



Delegated Report

Application No:	20240634
Location:	St Johns Ambulance, Brigade H Q, Armoury Drive, Gravesend DA12 1NB
Description:	Application for the approval of conditions 3, 23 and 25 attached to planning permission reference number 20200561 relating to Condition(3) Soft Landscaping, Condition (23), Proposed bat and bird box locations and updated Ecology report, and Condition (25) Cycle Storage.
Applicant:	Mr. Christopher Ward, The Longley Group

Submitted Documents/Plans

Application form
Cycle Store Details
Woodstone Nest Box Details
Planting Schedule by Skidmores of Hereford
Drawing no. 2202-S-102 (proposed site layout substructure plan)
Drawing no. 2202-S-103 (proposed site layout ground floor plans)
Drawing no. 2202-F-009 (proposed elevations sheet 2)
Drawing no. 2202-B-007 (proposed elevations plots 5 and 6)
Drawing no. 2202-S-104 rev C2B (proposed site layout external finishes)

Relevant Planning History

20200561	Demolition of vacant brick buildings and erection of 2 no. one bedroom bungalows and a two storey block containing 4 no. two bedroom flats with associated access from Albert Murray Close and Armoury Drive, car parking, landscaped amenity and ancillary enclosures.	Approved	23 December 2020
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Consultations, Publicity and Representations

KCC Biodiversity Officer

Condition 3 (Soft Landscaping) states "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 soft landscaping. The planting shall include two trees for every tree lost to the development including tree T4 shown for removal on drawing AMD-BPTW-XX-00-DR-A-0106. 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."

Four native trees are proposed to be planted. Only one tree is proposed to be lost according to drawing AMD-BPTW-XX-00-DR-A-0106. Therefore, the replacement with four trees is sufficient to fulfil the requirements of the condition regarding trees.

We are satisfied that, although not native, the shrub species will provide a wildlife benefit and that wildflower mix is suitable. We advise that establishment and management methods for the wildflower mix and trees in the ecological enhancement plan are suitable.

We advise that sufficient information has been submitted in relation to condition 3, which can now be discharged.

Condition 23 (Proposed bat and bird box locations and updated Ecology report) states *"No dwelling hereby permitted shall be occupied until details of ecological enhancement measures including bat and bird boxes have been submitted to and approved in writing by the Local Planning Authority. The approved measures shall be provided before the building is occupied and shall thereafter be retained."*

The following enhancements have been proposed.

- 3x Beaumaris woodstone midi bat boxes
- 2x National Trust woodstone green 32mm bird boxes
- Hedgehog access at the base of close board fencing

We are satisfied with the box types and the location of the boxes but remind the applicant that bird boxes are best situated facing north when erecting the features on the trees, and bat boxes facing south. We advise that sufficient information has been submitted in relation to condition 23, which can now be discharged.

It appears that condition 25 (Cycle Storage) regarding this discharge application does not refer to ecology in the wording or the reasons. Therefore, we are unable to provide comments for this condition. If this is not the case and ecological advice is required, please let us know.

Analysis

Condition 3 of 20200561 states:

3. *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 soft landscaping. The planting shall include two trees for every tree lost to the development including tree T4 shown for removal on drawing AMD-BPTW-XX-00-DR-A-0106. 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).

Four native trees are proposed to be planted and only one tree is proposed to be lost. Therefore, the replacement with four trees is sufficient to fulfil the requirements of the condition regarding

trees.

Although not native, the shrub species will provide a wildlife benefit and the wildflower mix is suitable. Sufficient information has been submitted in relation to condition 3, which can now be discharged.

Condition 23 of 20200561 states:

23. No dwelling hereby permitted shall be occupied until details of ecological enhancement measures including bat and bird boxes have been submitted to and approved in writing by the Local Planning Authority. The approved measures shall be provided before the building is occupied and shall be thereafter be retained.

Reason: In the interests of ecology and in accordance with the provisions set out under Policy CS12 of the Gravesham Local Plan Core Strategy.

The plans show the following enhancements:

- 3x Beaumaris woodstone midi bat boxes
- 2x National Trust woodstone green 32mm bird boxes
- Hedgehog access at the base of close board fencing

The information submitted is acceptable and this condition can be discharged. An informative is recommended to remind the applicant that bird boxes are best situated facing north when erecting the features on the trees and the bat boxes facing south.

Condition 25 of 20200561 states:

25. Prior to the occupation of the dwellings details of secure, covered and accessible cycle storage facilities (comprising a minimum of 6 spaces) to serve the development shall be submitted to and approved in writing by the Local Planning Authority. The approved cycle storage facilities 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: In order to encourage options for sustainable travel in accordance with Local Plan: Core Strategy Policy CS19 of the Core Strategy.

The applicant has submitted details of the cycle storage (metroSTOR) and a plan to show where it will be located. The plans show the store finished in timber cladding and this is acceptable. This condition can be discharged.

Recommendation:

Discharge conditions 3, 23 and 25.

See draft Decision

Case Officer: Alison Webster	Team Leader: Faye Hobbs
Signed: 	Signed: 

Dated: 12 August 2024	Dated: 13 August 2024