



PEFULZ

Application: 20220400

**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

To: **Mr J Cornell
C/O Mr Alan Penfold, Penfold Project Services
Epmarket
Wrotham Road
Meopham
Gravesend
Kent
DA13 0JH**

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:

**The White Lodge
Wrotham Road
Meopham
Gravesend
Kent
DA13 0QA**

and being **Creation of vehicular access onto Wrotham Road with access over grass verge, increase in area of hardstanding, installation of new wall, fence and hedge to infill existing access and erection of new 2.4m high fence to northern boundary** Your application dated 12th April 2022 is permitted subject to the following:-

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.

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 as carried out shall accord with the following approved plans:

Application Form - dated 08/04/2022;
Certificate B - dated 30/03/2022;
Design and Access Statement - March 2022;
Supplementary Information - Article 13 Notification Letter to GBC;
Supplementary Information - Article 13 Notification Letter to KCC;
Supplementary Information - Article 13 Notification Letter to KCC;
Drawing no. 01 - Vehicular Access Plan as Existing;
Drawing no. 03 - Location Plan (scale - 1:1250);
Drawing no. 04 - Block Plan as Existing (scale - 1:200);
Drawing no. 05A - Block Plan as Proposed (scale - 1:200);
Drawing no. 06 - Elevations on A-A and B-B as Existing and Proposed;

Drawing no. JG01 - Swept Path Analysis for the Brambles;
Drawing no. JG02 - Swept Path Analysis for the White Lodge;
Drawing no. JG03 - Visibility Splays.

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

3. The existing access shall be stopped up by virtue of a boundary treatment with laurel hedge behind to match the existing boundary treatment within six months of the new access being installed. For the avoidance of doubt, the materials to be used in the construction of the boundary wall and fencing shall match those used in the existing boundary. The external brickwork shall be constructed to match the bond and pointing of the existing brickwork.

Reason To ensure a satisfactory visual relationship between the existing and the new development in accordance with Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy (2014).

4. No gates shall be installed across the vehicular access and driveway hereby permitted at any time.

Reason In the interests of highway safety and to avoid vehicles waiting in the road while gates are opened or closed and pursuant to Policy CS11 (Transport) of the Gravesham Local Plan Core Strategy (2014) and saved policy T5: Access to the Identified Highway Network of the Gravesham Local Plan First Review (1994).

5. Visibility splays of (43m x 2.4m x 43m) either side of the access as shown in the approved drawing (drawing no. JG03) shall be provided before the access, parking and turning area hereby permitted is first brought into use and thereafter the visibility splays to the access shall be permanently retained and no boundary wall, fence or other means of enclosure or obstruction exceeding one metre in height shall be erected or placed within the visibility splays at any time.

Reason In the interests of highway safety and pursuant to Policy CS11 (Transport) of the Gravesham Local Plan Core Strategy (2014) and saved policy T5 (Access to the Identified Highway Network) of the Gravesham Local Plan First Review (1994).

6. Before the access hereby permitted is first brought into use 2.0m by 2.0m pedestrian visibility splays shall be provided at the back edge of the footway on either side of the vehicular access and thereafter no boundary wall, fence or other means of enclosure or obstruction exceeding 600mm in height shall be erected or places within the visibility splays.

Reason In the interests of highway and pedestrian safety and pursuant to Policy CS11 (Transport) of the Gravesham Local Plan Core Strategy (2014) and saved policy T5: Access to the Identified Highway Network, of the Gravesham Local Plan First Review (1994).

7. No planting or boundary treatment located within two metres of the site frontage (where the front boundary of the application site adjoins the public highway) shall exceed 600mm in height at any time.

Reason In the interests of pedestrian and highway safety and in line with Policy CS11 (Transport) of the Gravesham Local Plan Core Strategy (2014) and saved policy T5: Access to the Identified Highway Network, of the Gravesham Local Plan First Review (1994).

8. At all times vehicles shall only be parked within the spaces annotated on 'Drawing No. 05A' as parking area; each of the parking spaces shall be no less than 5m deep by 2.5m wide; all other parts of the hard surfaced forecourt, as hereby permitted, shall be used for vehicle turning and manoeuvring only; and the vehicular access as hereby permitted shall only be used and operated provided that the parking and vehicle turning and manoeuvring arrangements as approved are permanently retained.

Reason In the interests of amenity and highway safety and pursuant to Policies CS11 (Transport) and CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy (2014) and saved policy T5: Access to the Identified Highway Network of the Gravesham Local Plan First Review (1994).

9. The vehicular access hereby permitted shall not be brought into use until a vehicular crossover (dropped kerb) has been constructed in accordance with the Highway Authority's specification and requirements and with the written approval of the Highway Authority having first been obtained. The vehicle crossover shall be commensurate with the width of the vehicular access as hereby permitted.

Reason In the interests of highway safety and pursuant to Policy CS11 (Transport) of the Gravesham Local Plan Core Strategy (2014) and saved policy T5: Access to the Identified Highway Network, of the Gravesham Local Plan First Review (1994).

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 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].

3 BUILDING REGULATIONS CONSENT

The granting of planning permission is independent from the granting of Building Regulations consent (which may, or may not, be required). In the event of a change to the scheme granted planning permission being required to satisfy the Building Regulations, applicants are advised to seek advice from the Local Planning Authority [as proceeding without the necessary permissions could nullify this permission].

The applicants are advised that the Building Regulations do not permit soakaways within 5 metres of a building and/or highway. So in small gardens drives should be constructed from a permeable asphalt, permeable resin or suitable blocks.

4 KENT COUNTY COUNCIL HIGHWAYS AND TRANSPORTATION

The applicants are advised that a separate application will need to be made to KCC Vehicle Crossing Team for a vehicle crossover/dropped kerb

It is the responsibility of the applicant to ensure, before the development hereby approved is commenced, that all necessary highway approvals and consents where required are obtained and

that the limits of highway boundary are clearly established in order to avoid any enforcement action being taken by the Highway Authority.

Across the county there are pieces of land next to private homes and gardens that do not look like roads or pavements but are actually part of the road. This is called 'highway land'. Some of this land is owned by The Kent County Council (KCC) whilst some are owned by third party owners. Irrespective of the ownership, this land may have 'highway rights' over the topsoil. Information about how to clarify the highway boundary can be found at <https://www.kent.gov.uk/roads-and-travel/what-we-look-after/highway-land/highway-boundary-enquiries>

The applicant must also ensure that the details shown on the approved plans agree in every aspect with those approved under such legislation and common law. It is therefore important for the applicant to contact KCC Highways and Transportation to progress this aspect of the works prior to commencement on site.

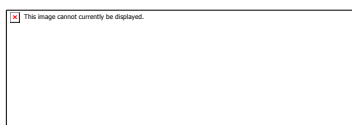
5 WORKS OF CONSTRUCTION

Hours of work of construction site plant, equipment and machinery, should be restricted to not earlier than 7.00 a.m. and not later than 6.00 p.m. weekdays and Saturday working should be restricted to not earlier than 8.00a.m. and not later than 1.00 p.m. No work shall be carried out on Sundays, Bank or Public Holidays.

- i. Suitable sound attenuation shall be used at all times in respect of all plant, machinery and equipment in operation on site in order to aid prevention of noise nuisance. Compliance with BS 5228: Part 1: 1984 and subsequent amendments regarding the use of equipment on site will be required in appropriate cases.
- ii. A suitable method of control shall be used in order to aid prevention of dust nuisance arising from work activities on site.
- iii. Burning of waste materials shall not be carried out on site. Such materials are to be stored in a suitable receptacle, as far from residential accommodation as reasonably practicable, pending disposal off site.
- iv. Adequate arrangements shall be made to remove all waste material from the site on a regular basis and to dispose of it at a suitably licensed waste disposal site.

Dated: 26 July 2022

Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU



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:

- 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
- 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 –

- an application for change of use;
- 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.