

Gravesham Borough Council – Decisions taken by the Planning Committee on Wednesday, 6 April 2022

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Set out below is a summary of the decisions taken at the meeting of Planning Committee on Wednesday, 6 April 2022.

The wording used does not necessarily reflect the actual wording that will appear in the minutes. **Please note that the conditions and grounds will be detailed in the decision notice issued by the Planning Department.**

All decisions are taken in the public part of the meeting unless indicated otherwise.

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| 5a) | 20220052 - 55 Rochester Road, Gravesend, Kent | <p>Resolved that the application be REFUSED Planning Permission for the following reasons:</p> <ol style="list-style-type: none"> 1. The proposals would result in three storey flat roof development that would be out of character with the area and would constitute an overdevelopment of the existing site and would be incongruous considering the existing pattern of development and the character of the predominantly residential area. It is therefore harmful to the character and appearance of the site and the wider locality and would contravene Policies CS14, CS15 and CS19 of the Gravesham Local Plan Core Strategy September 2014 which ensure new development will integrate well with the surrounding local area. At a national level the proposed development would also contravene paragraph 130 of the National Planning Policy Framework (2021) which states 'developments will add to the overall quality of the area; are visually attractive as a result of good architecture; and are sympathetic to the local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities)'. 2. The proposed flats fail to offer the space required for adequate living accommodation to the detriment of future occupants and the enjoyment of these dwellings contrary to Policy CS19 of the Core Strategy 2014 and paragraph 130f of the National Planning Policy Framework 2021. 3. The proposal would result in a detrimental impact on the amenities of the occupiers of the residents of the surrounding properties and in particular, Nos. 51 and 53 Rochester Road, in terms of increase overlooking and loss of privacy and a dominant and overbearing impact due to the increase in height and bulk, contrary to Policy CS19 of the |
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| | | <p>Core Strategy 2014 and paragraph 130f of the National Planning Policy Framework 2021.</p> <p>4. The proposal fails to secure a contribution towards strategic mitigation measures within Special Protection Areas, and in the absence of this contribution or adequate information to inform an Appropriate Assessment, the development fails to comply with the requirements of the Habitat Regulations and Section 14 (specifically paragraphs 180 and 181) of the National Planning Policy Framework 2021 and Policy CS12 of the Gravesham Local Plan Core Strategy 2014.</p> <p>INFORMATIVES</p> <p>1. DRAWINGS AND DOCUMENTS</p> <p>For the avoidance of doubt, the decision to refuse this application was taken in relation to the following forms, plans and documents comprising the application:</p> <p>Planning Application Form; Design and Access Statement; Drawing No. 039-P-001 – Site Location & Site Plan; Drawing No. 039-P-010 – Existing Ground Floor Plan; Drawing No. 039-P-011 – Existing First Floor Plan; Drawing No. 039-P-012 – Existing Second Floor Plan; Drawing No. 039-P-013 – Existing Roof Plan; Drawing No. 039-P-020 – Existing West Elevation; Drawing No. 039-P-021 – Existing North Elevation; Drawing No. 039-P-022 – Existing South Elevation; Drawing No. 039-P-023 – Existing East Elevation; Drawing No. 039-P-040 – Existing West Car Park Elevation;</p> |

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| | | <p>Drawing No. 039-P-042 – Existing South Car Park Elevation; Drawing No. 039-P-043 – Existing East Car Park Elevation; Drawing No. 039-P-041 – Existing North Car Park Elevation; Drawing No. 039-P-100 – Proposed Site Plan; Drawing No. 039-P-110 – Proposed Ground Floor Plan; Drawing No. 039-P-111 – Proposed First Floor Plan; Drawing No. 039-P-112 – Proposed Second Floor Plan; Drawing No. 039-P-113 – Proposed Roof Plan; Drawing No. 039-P-115 – Proposed Front Car Parking Access; Drawing No. 039-P-120 – Proposed West Elevation; Drawing No. 039-P-121 – Proposed North Elevation; Drawing No. 039-P-122 – Proposed South Elevation; Drawing No. 039-P-123 – Proposed East Elevation; Drawing No. 039-P-140 – Proposed West Car Park Elevation; Drawing No. 039-P-141 – Proposed North Car Park Elevation; Drawing No. 039-P-142 – Proposed South Car Park Elevation; Drawing No. 039-P-143 – Proposed East Car Park Elevation; and Drawing No. 039-P-150 – Proposed Planting Plan.</p> <p>2. STATEMENT OF POSITIVE AND PROACTIVE APPROACH TO DECISION-MAKING</p> <p>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 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.</p> |

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| | | In this instance, the application is contrary to local and national planning policy and the planning objections could not be overcome by amendments to the scheme or through the imposition of acceptable and appropriate planning conditions. |
| 5b) | 20211286 - The Old Dairy, Bocoda Hill Farm, Wrotham Road, South Street, Meopham, Gravesend, Kent, DA13 0QG | <p>Resolved that the application be APPROVED Planning Permission subject to the Conditions listed below:</p> <p>Conditions</p> <p><i>Time Limit</i></p> <p>1. The development hereby approved shall be begun not later than 3 years following the date of this permission.</p> <p>Reason: In pursuance of Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.</p> <p><i>Approved Plans</i></p> <p>2. The development hereby permitted shall be carried out in precise accordance with the following approved plans and particulars:</p> <p>SolarEdge three phase inverter datasheet received 13 October 2021; Drawing (The Old Dairy Position of Inverter) received 14 October 2021; Application form received 21 October 2021; Drawing (The Old Dairy Solar Panels) received 25 October 2021; Drawing (The Old Dairy Solar Panels – Location Plan) received 25 October 2021; and SolarEdge Designer Report received 14 December 2021.</p> |

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| | | <p align="center">Reason: For the avoidance of doubt and in the interests of proper planning.</p> <p><i>Details of Solar Panels</i></p> <p>3. The solar panels hereby permitted shall not be erected until full details of the solar panel array, including details of their height, mounting and distance from the ground, have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and retained as such thereafter.</p> <p align="center">Reason: In order to protect and enhance the character and appearance of the site and locality, and in the interests of residential amenity, in accordance with Policies CS12 and CS19 of the Gravesham Local Plan Core Strategy 2014.</p> <p><i>Soft Landscaping Scheme</i></p> <p>4. The solar panels hereby permitted shall not be erected until full details of a soft landscaping scheme associated with the development, including boundary screening and grass seeding or turfing, have been submitted to and approved in writing by the Local Planning Authority. The details to be submitted shall include planting plans, including specifications or species, sizes, planting centres, number and percentage mix, and details of seeding or turfing.</p> <p>The approved landscaping scheme shall thereafter be implemented and maintained in accordance with the approved details. All planting, seeding and turfing comprised in the approved scheme of landscaping shall be implemented during the first planting season following the completion of the development. Any trees, plants or grass 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</p> |

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| | | <p>Local Planning Authority gives written consent to any variation.</p> <p>Reason: In order to protect and enhance the character and appearance of the site and locality in accordance with Policies CS12 and CS19 of the Gravesham Local Plan Core Strategy 2014.</p> <p><i>Expiry Date</i></p> <p>5. This permission shall expire within 25 years from the date when electricity is first exported (the 'First Export Date') from the solar panels to the host dwelling (The Old Dairy). Written notification of the First Export Date shall be provided to the Local Planning Authority no later than 14 days after this event.</p> <p>Reason: To enable the Local Planning Authority to control the development in the interests of the openness of the Green Belt, and in accordance with Policies CS02, CS12 and CS19 of the Local Plan Core Strategy 2014.</p> <p><i>Removal of Solar Panels</i></p> <p>6. Within three months of the solar panels hereby permitted ceasing to be used for the generation of electricity, or the end of this permission, whichever is the earliest, or in the event that the solar panels are no longer required to power the Southern Water pump associated with the host dwelling, the solar panels and associated infrastructure shall be permanently removed from the land, and the site restored to its former condition, in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to these works being carried out.</p> <p>Reason: In order to protect and enhance the long-term character and appearance of the site and locality in accordance with Policies CS12 and CS19 of the Gravesham Local</p> |

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| | | <p align="center">Plan Core Strategy 2014.</p> <p>INFORMATIVES:-</p> <p>1 WORKS OF CONSTRUCTION</p> <p>Hours of work of construction site plant, equipment and machinery, should be restricted to not earlier than 7.00 a.m. and not later than 6.00 p.m. weekdays and Saturday working should be restricted to not earlier than 8.00a.m. and not later than 1.00 p.m. No work shall be carried out on Sundays, Bank or Public Holidays.</p> <p>i. Suitable sound attenuation shall be used at all times in respect of all plant, machinery and equipment in operation on site in order to aid prevention of noise nuisance. Compliance with BS 5228: Part 1: 1984 and subsequent amendments regarding the use of equipment on site will be required in appropriate cases.</p> <p>ii. A suitable method of control shall be used in order to aid prevention of dust nuisance arising from work activities on site.</p> <p>iii. Burning of waste materials shall not be carried out on site. Such materials are to be stored in a suitable receptacle, as far from residential accommodation as reasonably practicable, pending disposal off site.</p> <p>iv. Adequate arrangements shall be made to remove all waste material from the site on a regular basis and to dispose of it at a suitably licensed waste disposal site.</p> <p>2 DEVIATION FROM APPROVED PLANS</p> |

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| | | <p>It is possible that any proposed deviation from the approved plans could be classed as a 'material' change requiring a further application/permission. In the event that any change is proposed, applicants are advised to seek advice from the Local Planning Authority [as proceeding without the necessary permissions could nullify this permission].</p> <p>3 BUILDING REGULATIONS CONSENT</p> <p>The granting of planning permission is independent from the granting of Building Regulations consent (which may, or may not, be required). In the event of a change to the scheme granted planning permission being required to satisfy the Building Regulations, applicants are advised to seek advice from the Local Planning Authority [as proceeding without the necessary permissions could nullify this permission].</p> <p>4 FUTURE DEVELOPMENT</p> <p>You should be aware that the development hereby approved does not constitute any form of structure and cannot be used to justify the development of a future building(s) on the site. You should contact the Local Planning Authority about any such proposals in the first instance.</p> <p>5 STATEMENT OF POSITIVE AND PROACTIVE APPROACH TO DECISION-MAKING</p> <p>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 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</p> |

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| | | environmental conditions of the area, and that is in accordance with the Development Plan for the area. |
| 5c) | 20211551 - 90 Cross Lane East, Gravesend, Kent DA12 5HB | <p>Resolved that the application be APPROVED Planning Permission with the following conditions: -</p> <ol style="list-style-type: none"> 1. Approved Plans 2. Soft Landscaping Scheme 3. Vehicular Crossover / Dropped Kerb Installation 4. No gates are to be installed on this driveway. |