



Application for Planning Permission.
Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Site Address

Number	
Suffix	
Property name	Holly Cottage
Address line 1	Wrotham Road
Address line 2	Meopham
Address line 3	
Town/city	Gravesend
Postcode	DA13 0AH
Description of site location must be completed if postcode is not known:	
Easting (x)	564354
Northing (y)	165958

Description

2. Applicant Details

Title	Mr
First name	Gordon
Surname	McQuade
Company name	
Address line 1	4 The Beeches
Address line 2	New Barn
Address line 3	
Town/city	Longfield
Country	United Kingdom

2. Applicant Details

Postcode	DA3 7GR
Are you an agent acting on behalf of the applicant? ☐ Yes ☒ No	
Primary number	
Secondary number	
Fax number	
Email address	

3. Agent Details

No Agent details were submitted for this application

4. Site Area

What is the measurement of the site area? (numeric characters only).	0.64
Unit	Hectares

5. Description of the Proposal

Please note in regard to:

- Fire Statements - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. View government planning guidance on fire statements or access the fire statement template and guidance.
- Permission In Principle - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- Public Service Infrastructure - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or view government planning guidance on determination periods.

Description

Please describe details of the proposed development or works including any change of use.

Demolition of existing Holly Cottage, creation of new shared access route, and the re-building of a chalet-bungalow 4 bedroom Holly Cottage on the site frontage, complete with detached double garage, and 7no new 4 bedroom houses with integral double garages in gated development to the rear of the new Holly Cottage, and part rear garden of Willow Tree Farm

Has the work or change of use already started?
☐ Yes ☒ No

6. Existing Use

Please describe the current use of the site

Residential property with private gardens to front rear and side, together with part rear garden of adjacent Willow Tree Farm

Is the site currently vacant?
☐ Yes ☒ No

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated
☐ Yes ☒ No

Land where contamination is suspected for all or part of the site
☐ Yes ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination
☐ Yes ☒ No

7. Materials

Does the proposed development require any materials to be used externally?
☒ Yes ☐ No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material):

7. Materials

Walls	
Description of existing materials and finishes (optional):	Holly Cottage - White smooth rendered masonry
Description of proposed materials and finishes:	Plot 1 (Holly Cottage) - White smooth rendered masonry Plots 2-8 - Pale facing brick from a selection of 2 or 3 different subdued colours to produce variety within the design (full details remain to be confirmed)

Roof	
Description of existing materials and finishes (optional):	Holly Cottage - Plain concrete tiles, colour red
Description of proposed materials and finishes:	Plot 1 (Holly Cottage) - Plain concrete tiles, colour red Plots 2-8 - Profiled standing seam powder coated aluminium roofing panels from a selection of 2 shades of grey to produce variety within the design (full details remain to be confirmed)

Windows	
Description of existing materials and finishes (optional):	Holly Cottage - White upvc double glazed units
Description of proposed materials and finishes:	Plot 1 (Holly Cottage) - White aluminium and timber composite triple glazed units Plots 2-8 - White aluminium and timber composite triple glazed units Plots 1-8 - "Velux" style roof windows, double glazed, top-hung, as indicated on drawings

Doors	
Description of existing materials and finishes (optional):	Holly Cottage - Upvc faced panelled entrance door
Description of proposed materials and finishes:	Plot 1 (Holly Cottage) - Composite solid front door compatible with window system, with glazing panels either side Plots 2-8 - Composite solid front door compatible with window system, with glazing panel to the side Plots 1-8 - Half glazed rear doors compatible with window system Plots 1-8 - Upvc roller shutter doors to garages (Colour and detail remain to be confirmed)

Boundary treatments (e.g. fences, walls)	
Description of existing materials and finishes (optional):	Holly Cottage - Ad hoc arrangement of timber panelling, low level wire fencing, and higher level wire fencing.
Description of proposed materials and finishes:	Plot 1 Holly Cottage - Front elevation facing Wrotham Road to have low level white rendered masonry brickwork with low level infill panels between white rendered masonry brickwork posts in painted steel balustrading (Full details remain to be confirmed) Plots 1-8 - Garden perimeter fencing to be 1800mm high timber close boarding panels, complete with matching timber pedestrian access gates Entrance Gate - High level security controlled inward swinging steel Entrance Gates facing onto Wrotham Road (Design and colour remain to be confirmed)

Vehicle access and hard standing	
Description of existing materials and finishes (optional):	Holly Cottage - Driveway in red interlocking concrete road blocks

7. Materials

Description of proposed materials and finishes:	Entrance Road (through "Turning Square") - Red interlocking concrete road blocks (Detail and colour remain to be confirmed) Plots 1-8 - Front pedestrian and vehicular access (and parking) in alternative block detail and colours (Design remains to be confirmed)
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Lighting	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	Entrance route - Low level bollard lighting on sensor controls along entrance route (Design and controls remain to be confirmed) Plots 1-8 - Individual house lighting approaching each entrance door, controlled by each individual Plot

Are you supplying additional information on submitted plans, drawings or a design and access statement? ☒ Yes ☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

Design and Access Statement

8. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway? ☒ Yes ☐ No

Is a new or altered pedestrian access proposed to or from the public highway? ☒ Yes ☐ No

Are there any new public roads to be provided within the site? ☐ Yes ☒ No

Are there any new public rights of way to be provided within or adjacent to the site? ☐ Yes ☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way? ☐ Yes ☒ No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state their reference numbers

Access Road details on HCD06, Site Plan, Proposed - Ground
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9. Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces? ☒ Yes ☐ No

Please provide information on the existing and proposed number of on-site parking spaces

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	2	23	21
Light goods vehicles / public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	9	9

10. Trees and Hedges

Are there trees or hedges on the proposed development site? ☒ Yes ☐ No

10. Trees and Hedges

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

☒ Yes ☐ No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of your local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

11. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's Flood map for planning. You should also refer to national standing advice and your local planning authority requirements for information as necessary.)

☐ Yes ☒ No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

☐ Yes ☒ No

Will the proposal increase the flood risk elsewhere?

☐ Yes ☒ No

How will surface water be disposed of?

☐ Sustainable drainage system

☐ Existing water course

☒ Soakaway

☐ Main sewer

☐ Pond/lake

12. Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species:

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

b) Designated sites, important habitats or other biodiversity features:

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

c) Features of geological conservation importance:

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

13. Foul Sewage

Please state how foul sewage is to be disposed of:

☒ Mains Sewer

☐ Septic Tank

☐ Package Treatment plant

☐ Cess Pit

☐ Other

☐ Unknown

13. Foul Sewage

Are you proposing to connect to the existing drainage system? ☒ Yes ☐ No ☐ Unknown

If Yes, please include the details of the existing system on the application drawings. Please state the plan(s)/drawing(s) references.

Utilities drawings included in Access and Method Statement, Section 2.8 "Utilities Assessment/Strategy", and indicated on drawing HCD09, Site Plan, Proposed Services and Levels

14. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? ☒ Yes ☐ No

If Yes, please provide details:

Allocated spaces within each Plot, with a visitor's parking space to the front of the site (beyond the Security Gates) available as a communal/collection point for collection days

Have arrangements been made for the separate storage and collection of recyclable waste? ☒ Yes ☐ No

If Yes, please provide details:

Allocated spaces within each Plot, with a visitor's parking space to the front of the site (beyond the Security Gates) available as a communal/collection point for collection days

15. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste? ☒ Yes ☐ No

16. Residential/Dwelling Units

Please note: This question has been updated to include the latest information requirements specified by government. Applications created before 23 May 2020 will not have been updated, please read the 'Help' to see details of how to workaround this issue.

Does your proposal include the gain, loss or change of use of residential units? ☒ Yes ☐ No

Please select the proposed housing categories that are relevant to your proposal.

- ☒ Market Housing
- ☐ Social, Affordable or Intermediate Rent
- ☐ Affordable Home Ownership
- ☐ Starter Homes
- ☐ Self-build and Custom Build

Add 'Market Housing - Proposed' residential units

Market Housing - Proposed						
	Number of bedrooms					
	1	2	3	4+	Unknown	Total
Houses	0	0	0	8	0	8
Total	0	0	0	8	0	8

Please select the existing housing categories that are relevant to your proposal.

- ☒ Market Housing
- ☐ Social, Affordable or Intermediate Rent
- ☐ Affordable Home Ownership
- ☐ Starter Homes
- ☐ Self-build and Custom Build

Add 'Market Housing - Existing' residential units

16. Residential/Dwelling Units

Market Housing - Existing

	Number of bedrooms					
	1	2	3	4+	Unknown	Total
Houses	0	0	1	0	0	1
Total	0	0	1	0	0	1

Total proposed residential units

8

Total existing residential units

1

Total net gain or loss of residential units

7

17. All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?
Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

☐ Yes ☒ No

18. Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

☐ Yes ☒ No

19. Hours of Opening

Are Hours of Opening relevant to this proposal?

☐ Yes ☒ No

20. Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

☐ Yes ☒ No

Is the proposal for a waste management development?

☐ Yes ☒ No

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make it clear what information it requires on its website

21. Hazardous Substances

Does the proposal involve the use or storage of any hazardous substances?

☐ Yes ☒ No

22. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent
☒ The applicant
☐ Other person

23. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☒ Yes ☐ No

23. Pre-application Advice

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title	Planner
First name	
Surname	
Reference	PRE 20200168
Date (Must be pre-application submission)	
23/04/2020	

Details of the pre-application advice received

Initial approach was in respect of early retirement flats, and a comprehensive review was provided by the Planning Officer. Building on that, the application currently submitted is for unrestricted "market housing" considered suitable for the location, with most "technical" considerations (eg , density, height, impact on amenity of surrounding properties, Highways issues, Archaeological impact, and Flood risk and surface water drainage)

24. Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

☐ Yes ☒ No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

25. Ownership Certificates and Agricultural Land Declaration

CERTIFICATE OF OWNERSHIP - CERTIFICATE B - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/The applicant certifies that:

- ☒ I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates; or
- ☐ The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners* and/or agricultural tenants**.

* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years to run. ** 'agricultural tenant' has the meaning given in section 65(8) of the Town and Country Planning Act 1990.

Owner/Agricultural Tenant

Name of Owner/Agricultural Tenant	
Number	
Suffix	
House Name	Willow Tree Farm
Address line 1	Wrotham Road
Address line 2	
Town/city	Meopham
Postcode	DA13 0AH
Date notice served (DD/MM/YYYY)	09/09/2021

25. Ownership Certificates and Agricultural Land Declaration

Name of Owner/Agricultural Tenant	
Number	
Suffix	
House Name	Holly Cottage
Address line 1	Wrotham Road
Address line 2	
Town/city	Meopham
Postcode	DA13 0AH
Date notice served (DD/MM/YYYY)	09/09/2021

Name of Owner/Agricultural Tenant	
Number	
Suffix	
House Name	Holly Cottage
Address line 1	Wrotham Road
Address line 2	
Town/city	Meopham
Postcode	DA13 0AH
Date notice served (DD/MM/YYYY)	09/09/2021

Person role

- ☒ The applicant
☐ The agent

Title	Mr
First name	Gordon
Surname	McQuade
Declaration date (DD/MM/YYYY)	09/09/2021

☒ Declaration made

26. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them. ☒

Date (cannot be pre-application)