

Application: 20230070

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

NOTIFICATION OF GRANT OF PERMISSION TO DEVELOP LAND
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To: **Mrs D Bloomfield, C E Broomfield Ltd
C/O Mr Steve Clarke, Graham Simpkin Planning Ltd
Graham Simpkin Planning Ltd
2 The Parade
Ash Road
Hartley
DA3 8BG
United Kingdom**

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

**Nurstead Hill Farm
Nurstead Lane
Longfield Hill
Longfield
Gravesend
Kent
DA3 7AN**

and being **Change of use of agricultural land to provide a touring caravan site for 10 pitches**.
Your application dated 27th January 2023 is permitted subject to the following:-

1. The development hereby permitted shall be begun not later than 3 years following the date of this permission.

Reason: In pursuance of Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans and particulars:

Application form;
Covering letter dated 25 January 2023;
Planning Statement (Ref. 3784.SC dated January 2023);
Drawing no. 01 (Site Location Plan) ;
Drawing no. 02 Rev. A (Existing Block Plan);
Drawing no. 03 Rev. A (Proposed Block Plan) ; and
3 Bike Shed Model.

Reason: For the avoidance of doubt and in the interests of proper planning.

3. There shall be no more than 10 pitches on the site and each pitch shall contain no more than a single caravan or single motorhome or single tent at any one time.

Reason: To avoid the proliferation of the site with caravans, motorhomes or tents and their associated paraphernalia in interests of preserving the rural character and appearance of the site in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy 2014.

4. The proposed touring caravan site hereby permitted shall be used for holiday purposes. Any caravans, motorhomes or tents located on the site shall not be used as any individual's main or sole dwelling. A register of all occupiers, detailing names and usual addresses and dates located on the site, shall be maintained by the site owner (or owners) and shall be kept up to date and available for inspection at all reasonable hours by officers of the Council.

Reason: The site is in an area where permission would not normally be granted for permanent residential accommodation and the Local Planning Authority wishes to retain control over the use, in the interests of preserving the rural character and appearance of the site in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy 2014.

5. A hedgerow of a minimum height of 3m shall be retained along the northern site boundary at all times that the site is in use as a touring caravan site.

Reason: In the interests of preserving the rural character and appearance of the site in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy 2014.

6. The visibility splays as shown on approved drawing no. 02A shall be maintained and no structure, tree or plant of a height in excess of 900mm shall be erected, placed or planted within the area of the approved splays. The hedges should be kept at least a year's growth set back from the edge of the sight lines.

Reason: In the interests of highway safety in accordance with Policy CS11 of the Gravesham Local Plan Core Strategy 2014 and saved Policy T5 of the Gravesham Local Plan First Review 1994.

7. No external lighting shall be installed or operated on the site without the prior written consent of the Local Planning Authority.

Reason: In the interests of preserving the rural character and appearance of the site in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy 2014.

8. There shall be no storage of caravans, motorhomes or containers on the site at any time.

Reason: In the interests of preserving the rural character and appearance of the site in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy 2014.

9. Notwithstanding the provisions of Article 3 and Class B of Part 5 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended, no areas of hard surfacing, other than those shown in the approved plans, shall be formed on the site without the prior approval in writing of the Local Planning Authority.

Reason: In the interests of preserving the rural character and appearance of the site in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy 2014.

INFORMATIVES:-

1 DEVIATION FROM APPROVED PLANS

It is possible that any proposed deviation from the approved plans could be classed as a 'material' change requiring a further application/permission. In the event that any change is proposed, applicants are advised to seek advice from the Local Planning Authority [as proceeding without the necessary permissions could nullify this permission].

2 CARAVAN SITE LICENSING

For an overview of the requirements for caravan site licensing, the applicant is advised to refer to the following web pages:

<http://www.gravesham.gov.uk/home/licensing/other-licences/caravan-site/overview>.

Please see <https://www.gravesham.gov.uk/licences/caravan-campsitescontact> for further information.

3 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.

Dated: 30 March 2023

Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

Wendy Lane MRTPI
Assistant Director (Planning)
Planning Service

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.
- **For further information regarding Appeals and to make an application please click the relevant link:**
<https://www.gov.uk/appeal-householder-planning-decision>
<https://www.gov.uk/appeal-planning-decision>

- 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.