

**Application: 20230513**

**TOWN AND COUNTRY PLANNING ACT 1990  
THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)  
(ENGLAND) ORDER 2015 (AS AMENDED)**

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| <b>NOTIFICATION OF REFUSAL OF PERMISSION TO DEVELOP LAND</b> |
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To: **Ms C Smith, C/O Graham Simpkin Planning Ltd  
C/O Mrs Rachel Osborne, Graham Simpkin Planning Ltd  
2 The Parade  
Ash Road  
Hartley  
DA3 8BG  
United Kingdom**

**TAKE NOTICE** that the **GRAVESHAM BOROUGH COUNCIL**, the Local Planning Authority under the Town and Country Planning Acts, has **REFUSED TO PERMIT** development of land situate at:

**Charnwood  
77 Beechwood Drive  
Meopham  
Gravesend  
Kent  
DA13 0TX**

and being **Part retrospective application for the use of the land for the stationing of 2 mobile homes, and associated landscaping and boundary treatments.**

Your application dated 16th May 2023 is refused on the following grounds:-

1. The application site lies within the Metropolitan Green Belt where inappropriate development should not be approved except in very special circumstances. Whilst forms of development are permissible in the Green Belt, the proposed development should not amount to inappropriate development by virtue of having a greater impact on the openness of the Green Belt, and the purpose of including land within it, than the existing development on site. The site is nil use following an unimplemented permission and the proposed development will not preserve the openness of the Green Belt through the stationing of two mobile homes, associated hardstanding, lighting, car parking and residential paraphernalia and will conflict with the purposes of land within the Green Belt and will urbanise the site. In the absence of any 'very special circumstances' that may otherwise outweigh the harm by reason of inappropriateness, and any other harm, the proposed development is considered to be contrary to the advice in Section 9 (Protecting Green Belt Land) of the National Planning Policy Framework (2021).
2. The application site is not considered to be within a sustainable location for the dwellings due to its distance from retail, educational and community facilities, and being within an area with poor public transport provision. Therefore, the proposed development is considered to be contrary to Paragraph 80 of the National Planning Policy Framework (2021) and Policy CS01 of the Gravesham Local Plan Core Strategy (2014).

3. The proposed development is not visually attractive nor distinctive in design terms, the site would be dominated by expansive hardstanding and lack soft landscaping, which fail to integrate with the rural characteristics of the area and the pre-fabricated mobile homes do not enhance the prevailing characteristics of the local built or natural environments. The scheme is therefore harmful to the street scene and Harvel Wooded Downs landscape contrary to Gravesham's Design Guidance SPD (2021), as well as Policies CS12 and CS19 of Gravesham's Local Plan Core Strategy (2021) and Section 12 of the National Planning Policy Framework (2021).

## INFORMATIVES:-

### 1 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 manner. In this instance the application is not in accordance with the Development Plan for the area and cannot be supported.

### 2 DRAWINGS AND DOCUMENTS

For the avoidance of doubt the decision to refuse this application was taken in relation to the following plans and documents:

Application Form - dated 11/05/2023;  
Covering Letter - dated 05/05/2023 (ref: PR3817.RO);  
Planning Statement - dated 05/2023 (ref: PR3817.RO);  
Drawing no. 01 - Rev. A - Site Location Plan (scale - 1:1250);  
Drawing no. 02 - Existing Block Plan (scale - 1:200);  
Drawing no. 03 - Mobile Homes 2 and 3 Floor Plans and Elevations;  
Drawing no. 04 - Mobile Homes 1 Floor Plans and Elevations;  
Drawing no. 05 - Proposed Block Plan (scale - 1:200).

Dated: 11 July 2023

Civic Centre  
Windmill Street  
Gravesend  
Kent  
DA12 1AU

Wendy Lane MRTPI  
Assistant Director (Planning)  
Planning Service

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## 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.
- **For further information regarding Appeals and to make an application please click the relevant link:**

<https://www.gov.uk/appeal-householder-planning-decision>

<https://www.gov.uk/appeal-planning-decision>

- 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.