



Delegated Report

Application No: 20211053

Location: Land At Former Meopham Police Station
Wrotham Road
Meopham
Gravesend
Kent

Description: Application for approval of conditions 3, 4 and 16 attached to planning permission reference number 20200603 relating to Landscape planting plan (also contains type and location of bat / bird boxes), Engineering Layout and Hardstanding Details and external Hardstanding Materials Palette.

Applicant: McCulloch Homes Ltd.

Submitted Documents/Plans

Application form received 23 August 2021.
External hardstanding materials palette received 23 August 2021.
Drawing no. 20-117_C01 rev C (engineering layout) received 23 August 2021.
Drawing no. PD-01 rev P10 (proposed site plan) received 23 August 2021.
Drawing no. 20-177_C05 (hardstanding construction detail) received 23 August 2021.
Drawing no. 0310/20/B/1C (landscaping planting plan) received 23 August 2021.

Relevant Planning History

20200603	Demolition of the existing former police station (Kent House & Invicta House) and erection of 1 block of 5 x 3 bed terraced houses and 1 block of 4 x 3 bed terraced houses	Permitted	08.01.2021
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Consultations, Publicity and Representations

GBC Highways Officer

No objection.

KCC Biodiversity

This is not great but, on balance, is acceptable. There is native hedgerow around the perimeter

and a few bird/bat boxes being provisioned.

There is still too much non-native planting in my opinion and it is unclear where 'meadow grassland' actually is on the site plan but this probably is not worth arguing. Hopefully, the upcoming net-gain legislation will end these tokenistic attempts to 'enhance biodiversity'.

Meopham Parish Council

Asked for an extension of time to respond by 29 September 2021 but no response was received from them.

Analysis

This is an application for the approval of conditions 3, 4 and 16 of planning application reference 20200603.

Condition 3

Prior to the first occupation of the dwellings herein approved a plan shall be submitted to the Local Planning Authority for approval showing a scheme of soft landscaping. The planting shall include one tree for every tree lost to the development. All planting, seeding and turfing comprised in the approved scheme of landscaping shall be implemented during the first planting season following occupation of the buildings or completion of the development, whichever is the earlier. Any trees or plants 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 Authority gives written consent to any variation.

Reason: To protect and enhance the appearance and character of the site and locality in accordance with Policy CS19 of the Core Strategy and paragraph 127 of the National Planning Policy Framework (2019).

Drawing no. 0310/20/B/1C has been submitted in support of discharging this condition. The plan shows sufficient levels of trees, shrubs, grass and meadow planting to ensure that the development does not appear harsh within the street scene. This condition can be discharged as it complies with Policy CS19 of the Gravesham Local Plan Core Strategy 2014.

Condition 4

Notwithstanding the submitted site plan and prior to the occupation of the dwellings herein approved a plan shall be submitted to the Local Planning Authority for approval showing a scheme of hard landscaping including full details of the surface materials to be used. The boundary treatments shall be built in accordance with details shown on drawing number PD-02 rev P10 unless otherwise agreed in writing by the Local Planning Authority. The approved works shall be completed in accordance with the approved details prior to the completion of the development or the first occupation of any of the residential dwellings, whichever is sooner.

Reason: To protect and enhance the appearance and character of the site and locality in accordance with Policy CS19 of the Core Strategy and paragraph 127 of the National Planning Policy Framework (2019).

Drawing nos. 0310/20/B/1C and PD-02 rev P10 have been submitted in support of discharging this condition. The materials palette submitted shows the roadway to be finished in charcoal concrete block paving and the parking bays concrete block paving in natural. The paths and patios are to be finished in Marshalls pendle riven utility paving slabs in natural. The public footpath and shared access site entrance will be finished in black tarmac. The proposed materials are considered

acceptable and therefore comply with the objectives of Policy CS19 of the Gravesham Local Plan Core Strategy 2014 and therefore this condition can be discharged.

Condition 16

None of the residential units hereby permitted shall be occupied until a scheme for providing bat roosting opportunities at the site, in line with the recommendations of the Preliminary Ecological Appraisal has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in full prior to the first occupation of the residential units hereby permitted.

Reason: In order to enhance the biodiversity of the site in accordance with adopted Local Plan Core Strategy Policy CS12 of the Gravesham Local Plan: Core Strategy (September 2014).

The Preliminary Ecological Appraisal received 1 June 2021 was submitted previously in support of discharging this condition. This was the same report that was submitted with the original application. As this did not contain the information that was required this condition was imposed. Information submitted under reference 20210700 did not satisfactorily demonstrate that the bat roosting space could be suitably incorporated into the build and did not give the exact specification of the bat and bird boxes.

Revised plan 0310/20/B/1C states the exact boxes to be used and therefore, on balance, shows satisfactory details and the condition can be discharged.

Recommendation:

Approval

See draft Decision

Case Officer: AW	Team Leader: Richard Hart
Signed: 	Signed: <i>R Hart</i>
Dated: 6 October 2021.	Dated: 8 th October 2021