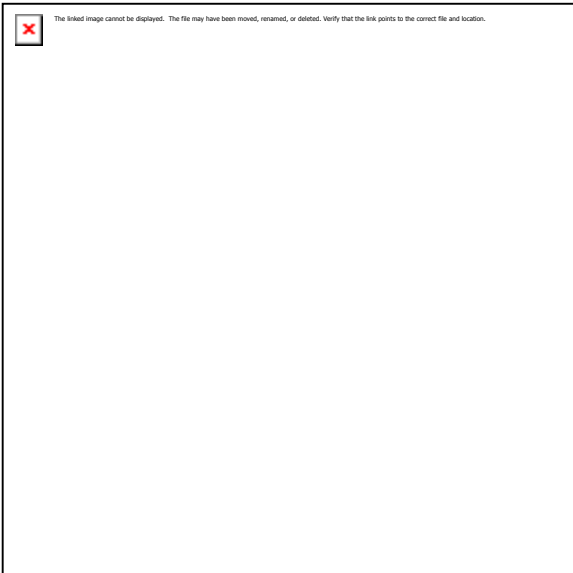




Delegated Report

Planning Application

Planning Application No: 20220267

Location: 80A And 82 A Parrock Road Gravesend Kent DA12 1QF

Description: Application for approval of condition 4 attached to planning permission reference number 20210874 relating to details of the covered cycle parking facilities.

Applicant: F.C. Stark Ltd

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Planning Application Form;
Drawing No. 02C – Floor Plans & Elevations As Proposed; and
Drawing No. 09A – Cycle Store Details.

Relevant Planning History

Reference	Description	Decision	Decision Date
20210874	Conversion of the first and second floors from 2no. self-contained-flats into 5no. self-contained flats, incorporating a hip to gable roof extension with dormer extensions in the side roof slopes.	Permission	17.09.2021

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- Core Strategy Policy CS01: Sustainable Development

- Core Strategy Policy CS02: Scale and Distribution of Development
- Core Strategy Policy CS10: Physical and Social Infrastructure
- Core Strategy Policy CS11: Transport
- Core Strategy Policy CS18: Climate Change
- Core Strategy Policy CS19: Development and Design Principles

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards
- T1 – Impact of Development on the Highway Network

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)

- Section 2 – Achieving sustainable development
- Section 4 – Decision-making
- Section 8 – Promoting healthy and safe communities
- Section 12 – Achieving well-designed places

Supplementary Planning Guidance

- SPG 4 - KCC Parking Standards (2006);
- SPG5 - Kent Design Guide (2006)

Consultations, Publicity and Representations

Consultees

GBC – Highways Officer

The use of clamps that only support the front wheel is not ideal as it can place a strain on the wheel resulting in it becoming twisted. Sheffield Stands or similar frame support frames are preferred. However, as there is no absolute planning guidance on this issue I have no objections.

Officer's Analysis

Analysis

Condition 4 – Cycle Storage

Notwithstanding the details and annotations shown in the approved plans full details of secure and covered cycle parking facilities shall be submitted to the Local Planning Authority for approval and shall be implemented as approved before the first occupation of any of the new flat units hereby permitted and the approved facilities shall be retained at all times following implementation.

Reason: To encourage the use of a sustainable and environmentally acceptable mode of transport, and in accordance with Gravesham Local Plan Core Strategy Policy CS11: Transport, Policy CS19: Development and Design Principles and the adopted vehicle parking standards.

The proposed cycle storage location shown on Drawing No. 02C – Floor Plans & Elevations As Proposed, and the cycle store details shown on Drawing No. 09A – Cycle Store Details are considered to satisfy Condition 4 of 20210874.

Therefore there are no objections to the details submitted with this application and Condition 4 can be discharged.

Conclusion

No objections have been raised against the details submitted with this application.

Recommendation:

Discharge Condition 4.

See draft Decision

Case Officer:	Mrs Amanda Grout	Team Leader:	Richard Hart
Signed:	<i>A Grout</i>	Signed:	<i>R Hart</i>
Dated:	6 th May 2022	Dated:	9th May 2022