council