

Application: 20240627

**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 B Smith, Grange Travel Coach Hire Ltd
C/O Mr Jonathan Rowland, DAC Architects
21 Stone Street
GRAVESEND
DA11 0NP
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 12th July 2024 in accordance with conditions 2 (parts (a) and (b)) of the Notification of Grant of Planning Permission reference 20231050 to Develop Land dated 14 December 2023 in respect of:-

Erection of a portal frame shed for servicing and maintaining coaches, including space for an office on a mezzanine floor and storage on the ground floor.

at: **Grange Travel Limited
Canal Road
Gravesend
Kent
DA12 2RS**

and being **Application for partial approval of condition 2 (parts (a) and (b)) attached to planning permission reference number 20231050 relating to a strategy to deal with the potential risks associated with any contamination of the site.**

subject to the following Informatives:-

INFORMATIVES:-

1 PLANS AND DOCUMENTS

This decision was made on the basis of the following plans and documents:

Application form
Planning Statement
Phase 1 Desk Study (1 April 2024)
Phase II Geo-Environmental Assessment (14 June 2024)

2 AVOIDANCE OF DOUBT

For the avoidance of doubt the partially approved condition for this application relating to planning permission 20231050 is:

Condition 2 (parts (a) (preliminary risk assessment) and (b) (site investigation scheme))

Part (c) requires the results of the site investigation and detailed risk assessment together with an options appraisal and remediation strategy. Part (d) requires a verification plan. These details should be submitted in order for condition 2 to be fully discharged.

3 **CONDITION REQUIREMENTS**

CONDITION 2

In line with the full requirements of condition 2 of planning permission 20231050, you are advised of the need to submit the following: Part (c) requires the results of the site investigation and detailed risk assessment together with an options appraisal and remediation strategy. Part (d) requires a verification plan. The timescale for submission was within 3 months of the date of permission. It is therefore imperative these details are submitted immediately.

REMAINING CONDITIONS

CONDITION 3 (Verification report)

In line with the requirements of condition 3 of planning permission 20231050, you are advised of the need to submit these details within three months of the approval of condition 2.

CONDITION 4 (Pollution management plan)

In line with the requirements of condition 3 of planning permission 20231050, you are advised of the need to submit these details within three months of the date of permission. It is therefore imperative these details are submitted immediately.

CONDITION 5 (Parking management plan)

In line with the requirements of condition 5 of planning permission 20231050, you are advised of the need to submit these details within three months of the date of permission. It is therefore imperative these details are submitted immediately.

Dated: 17 October 2024

Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

Shazad Ghani
MPhil, MA, BA (Hons)
Head of 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.