



Application: 20221365

**TOWN AND COUNTRY PLANNING ACT 1990
THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015 (AS AMENDED)**

NOTIFICATION OF GRANT OF PERMISSION TO DEVELOP LAND

To: **Mr M Nuttall
C/O Mr P Nicholls, Graham Simpkin Planning Ltd
2 The Parade
Ash Road
Hartley
Longfield
DA3 8BG**

TAKE NOTICE that the **GRAVESHAM BOROUGH COUNCIL**, the Local Planning Authority under the Town and Country Planning Acts, has **GRANTED PERMISSION** for development of land situate at:

**White Horse Farm Equestrian Centre
White Horse Lane
Meopham
Gravesend
Kent
DA13 0UE**

and being **Application for removal of conditions 3 and 4 attached to planning permission reference 20220470 for a retrospective application for the use of land for the siting of a caravan; to remove the need to paint the caravan and landscape surrounding area.** Your application dated 28th December 2022 is permitted subject to the following:-

1. The development hereby permitted shall accord with the following approved details, plans and specifications:

Application form and Planning Statement together with approved documents from 20220470

Application Form and Certificates

Design and Access Statement from Graham Simpkin Planning Ltd, April 2022 (ref 3599.PN)

Photographs of caravan

Drawing No 3599 01: Site Location Plan

Drawing No 3599 02: Existing Block Plan

Drawing No 3599 03: Proposed Block Plan

and those approved pursuant to any conditions contained herein after and there shall be no deviation therefrom.

Reason: In order to ensure the development is implemented on the basis of the scheme as submitted and assessed in the interests of proper planning and in accordance with Policy

2. The occupation of the existing caravan (mobile home) shall be limited solely to Groom(s) employed at White Horse Farm Equestrian Centre, White Horse Lane, Meopham, DA13 0UE, and for no other purpose. Should the need for the caravan (mobile home) no longer exist in the future it shall be permanently removed from the site.

Reason: The caravan (mobile home) on the site is inappropriate development in the Green Belt and would not normally accord with Policy CS02 of Gravesham Local Plan Core Strategy (2014) or section 13, Paragraphs 137 - 151: Protecting Green Belt land of the National Planning Policy Framework (NPPF). However, in this case this development can be seen as a non-permanent, modest-scale form of operational accommodation, sited completely within the working environment of the White Horse Farm Equestrian Centre, that meets a particular current requirement at the premises, over and above the general security and attendance for the other elements of equestrian activity at the site that is afforded by the applicant's own permanent dwelling and therefore very special circumstances exist to justify the retention of the caravan to fulfil a functional need only for so long as is necessary.

3. For the avoidance of doubt the mobile home as hereby permitted shall remain only in the location as shown in approved Drawing No 3599 03: Proposed Block Plan of planning reference 20220470 and it shall not at any time be relocated to any other part of the application site other than with the prior written permission of the Local Planning Authority having first been obtained.

Reason: The location of the mobile home has been considered and assessed on the basis of its current location within a relatively inconspicuous part of the site positioned between two large buildings including a barn and an indoor riding school and any other location for this mobile home within a more open part of the site has the potential to have a greater impact on the openness of the Green Belt and the potential to result in harm to the scenic and landscape beauty of the Area of Outstanding Natural Beauty (AONB) in which the site is located and a more significant visual impact and as such would be contrary to Policy CS12: Green Infrastructure and Policy CS19: Development and Design Principles of the Gravesham Local Plan Core Strategy (September 2014) and the National Planning Policy Framework (NPPF), and the adopted Kent Downs AONB Management Plan.

4. The caravan (mobile home) as hereby permitted shall not at any time be enclosed by fencing or other means and shall not be replaced by a larger mobile on the site other than with the prior written permission of the Local Planning Authority having first been obtained.

Reason: The location and size of the mobile home has been considered and assessed on the basis of its current location within a relatively inconspicuous part of the site positioned between two large buildings including a barn and an indoor riding school and the enclosure of the mobile with fencing or other means and its replacement by a larger mobile on the site has the potential to have a greater impact on the openness of the Green Belt and the potential to result in harm to the scenic and landscape beauty of the Area of Outstanding Natural Beauty (AONB) in which the site is located and a more significant visual impact and as such would be contrary to Policy CS12: Green Infrastructure and Policy CS19: Development and Design Principles of the Gravesham Local Plan Core Strategy (September 2014) and the National Planning Policy Framework (NPPF), and the adopted Kent Downs AONB Management Plan.

INFORMATIVES:-

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.

2 DEVIATION FROM THE APPROVED PLANS

It is possible that any proposed deviation from the approved plans could be classed as a 'material' change requiring a further application/permission. In the event that any change is proposed, applicants are advised to seek advice from the Local Planning Authority (as proceeding without the necessary permissions could nullify this permission).

3 BUILDING REGULATIONS CONSENT

The granting of planning permission is independent from the granting of Building Regulations consent (which may, or may not, be required). In the event of a change to the scheme granted planning permission being required to satisfy the Building Regulations, applicants are advised to seek advice from the Local Planning Authority [as proceeding without the necessary permissions could nullify this permission].

4 KENT COUNTY COUNCIL PUBLIC FOOTPATH

KCC Public Rights of Way & Access Service advise that Public Rights of Way NS247 lies to the north and east of the site and that a public right of way must not be stopped up, diverted, obstructed or the surface disturbed and there must be no encroachment on the current width, at any time now or in future. This includes any building materials or waste generated during any of the construction phases. Please note that no furniture or fixtures may be erected on or across Public Rights of Way without the express consent of the Highways Authority.

Dated: 20 February 2023

Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

Wendy Lane MRTPI
Assistant Director (Planning)
Planning Service

NOTIFICATION TO APPLICANT

APPEALS TO THE SECRETARY OF STATE

- If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.
- If this is a **householder application*** which has been refused and you want to appeal against your Local Planning Authority's decision then you must do so within **12 weeks of the date of this notice**.

- For all other applications, refused or permitted, if you want to appeal against your Local Planning Authority's decision then you must do so within 6 months of the date of this notice.
- **For further information regarding Appeals and to make an application please click the relevant link:**
<https://www.gov.uk/appeal-householder-planning-decision>
<https://www.gov.uk/appeal-planning-decision>
- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by him.

***Householder applications**

These are:

- (a) applications for planning permission for development of an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse, or
- (b) an application for any consent, agreement or approval required by or under a planning permission, development order or local development order in relation to such development

but does **not** include –

- (i) an application for change of use;
- (ii) an application to change the number of dwellings in a building.

PURCHASE NOTICES

If either the Local Planning Authority or the Secretary of State for the Environment refuses permission to develop land or grants it subject to conditions, the owner may claim that he/she can neither put the land to a reasonably beneficial use in its existing state nor can he/she render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.