

Application: 20231012

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

APPROVAL OF DETAILED PLANS AND PARTICULARS

To: **Mr Nathan Bullas, EUFC Ltd
C/O Mr Ben Revell, EUFC Elite Ltd
8 Fayre Oaks Green
Hereford
HR4 0QT
United Kingdom**

TAKE NOTICE that the **GRAVESHAM BOROUGH COUNCIL**, the Local Planning Authority under the Town and Country Planning Act 1990, has **APPROVED** detailed plans and particulars submitted on 3rd November 2023 in accordance with conditions 17, 18, 20 and 22 of the Notification of Grant of Planning Permission reference 20200001 to Develop Land dated 29 July 2020 in respect of:-

New sports facility comprising mixed sized football pitches, including artificial playing pitches, new clubhouse, play area, associated parking and lighting.

at: **Former Fleet Leisure
Nelson Road
Northfleet
Gravesend
Kent
DA11 7EE**

and being **Application for the approval of conditions 17, 18, 20 and 22 attached to planning permission reference number 20200001 relating to details of (17) community use agreement, (18) management and maintenance scheme for the facility, (20) external facing materials and (22) waste management and refuse.**

subject to the following Informatives:-

INFORMATIVES:-

1 DECISION PLANS

For the avoidance of doubt, the forms, plans and documents upon which this decision is made comprise;

CONDITION 17

Supplementary Information - Kedbull Community Use Agreement (Condition 17);
Supplementary Information - Kedbull Leisure Code of Conduct Guidelines (Condition 17); and
Application Form.

CONDITION 18

Supplementary Information - Management and Maintenance Scheme for the Facility (Condition 18);

Supplementary Information - Additional Information (Condition 18) (agent email received on 02.11.23); and
Application Form.

CONDITION 20

Supplementary Information - Materials and Surface Treatments (Condition 20);

Supplementary Information - Additional Information - Windows and Doors Condition 20) (Agent email received on 2.11.23, confirming Openings (windows & Doors) will be windows are to be aluminium frames finished in coloured 'anthracite' powder coated finish double glazed units and all designed to 'secure by design' standard; and
Application Form.

CONDITION 22

Drawing No. 21030/Sk2 Rev H - Site Plan Proposed;

Drawing No. SC/1706/101 REV:-A - Details of Bin and Bike Stores;

Supplementary Information - Refuse Plan (please note REV F of Drawing No. 21030/Sk2 has been superseded by REV H as listed above); and
Application Form.

2 OUTSTANDING CONDITIONS

Notwithstanding the description provided on the application form, this approval relates to conditions 17,18,20 and 22 attached to planning permission reference number 20200001 only.

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) 2023, 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

4 FOR THE AVOIDANCE OF DOUBT

Drawing No. 21030/Sk2 REV F contained within the Supplementary Information - Refuse Plan document has been superseded by Drawing No. 21030/Sk2 REV H, as listed above. Additionally, the Supplementary Information - Kedbull Community Use Agreement is dated 1st July 2023. This is considered to be erroneous as the document has been revised since 1st July 2023.

Dated: 3 November 2023

Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

Wendy Lane MRTPI
Assistant Director (Planning)
Planning Service

NOTES:

This permission is confined to permission under the Town and Country Planning Acts and the Town and Country Planning (Development Management Procedure) (England) Order 2015 and does not obviate the necessity of compliance with any other enactment, bye-law, or other provision whatsoever or of obtaining from the appropriate authority or authorities any permission, consent, approval or authorisation which may be requisite.

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.