

Delegated Report

Condition Discharge Application

Planning Application No: 20250098

Location: Viewpoint Place Rochester Road Gravesend Kent

Description: Application for the approval of condition 1,5 and 8 attached to planning reference number 20231079 relating to a biodiversity plan (1), details of parking and turning (5) and an external lighting scheme (8).

Applicant: Ms Linda & others Harber

Site Visit Date: Desktop assessment

Submitted Documents/Plans

Application form
Location Plan
Drawing no. 001 Rev. A (Proposed Landscaping Plan)
Planning Statement

Relevant Planning History

Reference	Description	Decision	Decision Date
20231079	Retention of an additional mobile home and traveller pitch.	Refused Allowed at appeal	15.12.2023 11.12.2024
20230310	Retention of existing hay barn / food store and erection of an attached stable	Permitted	12.06.2023
20180142	Continued use of land as a Gypsy/Traveller caravan site for three pitches for stationing 3 mobile homes for occupation by the Harber family, the building of a replacement stable block, the retention of the kennel building on Plot 3 and its conversion to a dayroom, the retention of a day room and shed for plot 1 and a shed for plot 2 and the retention of associated works including the relocation of the internal access road, the retention of block paving within plot 2 and the erection of fencing to define the three plots.	Permitted	17.07.2020
20120911	Application for removal of condition 3 attached to planning permission reference number 20090234 for continued stationing of two residential caravans, one touring caravan and associated development for gypsy family; to allow the family to reside there on a permanent basis.	Permitted	15.02.2013
20111045	Application for approval of condition 3 attached to planning permission reference number 20110635	Approval	16.03.2012

	relating to the details of materials to be used on exterior elevations.		
20110635	Erection of a single storey detached building to provide a utility room.	Temporary	10.11.2011
20090234	Continued stationing of two residential caravans, one touring caravan and associated development for gypsy family.	Permitted	16.11.2009
20060491	Continued use of the land as a gypsy caravan site for a temporary period.	Refused Appeal dismissed	19.10.2006 16.10.2010
20030954	Stationing of four caravans with laying out of associated hardstanding and installation of a septic tank.	Refused Appeal dismissed	13.01.2004
19970773	Demolition of existing horse shelter and erection of single storey building on western side of field, comprising 3 no. stables and hay and tack store.	Permitted	31.12.1997

Development Plan

Gravesham Local Plan Core Strategy (2014)

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

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards

National Planning Policy Framework (2024)

- Section 12 – Achieving Well-Designed Places
- Section 13 – Protecting Green Belt land
- Section 15 – Conserving and enhancing the natural environment

Supplementary Planning Guidance

- SPG 4 – KCC Parking Standards (2006)
- Design for Gravesham – Design Code (2024)
- Gravesham Landscape Character Assessment (2009)

Consultations

Kent County Council Highways

Having considered the development proposals and the effect on the highway network, the local highway authority raises no objection.

Kent County Council Biodiversity

No comments received.

Officer's Analysis

Condition 1

Condition 1 states as follows:

Within three months of the date of permission, detailed plans showing how the development will enhance and maintain biodiversity, plus an establishment and management plan for native planting, will be submitted to and approved in writing by the Local Planning Authority. This will include details of native and wildlife-friendly planting, durable bat and bird boxes, and log piles. The approved details will be implemented within six months of the date of approval and shall be retained thereafter.

The Google Earth images below show the site in 2022 and 2024:

August 2022:



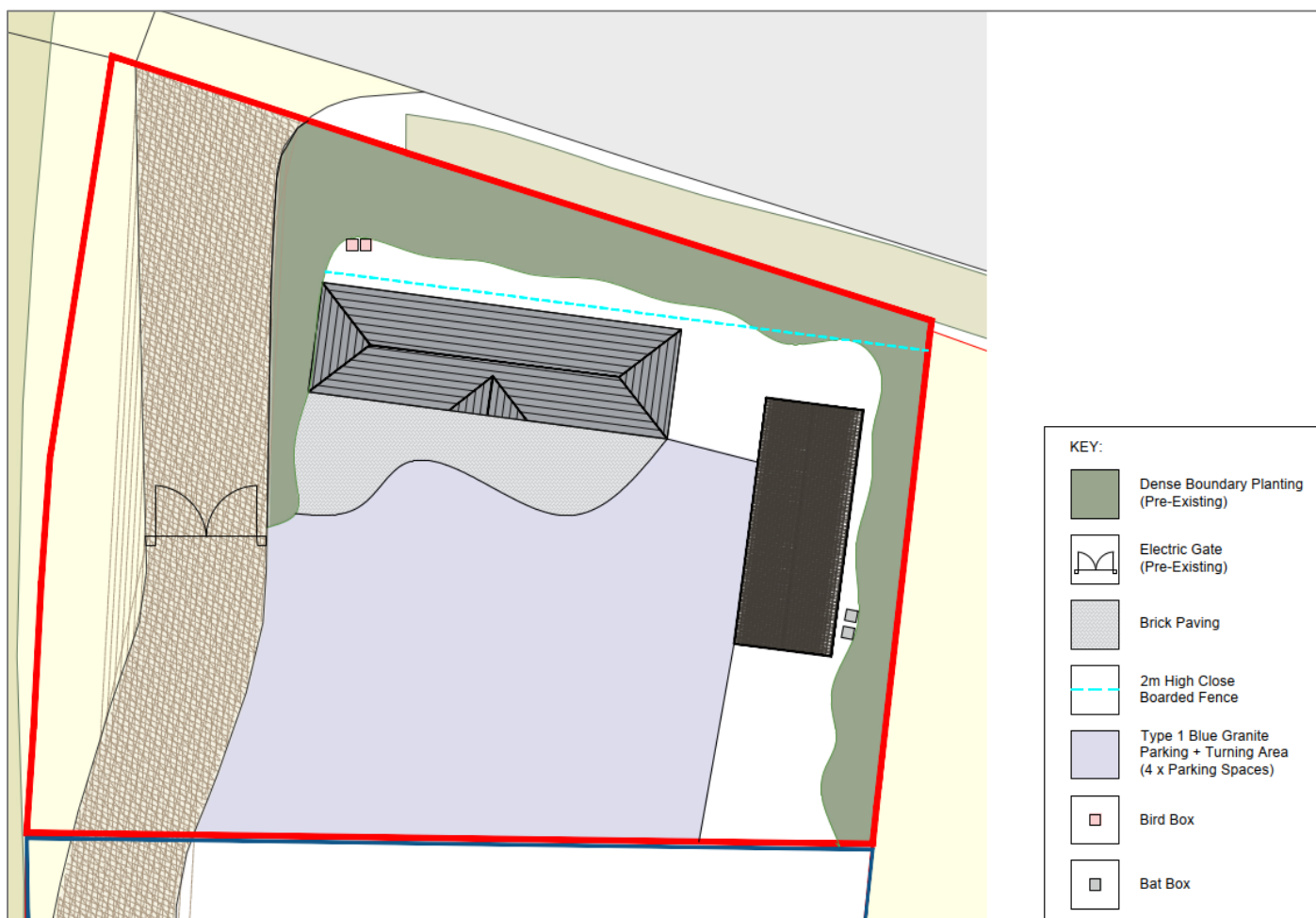
2025:



Landscaping has already been carried out at the site.

A landscaping plan has been submitted under this condition application, with details of pre-existing hedgerow planting and three bird and two bat boxes, which is the extent of the biodiversity provision. The submitted Planning Statement confirms there is no further planting proposed.

Proposed Landscaping Plan:



The previously grassed application site has been completely laid over with hardstanding, including brick paving and type 1. Hardstanding also appears to have been extended across the southern part of the wider site.

Under the allowed appeal (application 20231079), the Inspector was concerned about the urbanisation of the previously open field and the resultant adverse effect on the character and appearance of the area. The complete removal of the grassed paddock, extent of hardstanding and complete lack of soft landscaping clearly fail to conserve or enhance the character of the local natural environment. An opportunity has been missed to use softer types of hard landscaping materials, decrease the amount of hardstanding, and include further soft landscaped areas and planting. This would all help to enhance biodiversity. The bird and bat boxes are token biodiversity provisions and nothing else additional has been added to the site.

On this basis, the submitted details are considered to be unsatisfactory and would fail to maintain and enhance biodiversity, contrary to the reason for condition 1. The details are therefore considered to be unacceptable and contrary to Policies CS12 and CS19, and condition 1 cannot be discharged.

Condition 5

Condition 5 states as follows:

Within three months of the date of permission, detailed plans showing hardstanding/hardsurfacing serving the occupiers of the appeal pitch (pitch 4) to provide parking and/or tuning areas shall be to and approved in writing by the Local Planning Authority. The approved details will be implemented within six months of the date of approval and shall be retained thereafter.

Whilst the submitted details and work carried out on site clearly provides parking and turning (and KCC are

satisfied from a highways perspective), it would appear that there is an excessive amount of hardstanding; indeed, more than what would appear to be required for the two vehicles only that are stated to be associated with the development.

Whilst in terms of the reason for condition 5 (to ensure that safe provision is provided within the site for drivers and other road users to operate safely) the details are sufficient, the condition cannot be discharged, as further amendments are required to the hardstanding to satisfy the details submitted under condition 1.

Condition 8

Condition 8 states as follows:

Within three months of the date of permission, detailed plans showing all existing external lighting installed or operated on the site areas shall be to and approved in writing by the Local Planning Authority. The approved details shall be retained thereafter.

Under the appeal related to application 20231079, the Inspector stated the reason for this condition was in order to ensure that the impacts of the scheme on the night-time rural environment, including local ecology, is reasonable.

The details of the lighting on the site have not included any information relating to the impact on the night-time rural environment or ecology and therefore cannot be assessed appropriately. The details are therefore considered to be unacceptable and contrary to Policies CS12 and CS19, and condition 8 cannot be discharged.

Conclusion

The Local Planning Authority is not satisfied with the details submitted in relation to planning permission 20231079 for the stationing of an additional mobile home for occupation by the Harber family - creation of an additional traveller pitch. The details submitted for conditions 1, 5 and 8 are not acceptable and cannot be discharged.

Recommendation

Refuse details.

(For detailed reasons for refusal and informatives, see draft Decision)

Case Officer:	Mrs Katherine Parkin	Team Leader:	Richard Hart
Signed:	<i>K. Parkin</i>	Signed:	<i>R Hart</i>
Dated:	22nd July 2025	Dated:	24 th July 2025