

Delegated Report

Full Planning Application

Planning Application No: 20250387

Location: The Copperfield Gravesend Road Shorne Gravesend

Description: Creation of BI-Fold doors to the side elevation, as part of a wider internal refurbishment.

Applicant: Mitchells & Butlers Plc

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

- Application form
- Drawing No: JMDA_1777_PL_090 (Site Location Map)
- Drawing No: JMDA_1777_42_102 (External lighting, it & power plan)
- Drawing No: JMDA_1777_PL_003 (Proposed Plan)
- Drawing No: JMDA_1777_PL_092 (Proposed External Plan)
- Drawing No: JMDA_1777_PL_004 (Proposed Elevations)
- Drawing No: JMDA_1777_PL_001 (Existing GA Plan)
- Drawing No: JMDA_1777_PL_091 (Existing External Site Plan)
- Drawing No: JMDA_1777_PL_002 (Existing Elevations)

Relevant Planning History

No relevant planning history.

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS12 – Green Infrastructure
- CS19 – Development & Design Principles

Paragraph 34 of the NPPF (2024) 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 (2024), the Council will also seek to replace these.

Other material considerations

National Planning Policy Framework (2024):

- Section 2 – Achieving Sustainable Development
- Section 4 – Decision-making
- Section 12 – Achieving Well-Designed Places
- Section 15 – Conserving and Enhancing the natural environment

Supplementary Planning Guidance

- Design for Gravesham – Design Code (2024)
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

Local Ward Councillors

No comments received.

Environmental Protection Team

There is no objection to this application. The lighting is unlikely to be an issue from a nuisance perspective. The external lighting should be installed as per the submitted details.

Shorne Parish Council

We note that the Design and Access statement says that the proposal is “Creation and installation of Bi-fold doors to the side elevation, and Festoon lighting to the external areas”

Bi-fold doors:

- *These are at the rear of the building as seen from the roadway.*
- *The Parish Council has no objection to this proposal.*

Exterior lighting:

- *A considerable increase in exterior lighting is proposed, this can only be evaluated from the Proposed Site Plan. A separate lighting plan and discussion would be preferable.*
- *There will be a significant increase in light pollution and visual intrusiveness of the overall site, especially on the west side which is visible from the roadway, and from higher ground.*
- *As per our comments on 20250379, we request that Conditions should be attached regarding quantity, brightness and control mechanisms. All the exterior illumination should be of minimum intensity and controlled by timers (and daylight/security sensors) so that the lights are not on when the premises are closed for business. This is so as to minimise light pollution in the area, which is otherwise dark at night, and also the landscape impact.*

Neighbouring properties

The application was advertised by way of site notice and a letter to 1 neighbouring property. The consultation period expired on 07.07.2025 and no comments were received.

Analysis

Greenbelt

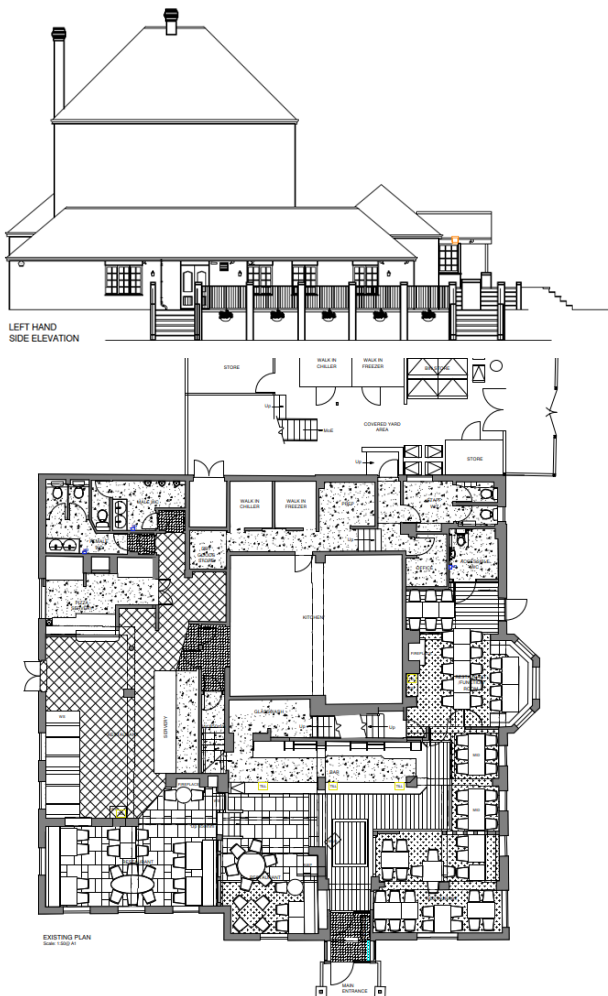
As the proposal will not be increasing the footprint of the development an assessment in this regard is not warranted.

Character and Appearance

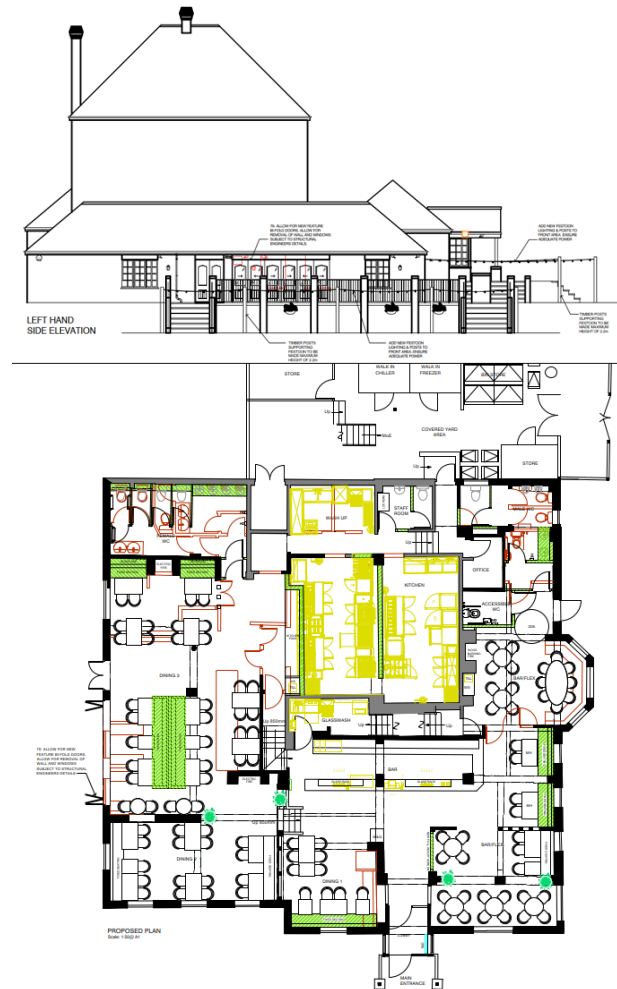
The application site comprises of The Copperfield which is an existing public house and restaurant in a rural location in the Green Belt and a landscape character area.

The proposed development would comprise the replacement of the existing fenestration in the rear elevation with a bifolding door. The proposed would not be visible from the public realm, nor would it increase the footprint of the building.

Existing



Proposed



As can be seen from the above plans, the proposed development is modest and will not impact the character of the building, nor would it impact the wider character and appearance of the area.

The proposal therefore complies with CS19 Local Plan Core Strategy 2014.

Amenity of Neighbouring Occupiers.

The proposed bifold would not impact light, outlook or privacy of nearby occupiers due to the site being situated in an isolated rural location. The proposal therefore safeguards the amenity of future occupiers in line with the requirements of SPG2 Residential Layout Guidance 2020.

Parking and Highways

The proposed development would not impact existing parking arrangements, therefore further assessment against parking standards is not required.

Conclusion & Recommendation

The proposal is recommended for permission.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Richard Hart
Signed:		Signed:	R Hart
Dated:	17/09/2025	Dated:	30th September 2025