



Delegated Report

Adjoining Authority Consultation

Planning Application No: 20260877

Location: Bluebell Paddock Gravesend Road Wrotham Sevenoaks

Description: Sevenoaks Consultation 26/00714/FUL - Planning permission for Caravan with associated hardstanding, Portacabin and x 2 sheds.

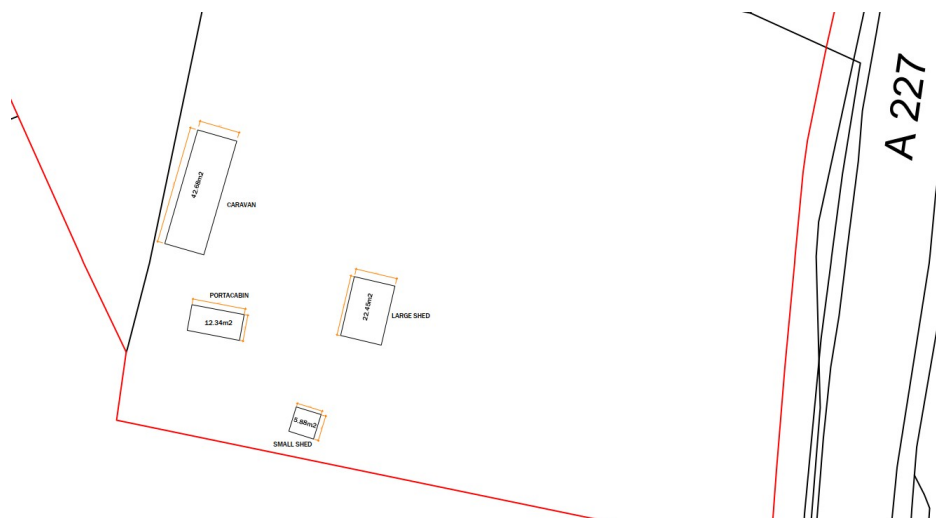
Applicant: Sevenoaks District Council

Submitted Documents/Plans

Sevenoaks Consultation Letter

Officer's Analysis

This request for comment from Sevenoaks District Council follows their planning reference 26/00714/FUL for 'Planning permission for Caravan with associated hardstanding, Portacabin and x 2 sheds.'



Previous consultations relating to the same site have been sent by SDC to GBC and comments have been provided under GBC refs. 20200555, 20200558, 20201343 and 20210699.

This site and its access are located immediately west of the Gravesham Borough boundary. The land within the borough which it adjoins is within the Metropolitan Greenbelt. However, it should be noted that there are 2 areas nearby which are inset from the Green Belt: Culverstone Green (to the east of this site) and Vigo (to the south east of this site). It is also noted the site, stems from Gravesend Road (A227), which is a classified road. This area is predominantly rural, with agricultural land classification and is an archaeological notification area. There are also 2 tree preservation orders approximately 240m to the east of this site within Gravesham Borough boundary. This area which meets the boundary with the site, within the Gravesham Borough boundary is also covered by Meopham Parish Council. Sevenoaks Borough Council may wish to consider consultation with Meopham Parish Council if they have not done so already, given the proximity from the parish area.

Historically there was a planning application at the site opposite (Little Rose Farm) was under our reference 20050900 which was for a Certificate of Lawful Development (existing), for occupation of the site and use as a single family dwelling. This application was granted. More recently the site also received a granted Prior Notification for the conversion of an agricultural building to a commercial use Class E under planning reference 20240055.

As in those applications, our comments reiterate concerns regarding the how the development could impact on the Borough of Gravesham in effectively undermining the approach the Borough would take in defending Green Belt policy as set out in the Gravesham Local Plan Core Strategy. In addition, it is noted that the development would be close to ancient woodland, and any hardstanding, or foundation work may impact the buffer. It is noted that SBC's tree officer has sought further information on this. In Gravesham's perspective although the Ancient Woodland to the West of this site is not within the Borough, its impact would be felt visually from within the borough and so careful consideration of the impacts on the Ancient Woodland would be necessary from the perspective of protecting the visual amenity and Green Belt within the GB.

The application should be considered by Sevenoaks Borough Council against relevant local and national planning policy as appropriate.

Expert advice will be provided as necessary by other consultations undertaken by Sevenoaks Borough Council and should be taken into consideration in the determination of the application.

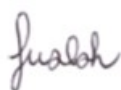
Conclusion & Recommendation

Whilst all applications are treated on their own individual merits they must be determined in accordance with the adopted development plan and taking into account all material planning considerations. If permitted, the development could impact on the Borough of Gravesham in effectively undermining the approach the Borough would take in defending Green Belt policy as set out in the Gravesham Local Plan Core Strategy.

The application should be considered by Sevenoaks Borough Council against relevant local and national planning policy and consultation responses as appropriate.

Sevenoaks Borough Council are thanked for consulting GBC.

(see draft Decision)

Case Officer:	Mrs Lisa Fisher	Team Leader:	Mrs Faye Walsh
Signed:		Signed:	
Dated:	23rd September 2026	Dated:	23 September 2026