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 Civic Centre, Windmill Street, Gravesend DA12 1AU

Application for Approval of Details Reserved by Condition

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

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.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	
Suffix	
Property Name	O'dell Place
Address Line 1	Lower Higham Road
Address Line 2	
Address Line 3	Kent
Town/city	Gravesend
Postcode	DA12 2NY

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
568363	173108

Description

Applicant Details

Name/Company

Title

Mr

First name

Levi

Surname

Friend

Company Name

Address

Address line 1

O'dell Place Lower Higham Road

Address line 2

Address line 3

Town/City

Gravesend

County

Kent

Country

Postcode

DA12 2NY

Are you an agent acting on behalf of the applicant?

- ☒ Yes
☐ No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Change of use of land as a further extension of the existing Gypsy and Traveller site (approved under 20190823) being a revised site layout to accommodate the approved additional 3 no. pitches including details of hardstanding areas, provision of waste treatment plant and use of part of the stable block as utility areas.

Reference number

20221232

Date of decision (date must be pre-application submission)

03/03/2023

Please state the condition number(s) to which this application relates

Condition number(s)

Condition 3,4&5

Has the development already started?

- ☐ Yes
- ☒ No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

- ☐ Yes
- ☒ No

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

3. Prior to any ground works taking place, a plan shall be submitted to and approved in writing by the Local Planning Authority showing full details of hard landscaping and surface finishes for the development, including details of a non-tarmac porous access drive and car parking areas (such as grass-crete or similar) in the rear paddock, and any screening or boundary treatment by walls, fences or other means. The scheme shall be constructed in accordance with the approved details and completed, in its entirety, prior to the first occupation of the caravans hereby permitted.

Reason: In order to protect and enhance the appearance and character of the site and locality in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy 2014.

4. Prior to any ground works taking place, a soft landscaping scheme, including a timetable for implementation and completion, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include the following:

- The retention of existing boundary planting.
- Details of additional native tree, hedgerow and shrub planting around the site boundaries to include their quantity, size and arrangements for aftercare.
- Details of biodiversity enhancements such as hedgehog, bird and bat boxes, and log piles.

Any identified trees or plants that die, are damaged, removed or become diseased within five years from the first occupation of the caravans 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 an agreed implementation programme. The completed scheme shall be managed and/or maintained thereafter.

Reason: In the interests of visual amenity and to ensure a satisfactory standard of appearance upon the completion of the development and to ensure no net loss of biodiversity in accordance with Policies CS12 and CS19 of the Gravesham Local Plan Core Strategy 2014.

5. Prior to the installation of any external lighting, details shall be submitted to and approved in writing by the Local Planning Authority. Any external lighting plan must demonstrate that the lighting has been designed in accordance with Bat Conservation Trust's 'Guidance Note 8 Bats and Artificial Lighting' guidelines (or subsequent editions/updates) and that artificial lighting will not adversely affect local wildlife. The external lighting shall be installed in accordance with the approved details and no additional lighting shall be installed without the prior permission in writing of the Local Planning Authority.

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

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

Pre-application Advice

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

- ☐ Yes
☒ No

Declaration

I / We hereby apply for Approval of details reserved by a condition (discharge) as described in this form and 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 options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Barron Edwards Limited

Date

27/03/2023