



Delegated Report

Approval of Details Application

Planning Application No: 20260430

Location: Clijon Farm Whitehill Road Meopham Gravesend

Description: Application for the approval of condition 2 (Lighting Design Plan) attached to planning reference number 20250572 and appeal reference 6001663.

Applicant: Mr Steve Basi

Submitted Documents/Plans

Application Form;
Cover Letter – Prepared by George Nelson; and
Existing and Proposed Plans And Elevations – 3567 – 001.

Relevant Planning History

Reference	Description	Decision	Decision Date
20250572	Retrospective building works to convert ancillary residential building for use as a home office and home gym.	Application Refused – Appeal Allowed	21.08.2025 - 11.03.2026

Consultations, Publicity and Representations

Consultees

There have been no consultees consulted on this application.

Officer's Analysis

Condition 2 (Lighting Design Plan)

- Within three months of the date of this decision, a lighting design plan for biodiversity shall be submitted to and approved in writing by the Local Planning Authority. The plan should include the type and locations of external lighting. All external lighting shall be installed in accordance with the specifications and locations set out in the plan and maintained as such thereafter.*

The following information has been submitted to discharge condition 2;

Application Form;
Cover Letter – Prepared by George Nelson; and
Existing and Proposed Plans And Elevations – 3567 – 001.

The applicant has submitted a plan showing the location of the proposed lighting, the lights would be philips Arbour LED Outdoor Wall Lights. There are five wall lights proposed to the southern elevation of the building and 2 wall lights to the western elevation. The submitted cover letter confirms that the lights would:

- Have a warm-white LED ≤2700K
- Have zero upward light spill
- Have no UV output
- Be horizontally mounted (0° tilt)
- Benefit from PIR-controlled operation with short-duration timers

Given the above specifications it is considered that the proposed lights would be in accordance with ILP/BCT Guidance Note 8, 2023. The lighting is considered to protect local biodiversity. As such condition 2 can be discharged.

Recommendation

Discharge condition 2.

Case Officer:	Adeoye Lawal	Team Leader:	Mrs Faye Walsh
Signed:	<i>Ade Lawal</i>	Signed:	<i>F Walsh</i>
Dated:	18th June 2026	Dated:	19 June 2026