



PEFULZ

Application: 20211470

**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: **Mrs Shirley Tomkins
C/O Academy Estate Consultants
3 Carvers Farm
Dunton Road
Billericay
CM12 9TY**

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:

**Meopham County Primary School
Wrotham Road
Meopham
Gravesend
Kent
DA13 0JW**

and being **Demolition of existing 4 porta cabin classrooms and erection of a new single storey building to be used for a pre-school nursery unit, general classrooms, hall, SEN department and associated facilities.** Your application dated 15th December 2021 is permitted subject to the following:-

CONDITIONS

1. The development hereby approved 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. Unless otherwise reserved for approval by a condition forming part of this permission, the development hereby permitted shall be carried out in accordance with the following approved plans:

Application for planning permission form;
Drawing no. 0618-001 Rev. A Red and blue line site boundary plan and existing block plan;
Drawing no. 0618-002 Existing ground floor layout;
Drawing no. 0618-003 Rev. A Existing elevations;
Drawing no. 0618-004 Rev. A Proposed ground floor layout;
Drawing no. 0618-005 Rev. A Proposed elevations;
Drawing no. 0618-006 Rev. A Proposed block plan;
Design and Access Statement dated 22 November 2021; and
Email from the agent dated 17 February 2022.

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

3. No development shall take place until a comprehensive Code of Construction Practice, covering all environmental impacts from the clearance and construction phase of this development, is submitted to and approved in writing by the Local Planning Authority. The approved scheme shall adhere to the Borough Council's adopted Code of Practice for Construction Sites and include details of the hours of work during the construction period; routing of construction and delivery vehicles to and from site; delivery times for materials (to avoid congestion during school pick up and drop off times); parking of vehicles of site personnel and visitors; loading and unloading of plant and materials; storage of materials; and wheel washing facilities. The clearance and construction of the development hereby permitted shall be carried out in accordance with the approved Code of Construction Practice at all times.

Reason: To ensure that a suitable programme of all works is set out from the commencement of development, to demonstrate the free flow of traffic on the highway and to minimise the impact on local residents, businesses and the environment, in accordance with Local Plan Core Strategy Policies CS11, CS12 and CS19.

4. Notwithstanding the details included on the application form and approved plans the materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Reason: To ensure a satisfactory visual relationship between the existing and the new development in accordance with Local Plan: Core Strategy Policy CS19.

5. Within three months of the development commencing, a scheme detailing the proposed hard and soft landscaping associated with the development (including replacement tree planting and turfing works) shall be submitted to and approved, in writing, by the Local Planning Authority. The details shall include:

- (i) the type and species of planting to be carried out to include their quantity and size;
- (ii) measures to promote biodiversity enhancement to include planting of native and wildlife attracting species;
- (iii) a timetable for implementation;
- (iv) details of initial aftercare, long term maintenance and details for monitoring and remedial measures;
- (v) the extent of, and materials for all areas of hardstanding; and
- (vi) the type, materials, height and extent of any fences, gates, walls or other means of enclosure.

The approved landscaping scheme shall thereafter be implemented in accordance with the approved timetable and maintained in accordance with the approved details. Any trees or plants that die, are damaged, removed or become diseased within five years from the date of planting shall be replaced with a species of a similar size and species during the next available planting season.

Reason: To ensure an acceptable standard of development upon completion through provision and long term management of soft landscaping and to enhance local provisions for wildlife and biodiversity to mitigate habitat lost by development, in accordance with Local Plan: Core Strategy Policies CS12 and CS19.

6. The development hereby approved shall not be brought into use until the car parking and emergency access areas shown on the approved drawings have been fully provided and made available for use. These facilities shall be retained for use at all times thereafter.

Reason: To prevent parking on highway inconvenient to other road users or elsewhere on the site in the interests of highway safety, in accordance Local Plan: Core Strategy Policy CS11 and Saved Policies P3 and T1 of the Local Plan First Review (1994).

7. Within three months of the first use of the approved development, the easternmost mobile classroom and shed shown by red dotted lines on approved drawing no. 0618-004 Rev. A shall be removed from the site and the land re-instated to a condition fit for use as a playing field.

Reason: To ensure that the land is restored to an appropriate condition and in line with Local Plan: Core Strategy Policy CS13.

INFORMATIVES:-

1 AGREEMENT FOR IMPOSITION OF PRE-COMMENCEMENT CONDITION(S)

In accordance with The Town and Country Planning (Pre Commencement Conditions) Regulations 2018 and paragraph 36 of the Planning Practice Guidance the Local Planning Authority has agreed in writing with the applicant on 29 March 2022 to the inclusion of the following pre-commencement condition;

Condition 3 - Code of construction practice.

2 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.

3 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].

4 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].

5 PARTY WALL ACT 1996

Applicants are reminded of their responsibilities under the Party Wall Act 1996. This legislation is not taken into account when determining a planning application and independent advice should be taken in this regard. In the event of application of this legislation requiring change to the permitted scheme, applicants are advised to seek advice from the Local Planning Authority [as proceeding without the necessary permissions could nullify this permission].

6 ELECTRIC VEHICLE CHARGING

The applicant should consider the installation of the cables to support future electric vehicle charging points at the proposed car parking spaces.

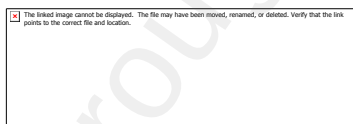
7 WORKS OF CONSTRUCTION

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: 31 March 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:

- (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.

COMPENSATION

In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him.

These circumstances are set out in Sections 114 and related provisions of the Town and Country Planning Act 1990.