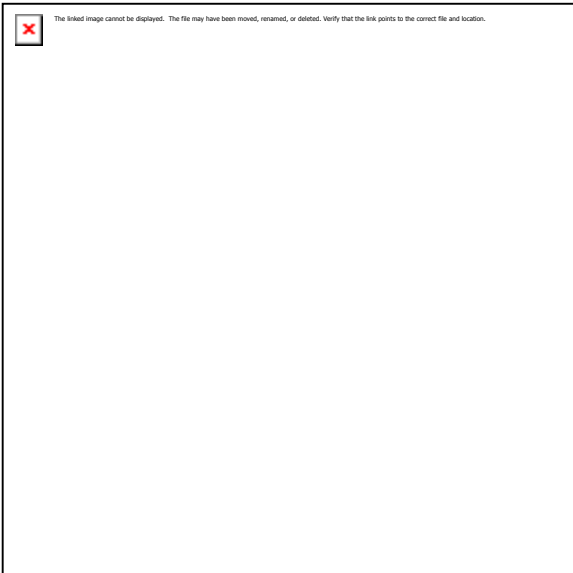




Delegated Report

Planning Application

Planning Application No: 20220547

Location: Garage Block And Part Of Amenity Space Adjacent To Constable Road
And Rembrandt Drive Northfleet Gravesend

Description: Application for the approval of condition 10 attached to planning permission reference no. 20210589 relating to details of the new play area (including details of all equipment, seating, bins, fencing and surface treatment etc).

Applicant: Mr Simon Doherty, Gravesham Borough Council

Submitted Documents/Plans

- Application Form Dated 20 May 2022;
- Playground Wet Pour Details;
- Play Space Specification Details; and
- Drawing No.A10019 – Playspace setting out.

Relevant Planning History

Reference	Description	Decision	Decision Date
20210589	Application for variation of condition 2 attached to Planning Consent reference number 20190833 being for demolition of 6 garages on Rembrandt Drive and erection of a 1no. one bedroom bungalow and erection of a terrace of 6no one bedroom bungalows along Constable Road with associated off street car parking and improvements to existing children's playground and	Permitted	22.07.2021

	amenity space adjacent to Constable Road, to allow; a move of the siting of the detached bungalow 1.50m to the east to provide a clear access during the construction period to the rear access way situated between Rembrandt Drive and Dene Holm Road, so allowing residents to continue to use approved rear access ways, parking and garages and enable ease of any future maintenance to the new dwelling.		
20190833	Demolition of 6 garages on Rembrandt Drive and erection of a 1no. one bedroom bungalow and erection of a terrace of 6no one bedroom bungalows along Constable Road with associated off street car parking and improvements to existing children's playground and amenity space adjacent to Constable Road	Permitted	06.02.2020

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS10 – Physical and Social Infrastructure
- CS12 – Green Infrastructure
- CS13 – Green Space, Sport and Recreation
- CS19 – Development and Design Principles.

Paragraph 33 of the NPPF (2021) 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 (2021), the Council will also seek to replace these.

National Planning Policy Framework (2021)

- 2 – Achieving Sustainable Development
- 12 – Achieving Well-design Places

Consultations, Publicity and Representations

GBC - Parks and Open Spaces Manager

I have reviewed the proposed Wicksteed play equipment again. With the information provided in the planning, and subsequent CAD drawings shared by Westridge Construction, I am happy to discharge the planning condition, Play Area (section 11). This is based on the equipment and material chosen for the correct fall heights. I am also happy that there is sufficient security, seating and waste amenities for the size of the park.

GBC will also take over the long-term maintenance and inspection of the park upon the successful completion of a post-installation inspection that will be conducted by a RoSPA registered officer/company.

Officer's Analysis

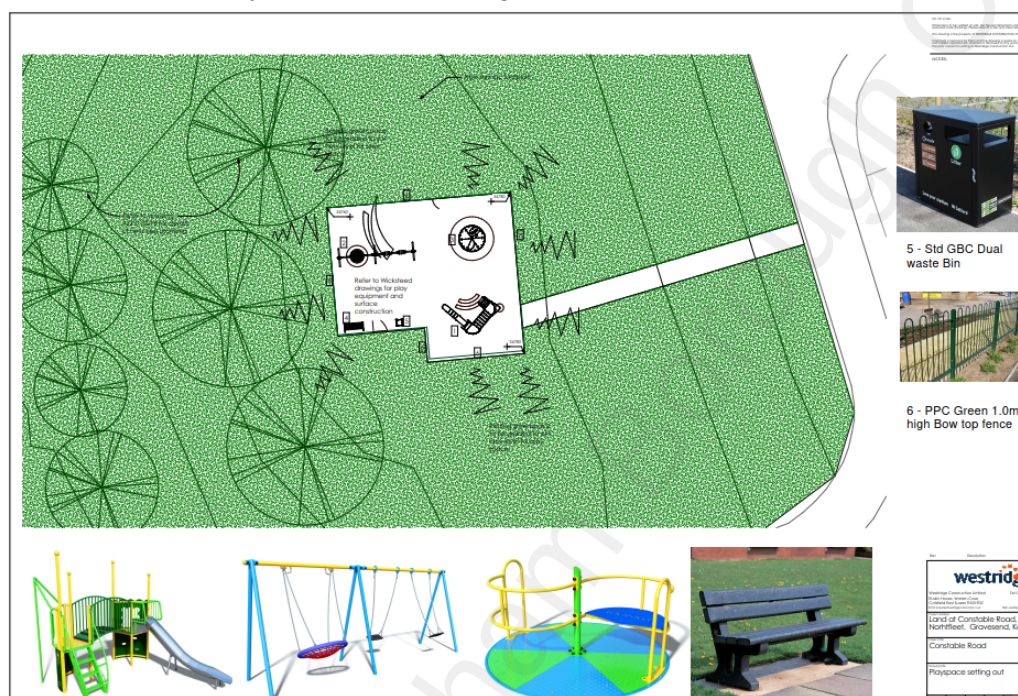
Condition 10

Prior to the first occupation of the development hereby approved details of the new play area (including details of all equipment, seating, bins, fencing and surface treatment etc) shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be developed in consultation with local residents and implemented in full prior to the first occupation of the residential units hereby permitted. For the avoidance of doubt this condition shall also include details of the long term management plan of the play area.

The following information has been submitted to discharge Condition 10

- Application form;
- Playground Wet Pour Details;
- Play Space Specification Details;
- Drawing No.A10019 – Playspace setting out

The submitted plan shows the following equipment being provided, this also includes a path from the road to allow accessibility for all users during all weather conditions;



The proposed play equipment will be a significant improvement over the existing dated equipment on site as shown below;



Gravesham Parks and Open Spaces Manager has been consulted and supports the proposal and confirms that GBC will also take over the long term maintenance and inspection of the park upon the successful completion of a post-installation inspection that will be conducted by a RoSPA registered officer/company.

No further information is required and sufficient details have been provided. No conflict with local and national planning policy.

Conclusion & Recommendation

Discharge Condition 10

(For detailed conditions / reasons for refusal and informatives, see draft Decision)

Case Officer:	Mr Richard Hart	Team Leader:	Miss Faye Hobbs
Signed:	<i>R Hart</i>	Signed:	
Dated:	25th May 2022	Dated:	25 May 2022