



Delegated Report

Planning Application

Application no: 20211457

Location: Meopham Tennis Club Tennis Courts Village Hall Wrotham Road

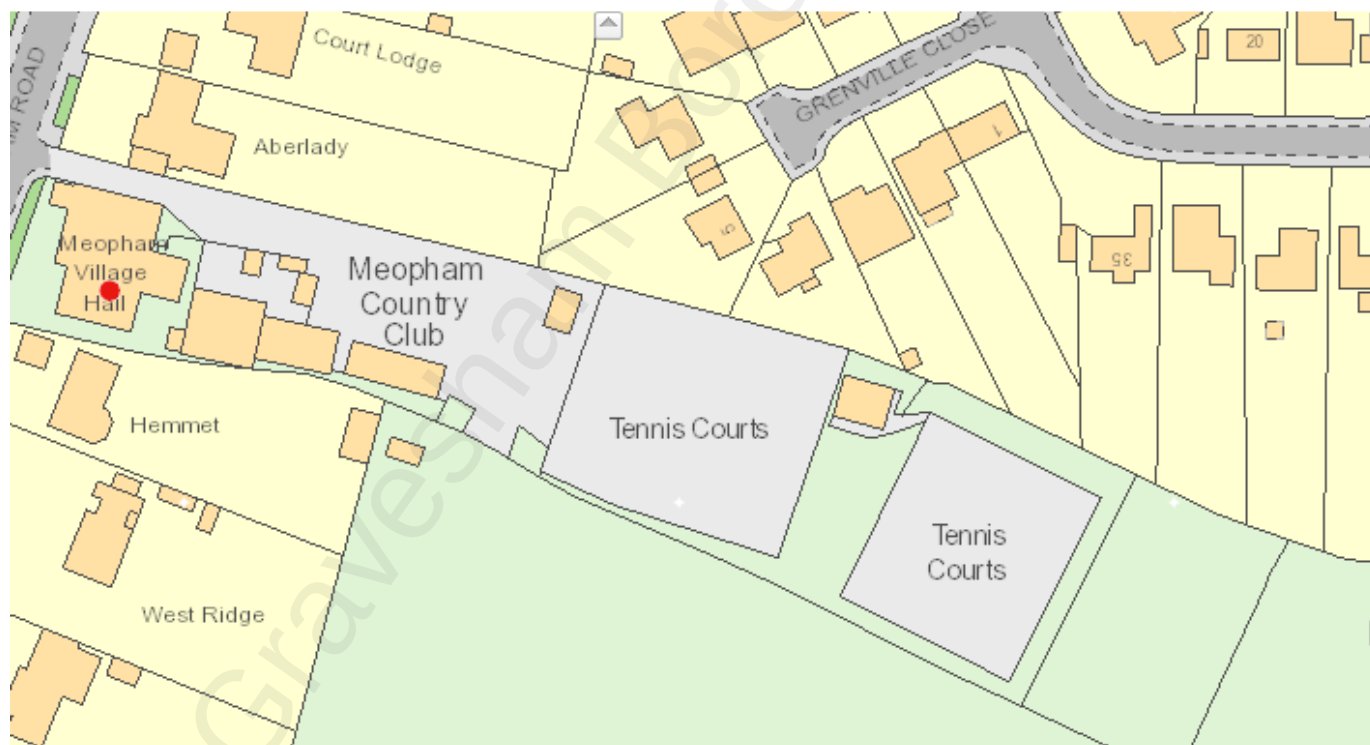
Description: Application for approval of conditions 10 and 11 attached to planning permission reference number 20200936 relating to landscaping details (10) and screening and fencing details (11).

Applicant: Meopham Lawn Tennis Club - Andrew Candler

Site Visit Date: 22 February 2022

The Site and Surroundings

Meopham Lawn Tennis Club is located on the east side of Wrotham Road near Meopham Green and shares an existing site with the Meopham Country Club and Village Hall.



The club have five doubles hard courts and have currently over 100 adult members and the same number of junior members. The first three courts are open to all members and for pay and play (which has been introduced due to the pandemic over the last two years) while courts 4 and 5 are used for members only and for coaching. The front 3 courts have been refurbished only a few years ago and courts 4 and 5 have in the last six months also now been similarly resurfaced.

The courts are located at the foot of the rear gardens of existing dwellings in Grenville Close and Cheyne Walk. They are enclosed by 3.6m high chain link fencing.

There is a single storey club pavilion building between the two sets of courts. The club was apparently originally formed in 1913 and originally had 3 grass courts and a clubhouse.

Until recently there were no floodlights on any of the courts. In the summer month's people could play on the courts until 10pm in the evening and in winter during daylight hours. During winter months the Club have used Legends Sports in Thong Lane Gravesend for coaching and junior play.

However following a planning permission in December 2020 (ref 20200936) which permitted a lighting scheme to courts 4 and 5 and comprising of 9 x 6.5m high columns with each having an 830watt LED panel fitting at a mounting height of 6.7m, this lighting scheme was installed in January 2022 but the lighting has not as yet been brought into use pending the discharge of planning conditions (which are the subject of this current application). The lighting columns and lamps are dark green.

The tennis club share an existing car park to the west of the courts with the village hall, country club and table tennis club. It is floodlight and has a capacity for 40 cars of which 22 are available to the club including 3 disabled spaces. There is a cycle rack for 6 cycles next to the pavilion.

To the south and east of the tennis courts are open fields and with the courts are bounded by mature laurel hedging over 2m in height on the southern side with trees to the east.

The front 3 courts are located within Meopham village boundary but the other courts are just outside the village boundary and are in the Green Belt. The additional courts have been in existence for some 30 years.

A recent aerial photograph of the site from Google Earth is shown below.



The photographs below show the edge of the 2 furthest courts looking westwards as in October 2020 prior to the resurfacing works and the installation of the floodlighting. The existing courts are reasonably well screened although some residential boundaries adjoining the site have low chain link fencing rather than solid fencing.



The existing perimeter to the court is enclosed by chain link fencing to a height of 3.3m with wind break screening and hedging to the south.

Relevant Planning History

The following table sets out the planning history relating to the whole site (Meopham Tennis Club, Country Club and Village Hall).

Ref No	Description	Decision	Date
19480100	Erection of Youth Club HQ at rear of village hall	Permission	03.12.1948
19490259	Additions	Permission	02.12.1949
19570188	Addition	Permission	11.09.1957
19600124	Erection of additions and alterations	Permission	10.08.1961
19760104	Display of an illuminated double sided mast sign	Refused	30.03.1976
19790088	Erection of single storey extension to form a beer store on the north side.	Permission	05.04.1979
19790127	Erection of single storey extension to form an office on west side	Permission	05.04.1979
19800060	Erection of 9ft high practice wall on the southern side of the tennis courts	Permission	21.02.1980
19800923	Retention of wooden building for tennis club pavilion	Permission	23.12.1980
19820181	Erection of two storey extension to form lounge bar store and toilet accommodation on ground floor and snooker room at first floor level	Refused	17.05.1982
19820733	Demolition of part of existing club and rebuilding of lounge bar in single storey structure	Permission	29.11.1982
19870487	Re-siting of two existing huts laying out of patio heating area and re-roofing of snooker hall	Permission	28.09.1987
19880800	Change of use of agricultural land for the formation of	Permission	16.02.1989

	3 no tennis courts and erection of 4.27 high chain link perimeter fence.		
19910393	Erection of a single storey extension to form changing rooms, toilet accommodation and enlarged pavilion.	Permission	23.12.1991
19950431	Erection of 20no. 6 metre high floodlights for existing tennis courts.	Refused Appeal Dismissed (1996/00006/R EF)	03.11.1995 01.10.1996
19990036	Erection of two storey extension on the eastern elevation, involving demolition of the existing single storey extension to provide social room at ground floor level and a snooker hall at first floor level.	Refused	28.05.1999
19970169	Display of internally illuminated pole mounted projecting box sign.	Refused	11.09.1997
20000145	Installation of external roller shutters.	Permission	18.04.2000
20010148	Display of a pole mounted double sided hanging sign on the front forecourt externally illuminated by 2 no. swan neck lamps	Advertisement consent	28.03.2001
20200936	The installation of new low level LED floodlighting to two existing outdoor tennis courts (numbers 4 and 5) to be operated on a seasonal basis.	Permission	18.12.2020
20211457	<i>This Application</i>		

Pre-Application Enquiries

PRE20110680 Proposal to increase the height of the netting around the tennis courts.

Proposal

This application is for approval of conditions 10 and 11 attached to planning permission reference number 20200936 relating to landscaping details (10) and screening and fencing details (11).

Submitted Drawings/Documents

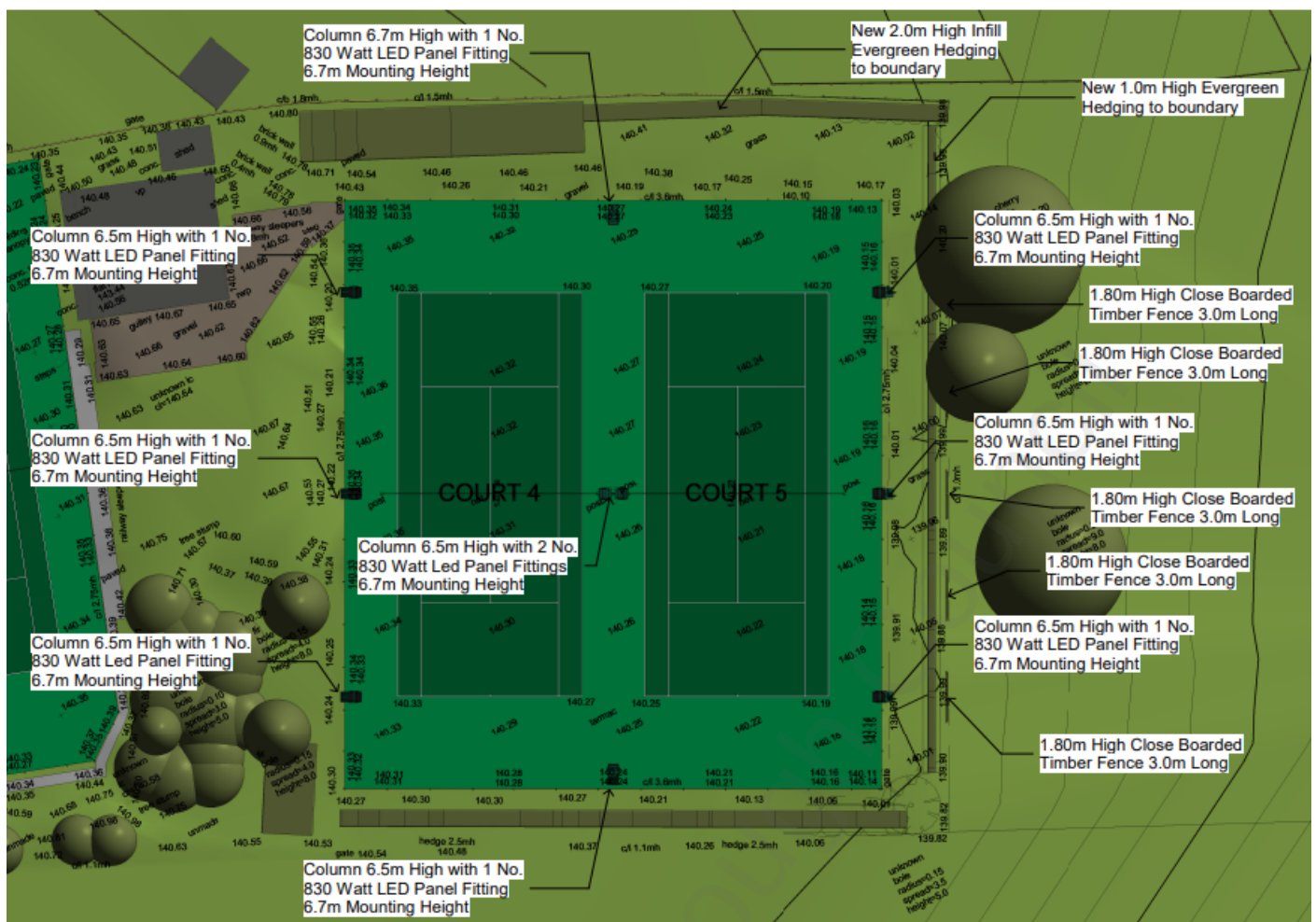
Application Form;
Drawing No 2020 CAS OD 10 013 Rev B: Proposed Site Layout;

Supplementary Information:

- Close boarded fence panels with concrete posts;
- Hazel (Corylus) hedge;
- Windbreak details (front on)
- Windbreak details (side on)

Details of the Development

The relevant information from the submitted drawing is shown in the extract below



The application form provides more detail on the screening and the landscaping in particular wherein it is stated:

Condition 11 Screening and Fencing

Eastern Boundary Fencing - Erection of 5 x Timber Fence Panels 1.8m high and 3m long using concrete fence posts so timber panels can be slotted into place. These will be in place on a seasonal bases for 1st October and March 31st and the fence panels stored in an existing wooden shed at the tennis club when not in use. Please refer to Drawing No 2020 CAS OD 10 013 B Proposed layout on original application 20200936

Screening –

Northern Boundary - Supplementary solid mesh wind-screening of 270gsm Dark Green in colour 3.60m high and 31.80m long to be attached to the existing chain link fence. Attached from 1st October and March 31st with brass windbreak clips and stored in a wooden shed on site when not in use. Please note our neighbours that back onto the courts have expressed a concern that they do not want the windbreak erected as it will obscure their view.

Western Boundary - Supplementary solid mesh wind-screening of 270gsm Dark Green in colour 2.0m high and 34.746m long to be attached to the existing chain link fence. Attached from 1st October and March 31st with brass windbreak clips and stored in a wooden shed on site when not in use.

Eastern Boundary - Supplementary solid mesh wind-screening of 270gsm Dark Green in colour 3.0m high and 34.746m long to be attached to the existing chain link fence. Attached from 1st October and March 31st with brass windbreak clips and stored in a wooden shed on site when not in use.

Condition 10 - Soft Landscaping

Hedge Species to be planted on the Eastern and Northern boundary as per location on Drawing 2020 CAS OD 013 B.

Corylus Avellana - Bareroot Hazel Hedging native species in recommendations of the preliminary ecological appraisal by Kent Botany 28 August 2020.

Planting will be in late Autumn 2022 which will be the first available planting season following the first operational use of the lights. Hedge plants will be 40- 60cm in height when planted. Standard country hedging will be 3 plants per metre 33cm apart. After its first prune immediately after planting it will need little encouragement to thicken out and form a dense screen.

Hedge Height will grow to 1m high on the eastern boundary and 2m high on the northern boundary.

This is all depicted in the drawing number 2020 CAS OD 10 013 B which was part of our application number 20200936

The following photographs show the perimeter to courts 4 and 5 with the floodlighting installed (Feb 2022)



Northern Boundary



Eastern Boundary



Western and Southern Boundaries

Development Plan and other related Planning Policies and Guidance

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise. The Courts have held that it is a matter of planning judgement as to whether a proposal is in accordance with the development plan when 'read as a whole' and conflict with a particular policy or policies may not pass that threshold.¹

Where there are other material considerations, the development plan should be the starting point, and other material considerations should be taken into account in reaching a decision. One such consideration will be whether the plan policies are relevant and up to date.

The Development Plan for Gravesham currently comprises:

- *The Gravesham Local Plan Core Strategy and Policies Map (September 2014);*
- *Remaining Saved Policies in the Gravesham Local Plan First Review (November 1994); and*
- *The Kent Minerals and Waste Local Plan 2013 - 2030 (July 2016, revised 2020)*

There are a number of other planning policy documents which are of some relevance to the consideration of planning applications and are material considerations, including national planning advice and guidance in the National Planning Policy Framework (NPPF), the National Planning Practice Guidance (NPPG), and supplementary planning guidance, and, where they exist, neighbourhood plans. There are currently no adopted neighbourhood plans.

Previous decisions on planning applications and appeals relating to the site and relevant case law etc. are also capable of being material considerations.

Local Planning Guidance

Gravesham Local Plan Core Strategy, September 2014

The Core Strategy sets out the Council's spatial vision and strategic objectives for the Borough to 2028 and the policies which will deliver them. It identifies the main areas where major change is likely to take place and allocates sites which are key to achieving the strategy.

The application site is shown as being partly within a **rural settlement inset from the Green Belt** (Policy CS02) and partly within the **Green Belt** (Policy CS02) in the Gravesham Local Plan Policies Map. The site is within the Meopham Downs Landscape Character Area and immediately to the east and south is a **Local Wildlife Site** (Policy CS12) while further to the east is the **Kent Downs Area of Outstanding Natural Beauty** - AoNB (also Policy CS12).

The most relevant policies from the adopted Core Strategy in relation to this development are as follows:

- Core Strategy Policy CS01: Sustainable Development
- Core Strategy Policy CS02: Scale and Distribution of Development
- Core Strategy Policy CS11: Transport
- Core Strategy Policy CS12: Green Infrastructure
- Core Strategy Policy CS13: Green Space, Sport and Recreation
- Core Strategy Policy CS18: Climate Change
- Core Strategy Policy CS19: Design & Development Principles

Policy CS12 (Green Infrastructure) indicates that all green spaces contribute to the green infrastructure network and that the multifunctional network of green spaces will be created, protected, enhanced and maintained. It also seeks to protect sites designated for their biodiversity value with the highest protection being given to international sites and then to nationally designated Sites of Special Scientific Interest

¹ See the Judgement in the Court of Appeal on R(on the application of William Corbett) and The Cornwall Council and others [2020] EWCA Civ 508 at <https://www.bailii.org/ew/cases/EWCA/Civ/2020/508.pdf>

(SSSI). Opportunities to enhance, restore, recreate and maintain habitats will be sought particularly in Biodiversity Opportunity Areas.

Policy CS13 (Green Space, Sport and Recreation) indicates that the Council will seek to make adequate provision for and protect and enhance the quantity, quality and accessibility of green space playing pitches and other sports facilities in accordance with an adequate up to date and relevant evidence base.

Policy CS19 (Development and Design Principles) sets out detailed criteria against which the acceptability or otherwise of proposed development will be evaluated. In particular it requires new development to be visually attractive, fit for purpose and locally distinctive. It should conserve and enhance the character of the local built and natural environment and integrate well with the surrounding area. It requires new development to safeguard the amenity, including privacy, daylight and sunlight, of its occupants and those of neighbouring properties and land and avoid adverse environmental impacts from pollution. Proposals should include details of appropriate hard and soft landscaping, protect and where opportunities arise enhance biodiversity and provide appropriate facilities for the storage and disposal of waste.

Gravesham Local Plan First Review 1994

The Gravesham Local Plan First Review was originally adopted in November 1994.

A substantial number of policies of the Gravesham Local Plan First Review were saved by a Direction dated 25 September 2007 of the Secretary of State under paragraph 1 (3) of Schedule 8 to the Planning and Compulsory Purchase Act 2004 as transitional arrangements pending adoption of the Core Strategy.

Saved policies contained in the Gravesham Local Plan First Review should still be accorded significant weight, albeit that the weight accorded should be greater where policies are consistent with the National Planning Policy Framework (NPPF, paragraph 215).

Those Local Plan First Review policies that remain in force are listed in Appendix 1 of the Local Plan Core Strategy. The remaining saved policies will be replaced following the adoption of the Site Allocations and Development Management Policies Development Plan Document.

The following remaining saved policies are relevant to the consideration of this application:

- Policy T1: Impact of Development on the Highway Network
- Policy T5: Access to the Identified Highway Network
- Policy P3: Vehicle Parking Standards

Saved Policy T1 requires that all proposed developments are adequately served by the highway network identified on the Proposals Map.

Saved Policy T5 requires that the formation of new accesses or the intensification of use of existing accesses to the roads forming the highway network shown on the Proposals Map, will not normally be permitted, except where no danger would arise and where a properly formed access can be created in a location and to a standard acceptable to the Local Planning and Highway Authorities.

Saved Policy P3 requires development to make provision for vehicle parking, in accordance with the Kent County Council Vehicle Parking Standards, as interpreted by Gravesham Borough Council, unless justified as an exception. All vehicle parking provision should normally be made on the development site.

Review of Local Plan

Paragraph 33 of the NPPF (2021) sets out those 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 The review 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 a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1st Review (1994) general conform with the National Planning Policy Framework (2021), the Council will also seek to replace these.

Gravesham Local Plan Regulation 18 Stage 2 Consultation Part 2: Draft Development Management Policies Document October 2020

The Council published in 2020 a Regulation 18 (stage 2) consultation on its proposed Development Management Policies Document, replacing the 2018 Stage 1 version, which will in due course form part of and update the Gravesham Local Plan. Under paragraph 48 of the NPPF 2021, policies in this document may be accorded weight in the decision making process with this varying according to its stage of preparation; the extent to which there are unresolved objections; and the degree of consistency of policy with those in the Framework. As the Development Management Policies Document is at an early stage and the fact that the consultation has only recently concluded, the policies therein should at this stage be given very limited weight. It should be noted, in any event, that many of the relevant policies reflect those set out in the Framework and for the purposes of this pre-application these should be relied on instead.

The following draft policies from the Regulation 18 (Stage 2) Development Management Policies Document (2020) show the direction of travel the Council is going albeit the weight that these emerging policies may be accorded at this stage is very limited.

Proposed Policy GB 3: New Buildings and other Facilities for Outdoor Sport, Recreation and Cemeteries in the Green Belt;

Proposed Policy INF 2: Transport Design Principles;

Proposed Policy INF 3: Understanding and Mitigating Transport Impacts;

Proposed Policy GI 2: Open Space, Playing Pitches and Sports Facilities Provision;

Proposed Policy GI 5: Landscape Character;

Proposed Policy AM 3: Light Pollution;

Proposed Policy AM 5: Noise and Vibration;

National Planning Policy Guidance

The National Planning Policy Framework (NPPF)

The National Planning Policy Framework (NPPF), July 2021, is a material consideration.

At the heart of the NPPF is a presumption in favour of sustainable development (Paragraph 11) which means approving development proposals that accord with the development plan without delay and where there are no relevant development plan policies or where the policies are out of date planning permission should be granted unless policies of the Framework provide a clear reason for refusing the development such as where land is designated as Green Belt or any adverse impacts would so significantly and demonstrably outweigh the benefits or specific policies in the NPPF taken as a whole.

The NPPF includes (in paragraph 8) three overarching objectives to achieving sustainable development:

- an economic objective;
- a social objective; and
- an environmental objective.

The following paragraphs are specifically highlighted as being of importance to the consideration of the application proposals, but it should not be taken that these are the only parts of the NPPF that need to be considered. Reference to the national planning guidance is also considered in the analysis section of this report.

Section 2, Paragraphs 7 - 14: Achieving Sustainable Development

Section 4, Paragraphs 38 - 59: Decision Making

Section 8, Paragraphs 92 - 103: Promoting healthy and safe communities

Section 9, Paragraphs 104 - 118: Promoting sustainable transport

Section 12, Paragraphs 126 - 136: Achieving well-designed places;

Section 13, Paragraphs 137 - 151: Protecting Green Belt land

Section 14, Paragraphs 152 - 173: Meeting the Challenge of Climate Change, Flooding and Coastal Change

Section 15, Paragraphs 174 - 188: Conserving and enhancing the natural environment

The National Planning Practice Guidance (NPPG)

Planning Practice Guidance (<http://planningguidance.planningportal.gov.uk/>) supports and clarifies areas in the NPPF.

It contains guidance on assessing housing need; design; public consultation; open space provision in new development; travel plans, transport assessments and statements in decision-taking; health and wellbeing; water supply, wastewater and water quality; light pollution; determining a planning application; the use of planning conditions and viability, amongst other things

The NPPG gives guidance on what is a material planning consideration in determining a planning application indicating that the impact of a development on the value of a neighbouring property or loss of private rights to light could not be material considerations.

The NPPG includes more detailed advice on the use of planning conditions (replacing the cancelled Circular 11/95).

Supplementary Planning Guidance and other Documents

The Council has adopted a number of Supplementary Planning Guidance documents, Development Briefs and Conservation Area Appraisals. These elaborate on saved policies in the Gravesham Local Plan First Review and policies in the Gravesham Local Plan Core Strategy and are material considerations in determining planning applications.

In addition the Council has adopted a number of documents that have been produced by Kent County Council also as Supplementary Guidance.

The following documents are relevant to the consideration of this application:

- SPG2 - Residential Layout Guidelines (1996, revised June 2020)
- Kent Design Guide (SPG 5 published December 2005, adopted July 2006)
- Adopted Kent Vehicle Parking Standards (SPG 4 published in 2003 and adopted in 2006)
- Gravesham Landscape Character Assessment, May 2009 (a technical document which underpins policy CS12 of the Gravesham Local Plan Core Strategy).

The application site lies within the Meopham Downs landscape character area in the Gravesham Landscape Character Assessment.

Other Relevant Council Documents

Also of relevance are the published Gravesham Open Space, Sport & Recreation Assessment, Strategy & Action Plan which has two components being the technical based assessments and the Strategy/Standards.

Of particular relevance are:

- Knight, Kavanagh & Page GBC Open Space Assessment Report, April 2016
- Knight, Kavanagh & Page GBC Open Space Standards Paper, August 2016

The above documents provide strategic evidence on what open space, sports and recreational provision is needed within Gravesham and will be used to inform the development of planning policies, including the need for supplementary planning documents. This is carried out in order to inform future planning application decisions and future corporate/strategic development opportunities as and when they arise.

Consultations, Publicity and Representations

Consultations - Internal

GBC Horticultural Services

No comments received

GBC Leisure and Resilience Manager

No comments received

GBC Environmental Protection

No comments received

Ward Councillors

No comments received

Consultations - External

Meopham Parish Council

The Parish Council wishes to make no comments on this application and refer to the Planning Officer's judgement.

KCC Heritage and Conservation

The site lies within an area of archaeological potential. I consider it unlikely, however, that these works will have a significant archaeological impact and have no further comments to make in this case.

Publicity and Representations

None required for discharge of planning conditions

Planning Analysis and Assessment

Introduction

The application relates to the approval of various planning conditions following the decision in December 2020 to grant planning permission to application 20200936 for the installation of new low level LED floodlighting to two existing outdoor tennis courts (numbers 4 and 5) to be operated on a seasonal basis.

The permission was subject to some 12 planning conditions including, amongst other things:

- Limitation of hours of use for the lighting to 4 pm to 9pm Monday to Friday and 4pm to 7pm on Saturday and only between 1 October and 31 March the following year;
- Submission of a suitable post installation report shall be provided demonstrating compliance with the E1 Zone criteria set out in the Institute of Lighting Professional's (ILP) Guidance Notes for Obtrusive Light criteria;
- Limitation on the number of players on court at any one time;

- Floodlighting columns and luminaires to be painted dark green in colour

The lighting has already been installed (January 2022) but is not currently in use pending clearance of relevant planning conditions

The conditions relevant to this submission are conditions 10 and 11

Condition 10 - Landscaping

This states:

Notwithstanding the landscaping details shown in submitted drawings and documents accompanying this planning application, and prior to the first operational use of the floodlights hereby permitted, full details of the proposed soft landscaping of the site boundaries by hedges and trees shall be submitted to and approved, in writing, by the Local Planning Authority. The scheme shall include the type and species of planting to be carried out, to include their quantity and size as well as arrangements for aftercare and maintenance. The scheme shall ensure that the landscaping incorporates the use of native species as indicated in the recommendations of the Preliminary Ecological Appraisal by Kent Botany, 28 August 2020. Thereafter the approved soft landscaping scheme shall be carried out in full during the first available planting season following first operational use of the floodlights hereby approved. Any trees or plants that die, are damaged, removed or become diseased within five years from the date that the development is first brought into use shall be replaced with trees or plants of a similar size and species during the next available planting season.

Reason: To ensure that the landscaped elements of the scheme as proposed are properly designed and suitably implemented and maintained in the long term in the interests of visual amenity in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

Submitted Details to discharge condition

The planning details are as set out in Drawing 2020 CAS 0D 013 B and as detailed in the application form and comprise *Corylus Avellana* (common hazel) hedging to be planted on the Eastern and Northern boundaries.

Planting will be undertaken in late autumn 2022.

Comments

The submitted drawing suggests that the planting is an evergreen hedging but in fact the species is a deciduous plant but is nevertheless an indigenous species and appropriate for the location.

There was at the original application stage some concern from some residents about loss of open views across the site (and wanting to retain views of the tennis courts) notwithstanding the other concerns expressed about the impact of the lighting.

The details are nevertheless appropriate and strike the right balance between providing an element of screening whilst retaining a more open semi-rural landscape.

Recommendation: Discharge condition 10

Condition 11 - Screening and Fencing Details

This states:

Notwithstanding the screening and fencing details shown in submitted drawings and documents

accompanying this planning application, and prior to the first operational use of the floodlights hereby permitted, full details of the proposed screening of the site boundaries and to the perimeter of the tennis courts proposed to be floodlit shall be submitted to and approved, in writing, by the Local Planning Authority. The full details shall include the precise location, height, type and materials to be used including the method for the removal of any temporary fencing and how such fencing will be stored. The fencing and screening as approved shall be fully implemented also prior to the first operational use of the floodlights hereby permitted and thereafter maintained in accordance with the approved details at all times.

Reason: In the interests of visual amenity, to safeguard local residential amenity and pursuant to Gravesham Local Core Strategy Policy CS19: Development and Design Principles.

Submitted Details to discharge condition

The screening/fencing details are as set out in Drawing No 2020 CAS OD 10 013 Rev B: Proposed Site Layout and also within the application form and include 5 x Timber Fence Panels 1.8m high and 3m long set between concrete pots on the eastern boundary in place on a seasonal basis plus solid mesh wind-screening Dark Green in colour of varying heights attached to the existing chain link fence on the northern, western and eastern boundaries and also only there on a seasonal basis (during the winter months when the floodlights would be in use).

Comments

The wind-screening is similar to that in use at the western end of courts 1-3 (see photo below) and is appropriate to its location.



It is noted that there is a comment from the applicants suggesting that a neighbour would prefer no windbreak on the northern boundary to retain an open aspect although it is not considered that the wind break would necessarily be any more visually prominent than the existing mesh fencing to which it will be affixed.

If anything perhaps the proposed close boarded fencing on the eastern boundary would be more visually challenging being on the edge of the open fields although such fencing could be erected as permitted development in any case and there existing examples of timber/close boarded fencing at the foot of the rear gardens of dwellings adjoining the tennis club or the open fields to the south.

On balance it is considered that the details are appropriate as submitted and their effectiveness can in any event be subsequently reviewed.

Recommendation: Discharge condition 11

Conclusions and Balancing Exercise

The details submitted pursuant to these conditions accords with national and local policy and notably policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy, and section 12 (Achieving well-designed places) the National Planning Policy Framework (NPPF).

There have been no adverse comments from the various consultees.

It is therefore recommended that approval be given to conditions 10 and 11 attached to planning permission reference number 20200936 subject to informatives.

RECOMMENDATION

APPROVAL subject to informatives

Planning Conditions

None

INFORMATIVES

1 EXTENT OF THE APPROVAL

For the avoidance of doubt approval is hereby given to the details submitted pursuant to conditions 10 and 11 attached to planning permission reference number 20200936 and being (10) Landscaping and (11) Screening and Fencing Details.

It does not amend the permission or discharge any of the other planning conditions relating to that permission subject to those planning conditions still subsisting or capable of taking effect.

2 STATUS OF SUBMITTED PLANS AND DOCUMENTS

For the avoidance of doubt the following plans, details and particulars were submitted in support of this application for approval of details pursuant to planning conditions and were taken into account in making the decision

Application Form;

Drawing No 2020 CAS OD 10 013 Rev B: Proposed Site Layout;

Supplementary Information:

- Close boarded fence panels with concrete posts;
- Hazel (Corylus) hedge;
- Windbreak details (front on)
- Windbreak details (side on)

3 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) 2021, 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.

In this instance the application was acceptable as submitted.

Case Officer:	Mr Peter Price	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	23 rd February 2022	Dated:	24th February 2022

File Location: H: Plan/Typing/General/Peter/Delegated Reports/Uniform - 20211457 - Delegated Report - Meopham Tennis Club - landscaping and screening conditions re new lighting