



# Delegated Report

## Approval of Conditions Application

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| <b>Application No:</b> | 20231230                                                                                                                                                                                                        |
| <b>Location:</b>       | Land To The Rear Of Bridge Bar And Club, 24 Stone Street, Gravesend, Kent, DA11 0NP                                                                                                                             |
| <b>Description:</b>    | Application for the approval of conditions 15 and 19 attached to planning permission reference number 20211196 relating to details of Service management plan and (19) Refuse storage and recycling facilities. |
| <b>Applicant:</b>      | Mr Lakh Kallar, Kallarview Construction Limited                                                                                                                                                                 |

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### Submitted Documents/Plans

- Application Form – dated 01 December 2023;
- Covering Letter by PROUN Architects – dated 01 December 2023;
- Supplementary Information – Service Management Plan by Lanmor Consulting – dated August 2023;
- Drawing no. 3582/C/01 – Rev. B – Proposed Site Plan.

### Relevant Planning History

| Reference | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Decision  | Decision Date |
|-----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|---------------|
| 20211196  | Application for a minor material amendment to planning permission reference no. 20191187 for Demolition of outbuildings, excavation of soil to form a lower ground and upper ground floor B1 use, unloading bay and refuse areas with construction floors 1 to 4 providing a total of 3no. one bedroom self-contained flats and 11no. two bedroom self-contained flats and associated external works to allow alterations to the main entrance from Rathmore Road to Athboy Road and amendments and substitution to approved plans. | PERMITTED | 14.02.2022    |

### Consultations, Publicity and Representations

GBC Waste and Recycling Manager - I have reviewed the attached planning application and I can confirm that I am happy with the proposal.

GBC Highways - I have no objections to the proposals to comply with condition 15 and 19 of planning permission 20211196.

### Officer's Analysis

This is an application for the approval of conditions 15 and 19 attached to planning permission reference 20211196 relating to a Service Management Plan and Refuse Storage/Recycling Facilities.

Condition 15 states the following:

*15. Prior to the commencement of development, details and arrangements for deliveries and servicing the proposed development shall be submitted to and approved, in writing, by the Local Planning Authority and shall thereafter be implemented as approved unless otherwise agreed in writing. The servicing strategy shall include the following:*

*(a) Details for the servicing of the residential and office floorspace to be provided as part of the development, to have regard to the phased delivery of the development and interim arrangements required until such time as the whole development is built out and operating;*

*(b) Details as to how existing properties will be serviced during the construction of the development and once it has been built out (if this differs).*

This condition was attached to ensure acceptable delivery and servicing arrangements to enable efficient operation of the development, while minimising impacts on the highway network and surrounding properties/businesses.

The application has been supported by a Service Management Plan. Gravesham's Highways Officer has raised no objection with the details in relation to the highway network and the expected activity generated will not impact on surrounding properties/businesses. The Service management plan will be subject to annual review and a reassessment within 3 months of the commencement to ensure that measures are acceptable.

The Service Management Plan is considered to provide adequate details in accordance with the condition and therefore condition 15 can be approved.

Condition 19 states the following:

*19. Prior to commencement of development on site full details of the refuse storage and recycling facilities and refuse collection arrangements for the entire development shall be submitted to, and approved in writing by the Local Planning Authority prior to commencement of the development. The storage and recycling facilities shall in all respects be constructed in accordance with the approved details before the development is first occupied.*

This condition was attached to ensure that the waste and recycling strategy is acceptable.

Gravesham's Waste and Recycling Manager has confirmed that the details are acceptable and therefore condition 19 can be approved.

### **Recommendation**

Approval of Details, relating to conditions 15 and 19 of 20211196.

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| <b>Case Officer:</b> | Mr Ethan Bonthron                                                                   | <b>Team Leader:</b> | Miss Faye Hobbs                                                                       |
| <b>Signed:</b>       |  | <b>Signed:</b>      |  |
| <b>Dated:</b>        | 29 <sup>th</sup> January 2024                                                       | <b>Dated:</b>       | 29 January 2024                                                                       |