



Delegated Report

Approval of Details Application

Planning Application No: 20250541

Location: Barn Adjacent To Bailiffs House Camer Park Camer Road Meopham

Description: Application for the approval of condition 3 (Soft Landscaping), condition 4 (Hard Landscaping) and condition 6 (External Lighting) attached to planning reference number 20230241.

Applicant: Robert & Jennifer French & Lewis

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Planning Application Form;
Drawing No. D-01 – Site Location Plan; and
Drawing No. D-03 Rev B – Block Plan As Proposed.

Relevant Planning History

Reference	Description	Decision	Decision Date
20230241	Conversion of agricultural barn into a 2 bedroom dwelling with new driveway.	Permitted	07.06.2023

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development & Design Principles

Paragraph 34 of the NPPF (2024) sets out that 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 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 that a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1st Review (1994) generally conform with the NPPF (2024), the Council will also seek to replace these.

National Planning Policy Framework (2024)

- Section 2 – Achieving Sustainable Development

- Section 4 – Decision-making
- Section 12 – Achieving well-designed places
- Section 13 – Protecting Green Belt Land

Supplementary Planning Guidance

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

Consultations, Publicity and Representations

Consultees

GBC – Environmental Protection

Only Condition 6 (External Lighting) is relevant to EP. The lighting shown is minimal, low levels LED and fitted with sensor controls and fitted with adjustable timers. Based on this, lighting is unlikely to result in any issues to any nearby premises. There is no objection to the condition being discharged.

Officer's Analysis

Soft Landscaping Scheme

Condition 3

3. Notwithstanding the submitted details, prior to the first occupation of the building for residential accommodation, a soft landscaping scheme, to include native species, shall be submitted to and approved in writing by the Local Planning Authority, detailing the following:
 1. The retention and reinstatement of all existing hedgerow, which shall be protected from damage in accordance with BS 5837:200 (or as may be subsequently amended) for the duration of works on the site,
 2. Details of additional native tree and hedgerow planting within the site to include species, quantity, size and arrangements for aftercare.
 3. Implementation programme.

Any identified trees or plants that die, are damaged, removed or become diseased within five years from the first occupation of the dwelling hereby permitted shall be replaced with a species of a similar size and species during the next available planting season. The landscaping works shall be carried out in accordance with the approved details before any part of the development is brought into use in accordance with the agreed implementation programme. The completed scheme shall be managed and/or maintained thereafter.

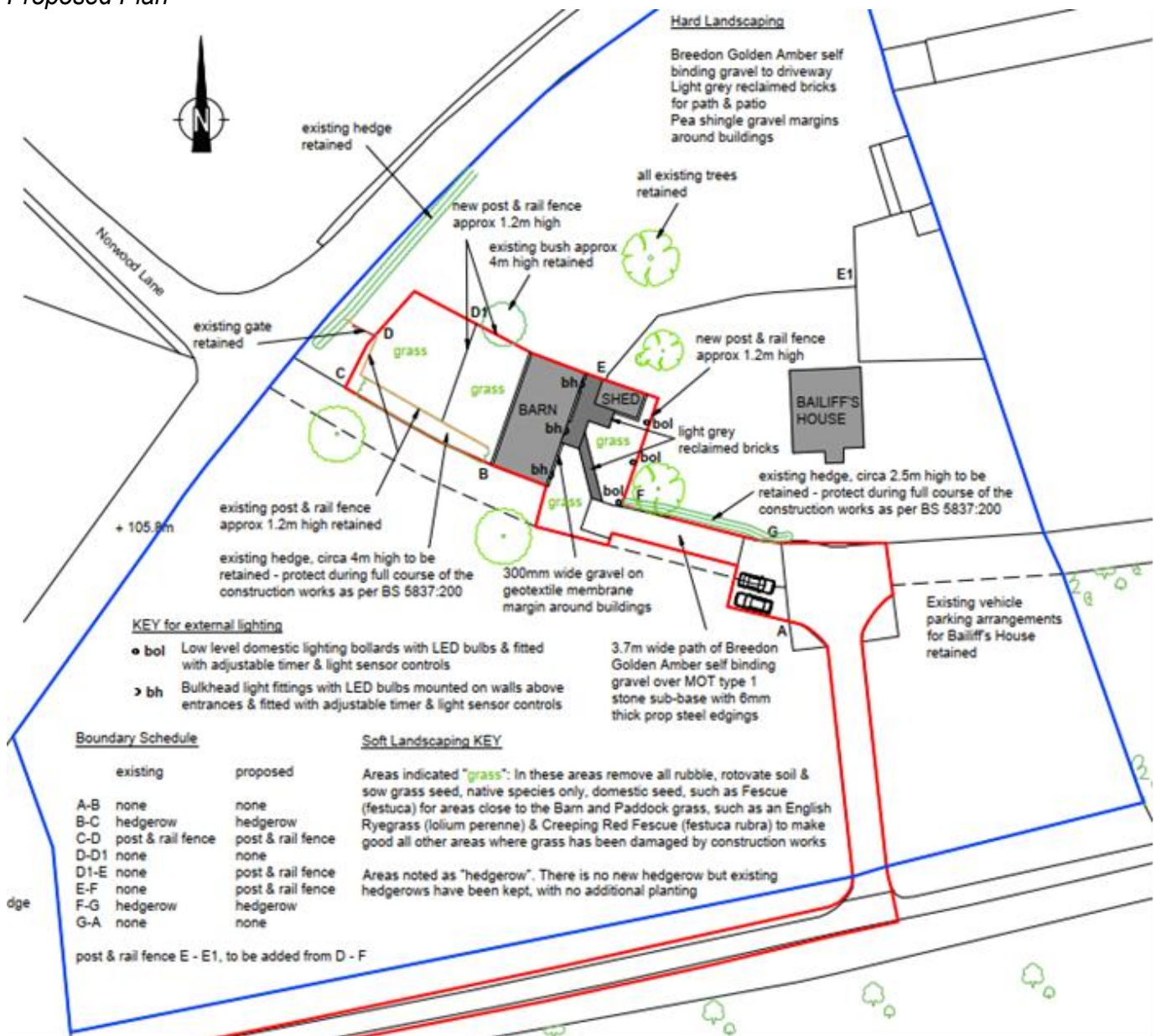
Reason: In the interests of visual amenity and safeguarding the character and appearance of this former agricultural building, which is a curtilage Listed Building, in accordance with Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy 2014 and saved Policy TC2 of the Gravesham Local Plan First Review 1994.

The following information has been submitted to discharge condition 3.

Planning Application Form;
 Drawing No. D-01 – Site Location Plan; and
 Drawing No. D-03 Rev B – Block Plan As Proposed.

The submitted proposed planting plans and management and maintenance plan provides sufficient detail to address the details specified in Condition 3:

Proposed Plan



Native Planting

Soft Landscaping KEY

Areas indicated "grass": In these areas remove all rubble, rotovate soil & sow grass seed, native species only, domestic seed, such as Fescue (festuca) for areas close to the Barn and Paddock grass, such as an English Ryegrass (lolium perenne) & Creeping Red Fescue (festuca rubra) to make good all other areas where grass has been damaged by construction works

Areas noted as "hedgerow". There is no new hedgerow but existing hedgerows have been kept, with no additional planting

The proposed planting plan adequately shows the location of new grass areas to replace rubble using native seed and make good any areas damaged by construction works. No new hedgerows are proposed but the proposed plan clearly show retained hedgerows and trees.

It is considered that the proposed native grass planting and retained hedging should be easily maintained. The wording of Condition 3 stipulates that if any of the planting that becomes diseased or is damaged or

dying, it will be replaced in the next planting season. Therefore the local authority is satisfied with the provision of aftercare.

No further information is required and condition 3 can be discharged.

Hard Landscaping Scheme

Condition 4

4. Notwithstanding the submitted plans, full details of the proposed hard landscaping and surface treatments for the site shall be submitted to and approved in writing by the Local Planning Authority before the building is first occupied for residential accommodation. The development shall be carried out in accordance with the approved details before such occupation commences.

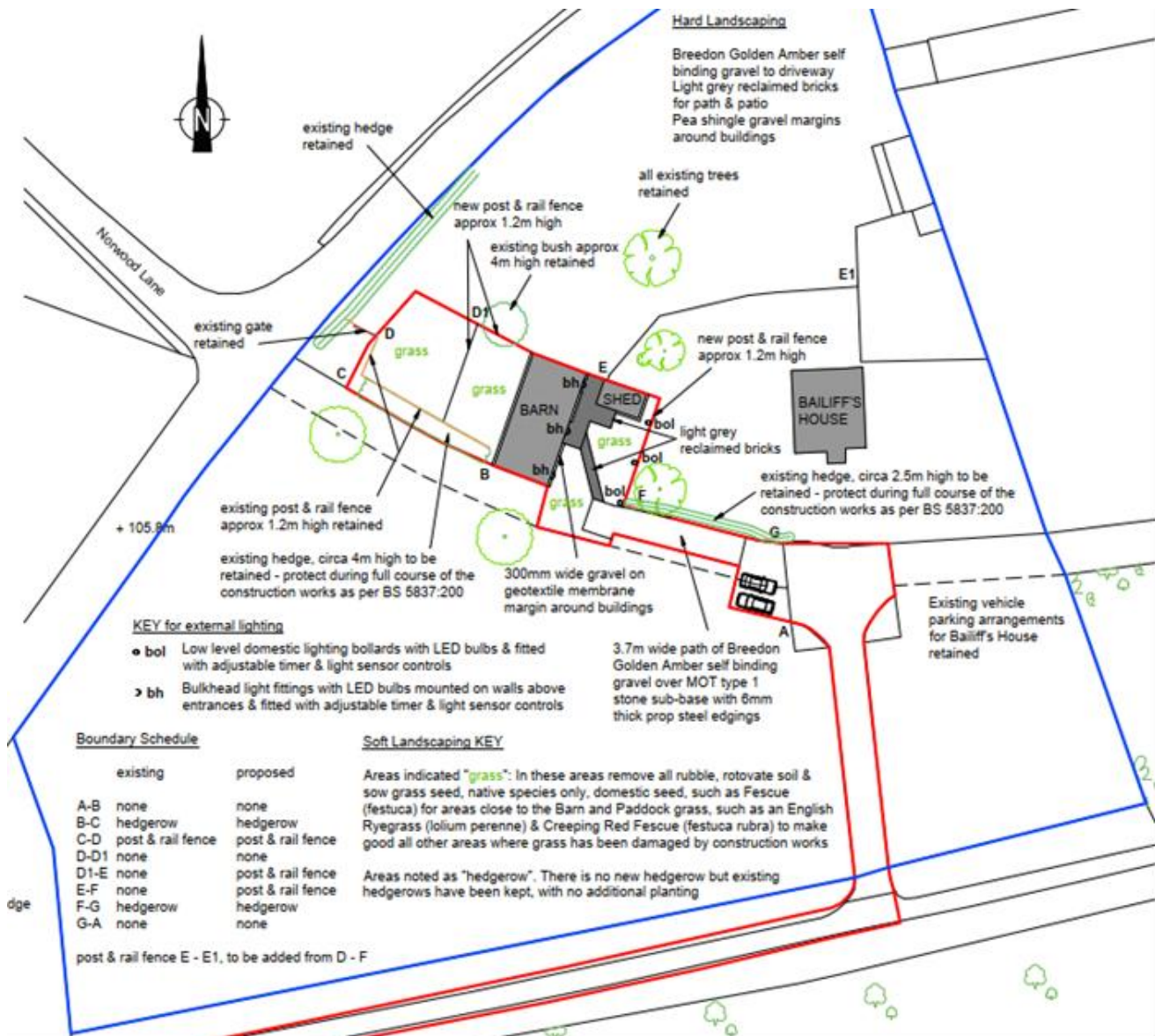
Reason: In the interests of visual amenity and safeguarding the character and appearance of this former agricultural building, which is a curtilage Listed Building, in accordance with Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy 2014 and saved Policy TC2 of the Gravesham Local Plan First Review 1994.

The following information has been submitted to discharge condition 4.

Planning Application Form;
Drawing No. D-01 – Site Location Plan; and
Drawing No. D-03 Rev B – Block Plan As Proposed.

The submitted plan, fencing and hard landscaping details are suitable for their setting and provides sufficient information to address the details specified in Condition 4 and the purposes of its imposition:

Proposed Plan



Hard Landscaping

Hard Landscaping

Breedon Golden Amber self binding gravel to driveway
Light grey reclaimed bricks for path & patio
Pea shingle gravel margins around buildings

The use of post and rail fencing is suitable for this rural location. Self-binding gravel for the driveway and reclaimed bricks for the path and patio, together with pea shingle gravel margins are a good use of materials for the property and its location.

No further information is required and condition 4 can be discharged.

External Lighting

Condition 6

6. Prior to the first occupation of the dwelling, a detailed plan of any external lighting shall be

submitted to and approved in writing by the Local Planning Authority. The plan will show the type and locations of external lighting, demonstrating that areas to be lit will not adversely impact biodiversity. All external lighting will be installed in accordance with the specifications and locations set out in the plan and will be maintained thereafter.

Reason: In order to limit the impact of the lighting on biodiversity and amenity with regard to Policies CS12 and CS19 of the Gravesham Local Plan Core Strategy 2014.

The following information has been submitted to discharge condition 6.

Planning Application Form;
Drawing No. D-01 – Site Location Plan; and
Drawing No. D-03 Rev B – Block Plan As Proposed.

The submitted drawings show the provision of external lighting, as shown in the following snips of the plans and details:

Lighting Plan

KEY for external lighting

- **bol** Low level domestic lighting bollards with LED bulbs & fitted with adjustable timer & light sensor controls
- **bh** Bulkhead light fittings with LED bulbs mounted on walls above entrances & fitted with adjustable timer & light sensor controls

The submitted plans and supporting report/assessment clearly show the provision of external lighting to serve the development and those provisions are compliant with the relevant guidance, as confirmed by the local authority's environmental protection officer. The proposed lighting style/design is appropriate for its setting and would be fit for purpose and is therefore in accordance with Policy CS19 LPCS.

It is considered that the submitted details are acceptable to address the wording of Condition 6 of planning approval 20230241.

No further information is required and condition 6 can be discharged.

Conclusion

Sufficient information has been submitted to discharge conditions 3, 4 and 6 of planning approval 20230241.

Recommendation

ADET - Approval of Details

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

Case Officer:	Ms Amanda Cue	Team Leader:	Richard Hart
Signed:	A Cue	Signed:	R Hart
Dated:	23 rd September 2025	Dated:	23 rd September 2025