



Application: 20211106

**TOWN AND COUNTRY PLANNING ACTS
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015**

DETERMINATION AS TO WHETHER PRIOR APPROVAL IS REQUIRED

To: **Mr Michael Gagg, J & B Martin
C/O Mr Jack Harley, DHA Planning
Eclipse House
Eclipse Park
Sittingbourne Road
Maidstone
Kent
ME143EN**

TAKE NOTICE that the **GRAVESHAM BOROUGH COUNCIL**, the **Local Planning Authority** under the Town and Country Planning Acts, has **DETERMINED THAT PRIOR APPROVAL** of the details of siting and appearance of agricultural or forestry development **IS REQUIRED AND APPROVED**

at **Harlex Haulage Services
Park Pale Farm
Park Pale
Shorne
Rochester
Kent
ME2 3UD**

and being **Application for a determination as to whether prior approval is required for the siting, design and external appearance of a general purpose agricultural building 30.36 metres long, 16.00metres wide and 7.00 metres high.**

Referred to in your application dated 6th September 2021.

The following additional information should be submitted for consideration:-

CONDITIONS AND REASONS:

- 1 The development must be carried out within a period of 5 years from the date on which this prior approval application was submitted to the Local Planning Authority.

Reason: In accordance with the requirements of the GPDO (2015) as amended.

- 2 The development hereby permitted shall be carried out only in precise accordance with the following schedule of approved plans and details, unless alternative details are approved pursuant to the conditions imposed on this decision notice:

Planning Application Form received 7th September 2021;
Planning Statement received 7th September 2021;
Drawing No. DHA/15790/01 - Site Location Plan received 7th September 2021;
Drawing No. DHA/15790/02 - Existing Site Layout Plan received 7th September 2021;

Drawing No. DHA/15790/03 - Proposed Site Layout Plan received 7th September 2021;
Drawing No. DHA/15790/04 - Proposed Plans received 7th September 2021;
Drawing No. DHA/15790/05 - Proposed Draft Elevation received 7th September 2021;
Drawing No. DHA/15790/06 - Previous Site Boundary Plan received 7th September 2021;
Drawing No. DHA/15790/06 - Existing and Proposed Visual View A received 7th September 2021;
Drawing No. DHA/15790/07 - Existing and Proposed Visual View B received 7th September 2021;
Drawing No. DHA/15790/08 - Existing and Proposed Visual View C received 7th September 2021; and
Drawing No. DHA/15790/09 - Illustrative Proposed Landscaping Visual received 7th September 2021.

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

- 3 An archaeological watching brief shall be carried out during any groundworks. In the event that archaeological remains are found on site then works shall cease, and shall not recommence, until such time that the applicant/developer has received written approval from the Local Planning Authority to a programme of archaeological work to be carried out in accordance with a written specification and a timetable, and having regard to the significance of the identified archaeology.

Reason: To ensure that any identified features of archaeological interest are properly examined and recorded and pursuant to Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy (September 2014).

- 5 All planting, seeding and turfing comprised in the approved scheme and as shown on Drawing Nos. DHA/15790/03 - Proposed Site Layout Plan, DHA/15790/05 - Proposed Draft Elevation; and DHA/15790/09 - Illustrative Proposed Landscaping Visual received 7th September 2021, shall be implemented during the first planting season following the completion of the development. Any trees or plants which within 5 years of planting are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless the Authority gives written consent to any variation.

Reason: To ensure that the development permitted does not prejudice conditions of highway safety or efficiency in accordance with Policy CS11 of the Core Strategy 2014 and in order to protect and enhance the appearance and character of the site and locality in accordance with Local Plan: Core Strategy Policy CS19 and paragraph 130 of the National Planning Policy Framework 2021.

- 6 All species used in the planting proposals associated with the development shall be native species of UK provenance.

Reason: To conserve and enhance biodiversity and prevent the spread of non-native species in accordance with Policy CS12 of the Core Strategy 2014 and Section 15 of the National Planning Policy Framework 2021.

Dated: 15 October 2021

Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

Wendy Lane MRTPI
Assistant Director (Planning)
Planning Service

