



Delegated Report

Planning Application

Planning Application No: 20240524

Location: Tops Pizza 7 Queen Street Gravesend Kent

Description: Application for the approval of condition 6 attached to planning permission reference 20210130 in relation to full details of the refuse storage and collection arrangements.

Applicant: Mr Ali Yazdi

Site Visit Date: N/A

Submitted Documents/Plans

Application Form;
Supplementary Information – Bin Location Plans (received on 17.06.24);
Supplementary Information – Bin Storage Information (received on 12.06.24); and
Supplementary Information – Picture of the bins.

Relevant Planning History

Reference	Description	Decision	Decision Date
20210130	Application for change of use of ground floor from retail (Use Class E(a) to hot food-takeaway (sui generis), installation of ventilation/extraction ducting and relocation of external stairs to the rear.	Permitted	11.05.2021

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS18 – Climate Change
- CS19 – Development & Design Principles

Paragraph 33 of the NPPF (2023) sets out that policies within adopted local plans should be reviewed to assess whether they need updating at least once every five years, and should then be updated as necessary. Such reviews are also a legal requirement as set out in Regulation 10A of the Town and Country Planning (Local Planning) England Regulations 2012.

The Council undertook such a review in September 2019 and found that the adopted Local Plan Core Strategy is in need of a partial review in terms of Policy CS02, due to the increased need for housing since the Local Plan Core Strategy was adopted and the need to ensure that a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1st Review (1994) generally conform with the NPPF (2023), the Council will also seek to replace these.

National Planning Policy Framework (2023)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving well-designed and beautiful places

Consultations, Publicity and Representations

Consultees

GBC Waste and Recycling

I have reviewed this planning application and I am happy with the refuse and recycling storage for this building.

I hope this assists with the planning application.

Officer's Analysis

This is an application for approval of condition 6, attached to planning permission reference 20210130 in relation to details of the refuse storage and collection arrangements.

Condition 6 (Details of the refuse storage and collection arrangements)

Prior to the first use of the premises as a hot food-takeaway (sui generis) use, as defined by the Town and Country Planning (Use Classes) Order 1987, as amended, full details of the refuse storage and collection arrangements shall be submitted to and approved in writing by the Local Planning Authority. The details as approved pursuant to this condition shall be provided/put in place prior to the first use of the unit as an hot food-takeaway (sui generis) and shall thereafter be maintained in accordance with the details approved pursuant to this condition.

Reason: *To safeguard the amenities of occupiers of adjoining and nearby residential properties and in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).*

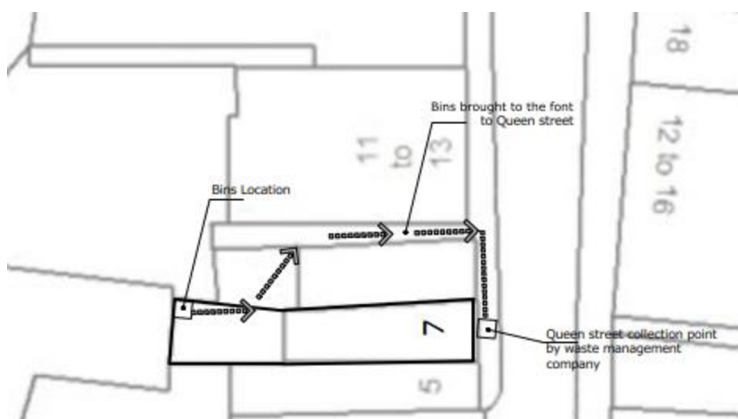
The following has been submitted to discharge condition 6

Application Form;
Supplementary Information – Bin Location Plans (received on 17.06.24);
Supplementary Information – Bin Storage Information (received on 12.06.24); and
Supplementary Information – Picture of the bins.

Gravesham's Waste and Recycling team have reviewed the information provided in relation to condition 6 and are satisfied with the refuse arrangements. The plans and information provided show that the bins are stored within the back yard and are brought out on a Thursday evening, ready for collection by the designated waste management company. Once empty they are promptly returned to the back yard area.

Plan provided with this application

Photo of bins



Therefore, the development is considered to safeguard the amenities of occupiers of adjoining and nearby residential properties and complies with Policy CS19 of the Gravesham Local Plan Core Strategy 2014. As such, it is recommended that condition 6 can be discharged.

Discharge condition 6.

Recommendation

This application is for the approval of condition 6 relating to planning permission reference 20210130. As the information provided satisfies condition 6, it is recommended that this application is approved.

Approval of Details

Case Officer:	Mrs Lucy Hankin	Team Leader:	Richard Hart
Signed:		Signed:	
Dated:	25th July 2024	Dated:	26 th July 2024