



Application: 20211081

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

NOTIFICATION OF GRANT OF PERMISSION TO DEVELOP LAND

To: **Miss Fiona Hunter
C/O Ms Jo Tasker, Ken Parke Planning Consultants
Anniversary House
23 Abbott Road
Bournemouth
BH9 1EU**

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

**Land South East Of Cozendon Wood
Copthall Road
Cobham
Gravesend
Kent
DA13 9AU**

and being **Continued use of mobile home and site office**. Your application dated 3rd September 2021 is permitted subject to the following:-

1. This permission is limited to the period expiring on 3 June 2023 and immediately on the expiry of that period the caravan and site office/store hereby permitted shall be removed and the site shall be left in a clean and tidy condition on or before 3 June 2023 to the satisfaction of the Local Planning Authority.

Reason To assess whether there is a functional and viable need for an agricultural workers accommodation for this new farming activity.

2. Occupation shall be limited to a person solely or mainly employed or last employed locally in agriculture as defined in section 336 of the Town and Country Planning Act 1990 or in forestry or the widow or widower of such a person or any resident dependants

Reason To ensure that the residential use is confined to the need for an agricultural worker for the land.

3. Notwithstanding the improvements to the new static caravan being complete, within twelve months of the date of this permission the pre-existing static caravan shall be removed from site.

Reason To maintain the essential characteristics of the Green Belt in accordance with Policy CS02 of Gravesham Local Plan Core Strategy (2014) and Section 13 of the National Planning Policy Framework (2021).

4. The timber framed structure within the barn shall remain ancillary to the day-to-day agricultural and business use of the land, and shall not be used as living accommodation at any point.

Reason To ensure that the use of the barn remains for agricultural purposes.

INFORMATIVES:-

1 STATEMENT OF POSITIVE AND PROACTIVE APPROACH TO DECISION-MAKING

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.

2 CARAVAN SITES AND CONTROL OF DEVELOPMENT ACT 1960

As soon as possible therefore after planning permission has been granted the occupier of the land must make application to the Assistant Director (Communities) for a caravan site licence for the new caravan. The application must contain satisfactory information on the following:

- o Siting location;
- o Details of Hardstanding;
- o Means of fire control;
- o Disposal of refuse;
- o Disposal of Foul Waste; and
- o Details of potable water supply.

3 MAINS DRAINAGE

The foul sewage shall be removed by means of the mains drainage system and not by the use of non-mains sewerage systems, unless connection to the drainage system is not reasonably practicable. If foul sewage is to be removed using non-mains sewerage systems, a sewage treatment plant or septic tank system will be considered in preference to a cesspool. Such a system may require the prior consent of the Environment Agency under the terms of the Water Resources Act 1991. Applicants are therefore advised to discuss their requirements with the Environment Agency at the earliest opportunity. It should be ensured that the septic tank or cesspool is of adequate capacity to serve the proposed development and suitable access and hardstanding area shall be maintained to it on site.

Dated: 3 December 2021

Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

Wendy Lane MRTPI
Assistant Director (Planning)
Planning Service

Your attention is drawn to the following notes.

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**.
- **Appeals must be made using a form which you can obtain from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN; telephone: 0303 444 5000; email: enquiries@pins.gsi.gov.uk or online at www.planningportal.gov.uk/pcs.**
- 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.

COMPENSATION

- In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him.
- These circumstances are set out in Sections 114 and related provisions of the Town and Country Planning Act 1990.