



Delegated Report

Discharge of Condition Application

Planning Application No:	20240280
Location:	Boughurst Farm Leywood Road Meopham Gravesend
Description:	Application for approval of condition 3 attached to planning permission reference number 20231000 relating to an ecological enhancement plan being submitted.
Applicant:	Gregory Ohlson
Site Visit Date:	Desktop assessment

Submitted Documents/Plans

Application form
Drawing no. SP_01 (Location Plan)
Drawing no. SP_02 (Block Plan Existing)
Drawing no. P_01 Rev. A (Illustrative Partial Site Plan)
Drawing no. E_11 Rev. A (Proposed Ground Floor Plan, South and East Elevations)
Habitat Enhancement Plan (March 2024)
Email detailing further habitat and biodiversity enhancements sent 14 May 2024

Relevant Planning History

Reference	Description	Decision	Decision Date
20231000	Demolition of existing workshop and storage building and construction of a new car port, workshop and storage building with associated turning and visitor parking area.	Permitted	28.11.2023

Development Plan

Gravesham Local Plan Core Strategy (2014)

- CS01 – Sustainable Development
- CS12 – Green Infrastructure
- CS19 – Development and Design Principles

National Planning Policy Framework (2023)

- Section 2 – Achieving sustainable development
- Section 12 – Achieving well-designed and beautiful places
- Section 15 – Conserving and enhancing the natural environment

Consultations, Publicity and Representations

Consultees

KCC Biodiversity

Initial Comments 8 May 2024

The report has detailed the following will be implemented within the site:

- 2 Bat boxes
- 5 bird boxes (various types)
- Creation of a wildflower area
- Two log piles
- Two hedgehog domes.

In addition, the report has made the following recommendations:

- Management of the hedgerows to benefit biodiversity
- Installation of two insect nesting aids

We recommend that we are support of the proposed measures; however we advise that prior to the discharge of the condition an updated plan is provided confirming the size of the proposed wildflower area. The habitat enhancement plan does detail that it is located in the SW corner of the site, but it is not clear within any of the submitted plans the size of this area.

In addition, we recommend that the applicant confirms if the hedgerow management will be implemented and insect nesting aids will be installed within the site.

Further Comments following submission of further details from application on 14 May 2024:

An updated plan has been provided confirming the size of the proposed wildflower area and the applicant has confirmed the hedgerow management will be implemented and insect nesting aids will be installed within the site.

Additional information has been provided confirming the following:

- location of the 5 areas (various sizes) of the wildflower/grassland areas
- the hedgerows will be managed as detailed in the report
- The insect boxes will be installed

These measures are in addition to bird boxes and log piles which have been within the site for over 3 years.

We are satisfied that the condition can be discharged.

Officer's Analysis

Condition 3 (Ecological Enhancement Plan)

Condition 3 states as follows:

3. *Prior to any above ground works taking place, an ecological enhancement plan shall be submitted to and approved in writing by the Local Planning Authority. It shall include details of where the bat and bird boxes detailed within the Preliminary Roost Assessment Survey will be located within the site. The details shall be implemented as approved and maintained thereafter.*

Reason: To ensure no net loss of biodiversity in accordance with Policy CS12 of the Gravesham Local Plan Core Strategy 2014.

The submitted Habitat Enhancement Scheme and further details of habitat and biodiversity enhancements (as summarised in the above section) are considered to be satisfactory in terms of demonstrating the improvements to biodiversity on the site. The submission ensures no net loss of biodiversity, in accordance with the reason for condition 3. The details are therefore considered to be acceptable and condition 3 can

be fully discharged.

Conclusion and Recommendation

The Local Planning Authority is satisfied with the details submitted in relation to planning permission 20231000 for the demolition of the existing workshop and storage building and the construction of a new car port, workshop and storage building with associated turning and visitor parking area. It is considered that condition 3 can be discharged and there are no further details required under this condition.

(See draft Decision.)

Case Officer:	Mrs Katherine Parkin	Team Leader:	Miss Faye Hobbs
Signed:	<i>K. Parkin</i>	Signed:	
Dated:	6th June 2024	Dated:	06 June 2024