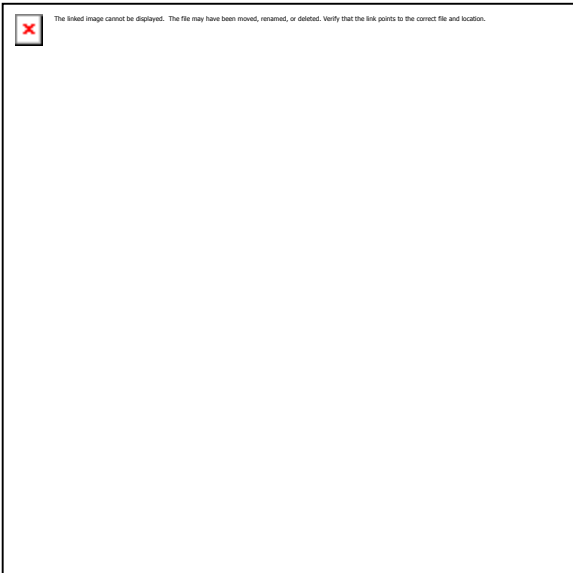




Delegated Report

Householder Planning Application

Planning Application No: 20220515

Location: Wickes Building Supplies Ltd Stuart Road Gravesend Kent

Description: Removal of existing entrance canopy and replace with Trimapanal cladded entrance feature with installation of new showroom window, covered trolley park, car park alterations and bollards. Removal of outdoor projects centre.

Applicant: Mr Mark Craft, Wickes

Site Visit Date: 24 May 2022

Submitted Documents/Plans

- Application form;
- Drawing no. SBD/22/2284/S1 Rev. B – Existing Site Layout;
- Drawing no. SBD/22/2284/S2 Rev/ B – Existing External Elevations;
- Drawing no. SBD/22/2284/P1 Rev. B – Proposed Site Layout;
- Drawing no. SBD/22/2284/P2 Rev. B – Proposed External Elevations;
- Drawing no. SBD/22/2284/P3 – Proposed Covered Trolley Park;
- Drawing no. SBD/22/2284/P4 – Location Plan; and
- Trimapanel External wall panel system manufacturer details.

Relevant Planning History

Reference	Description	Decision	Decision Date
20020888	Formation of warehouse compound on the north side enclosed by an existing wall and new 3m high fence with gates incorporating the installation of a new roller shutter goods entrance on the north elevation and refurbishment of existing external garden centre compound on the front	Permitted	19/12/2002

	elevation to provide an outdoor project centre and new compound.		
19850166	The erection of a non-food retail warehouse with garden centre and ancillary car parking.	Refused & Allowed on appeal	12/09/1986

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS05 – Gravesend Town Centre Opportunity Area
- CS12 – Green Infrastructure
- CS19 - Development & Design Principles

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards

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 sustainable development and well-designed places

Supplementary Planning Guidance

- 2 - Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020;
- SPG 4 - KCC Parking Standards (2006);

Consultations, Publicity and Representations

Consultees

GBC Highways Officer

The introduction of van parking spaces is to be welcomed as is the delivery area to just one set of gates.

The relocation of the disabled parking spaces is not welcomed, but I have no grounds that I am aware of on which to object. It would appear to be more sensible to relocate them to face the middle aisle, placing them closer to the store exit whilst not increasing the distance to the entrance, it also places them nearer the trolley park. Indeed the trolley park may benefit being placed adjacent to the disabled parking spaces. which would be a slightly more central location for everyone.

The repositioning of the disabled parking spaces may also remove them from the main circulation area, although they would still need to cross the aisle in front of the store, which could possibly benefit from a marked crossing.

Whilst I have no objections the design can be improved for the benefit of those with mobility issues without any detriment to the development.

Environmental Protection (Regulatory Services)

The following to be considered:

Code of Practice on Construction and Demolition

Please apply

Watching Brief

The applicant shall undertake a watching brief during construction in case any contamination issue is encountered. If during development any contamination is found, the local planning authority should be informed as soon as practical and the work shall not continue until written agreement is provided by the LPA as to the appropriate measures to be taken to resolve the matter and they are satisfied that those measures have been carried out.

Town Centre Manager

No comments received.

Neighbouring properties

182 surrounding properties were consulted plus site notice – overall consultation expiry date was 17.06.2022 – one response received (objection) the comments of which can be summarised as follows:

- Moving the van parking closer to residential will cause noise and disturbance to residents

Officer's Analysis

The application site consists of a Wickes DIY superstore situated on the west side of Stuart Road with car park to the front (the development being permitted under 19850166). In 2002 permission was given for a warehouse compound on the north side, with roller shutter goods entrance and refurbishment of an external garden centre compound on the front elevation to provide an outdoor project centre and new compound. The site is located in Gravesend Town Centre Opportunity Area, sub area 3.2.

Design, Character and Appearance

In terms of the building itself it is proposed to remove the existing entrance canopy and install a new cladded entrance feature to the central section of the front elevation of the building above the doors/windows. There are no objections to the removal of the existing entrance canopy. The proposed cladding is 'Trimapanel' – which is a steel external panel wall system which comes in a variety of colours. It is considered that a new cladded entrance feature would be a positive feature for the front elevation of the building and enhance the appearance of the frontage. Should permission be forthcoming it would be necessary to condition the colour as this has not been specified.

There is an existing set of doors to the left most side of the front elevation which it is proposed to alter into a showroom window. The opening would not be enlarged just the doors turned into long length windows and this change would be acceptable in design terms.

The outdoor projects centre and delivery yard which is situated to the south east of the store would be removed; there are no issues in design terms.

A covered trolley park is also proposed. It is approximately 5 metres long by 4 metres wide. The covered area will occupy two parking spaces, the two further spaces to the front. It will have a polycarbonate and galvanised steel roof and sides. This is a typically designed trolley park which is not excessive in size and is

a structure which would not look out of keeping with the car park setting. There are no issues in design terms.

In respect of design, character and appearance it is considered the proposal would be compliant with Policy CS19 (LPCS).

Neighbouring Amenity

The creation of additional parking bays includes 7 van spaces in place of the existing outdoor projects centre and delivery yard which is to be removed. It would bring parking bays in closer proximity to the neighbouring dwellings at Fairfield Square, Stuart Road which was raised as a concern by a member of the public. However, due to the close proximity of car parking spaces which are already present in the car park and the existing use including a delivery yard, it is not considered the proposed car parking spaces in this location would raise any additional noise issues or disturbance over and above the existing car parking use. In respect of neighbouring amenity the proposal is therefore considered compliant with Policy CS19 (LPCS).

Parking and Highways

There are a number of alterations proposed to the car park including;

- removal of parking bays in northern section of car park to extend the enclosed service yard;
- a new HGV waiting area in place of parking bays in north-eastern corner of car park;
- the creation of parking spaces (including 7 parking spaces for vans) in the south eastern corner of car park in place of the existing outdoor projects centre which is to be removed;
- the relocation of existing 4 DAA spaces to a different location;
- removal of existing trolley park and erection of a new one further east;
- 2 click & collect parking bays (in place of two of the existing DDA spaces);
- kerb line altered in front of store and where existing outdoor projects centre is to be removed; and
- extend bollards in front of store further southern (13 new bollards in total).

The Highways Officer has been consulted on the proposal. While the officer considers the re-located DDA spaces and trolley park could be better placed, raises no objections to the proposal and welcomes the introduction of van parking spaces. In respect of parking and highway safety it is considered the proposal would cause no harm and would be compliant with saved Policy P3 (LPFR).

Any Other Material Planning Considerations

None.

Conclusion & Recommendation

The proposal subject to conditions would be acceptable in respect of design, character and appearance, amenity of neighbouring properties and parking and highway safety.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Ms Rebecca Harrison	Team Leader:	Miss Faye Hobbs
Signed:	<i>Rebecca Harrison</i>	Signed:	
Dated:	11th July 2022	Dated:	11 July 2022