

PP ref: PP-11812415
Our ref: PR3722/SC

Date: 20 March 2023

Mr Richard Hart
Development Manager
Gravesham Borough Council
Civic Centre
Windmill Street
Gravesend
DA12 1AU

Dear Mr Hart,

Demolition of existing barn and erection of a replacement barn.
Warren Farm Swillers Lane Shorne Gravesend Kent DA12 3ED.

On behalf of the applicant and landowners Mr K Gozzett this application relates to land at Warren Farm Swillers Lane Shorne Gravesend Kent DA12 3ED and seeks full planning permission for the;

Demolition of existing barn and erection of a replacement barn.

The application comprises the following plans and documents

- Covering letter
- Application form
- Planning, Design and Access Statement (GSP)
- Drawing no 3722.01 Site Location and Existing Block Plan
- Drawing no 3722.02 Existing Barn Floor Plan
- Drawing no 3722.03 Existing Barn Elevations
- Drawing no 3722.04 Proposed Block Plan
- Drawing no 3722.05 Proposed Floor Plan
- Drawing no. 3722.06 Proposed Elevations

Permission is sought for a replacement barn at on land situated towards the western side of the Warren Farm holding. The wider holding currently accommodates a small flock of llamas and a larger flock of sheep as well as some land having been divided and fenced-off for horse grazing and extends to some 6.3ha in area.

The applicant has recently experienced a series of petty thefts and attempted thefts from the holding and therefore wishes to provide a more secure building than the current barn and also one that has an improved external appearance and form and allow his plant and machinery to be kept under cover. Within the barn it is also proposed to provide three stables and a tack room.

The proposed mixed uses of the replacement building for both agriculture and stabling are considered to be appropriate development in the Green Belt in accordance with NPPF guidance.

The proposed barn has a marginally larger footprint than the existing barn, a slightly higher eaves (to better facilitate access by machinery) but is lower in its overall ridge height. Given that it is proposed in the same general location as the existing barn it is considered that the impact on the openness of the Green Belt will be marginal and not so great as to warrant the application being resisted on those grounds.

The proposal is considered to be appropriate development in the Green Belt and the development will not have a materially adverse impact on the openness of the Green Belt. It is considered that it is not therefore necessary to demonstrate Very Special Circumstances in this case.

The development and its future use will not cause harm to the amenities of the occupiers of any nearby residential properties.

The development as proposed is therefore considered to be fully in accordance with and therefore appropriate in terms of national and local policy. The Council are respectfully requested to grant planning permission for the development as applied for.

Please do not hesitate to contact me if there are any issues that require clarification or further information during the application determination process.

We look forward to receiving notification of the registration of the application and details of the allocated case officer in due course.

Yours sincerely,

A large black rectangular box redacting the signature of Steve Clarke.

STEVE CLARKE
Associate Planner