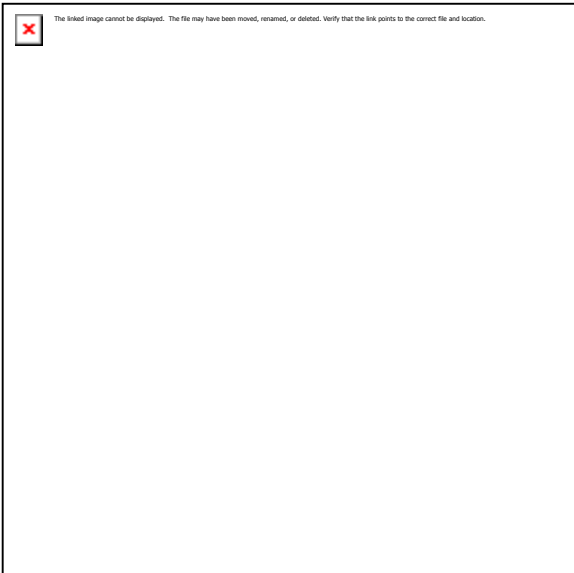




Delegated Report

Householder Planning Application

Planning Application No: 20220924

Location: Former Stork At Rest PH Stacey Close Gravesend Kent

Description: Application for approval of condition 9, 10 and 21 attached to planning permission reference number 20161038 relating to full details of soft landscaping (9), full details of hard landscape (10) and details of the pedestrian visibility splays (21).

Applicant: Mr Shaf Rahman, 3S Properties

Site Visit Date: 3rd October 2022.

Submitted Documents/Plans

- Application Form
- Proposed Plans

Superseded

- ~~Proposed Plans~~
- ~~Proposed Plans~~
- ~~Proposed Plans~~

Relevant Planning History

Reference	Description	Outcome	Decision Date
20161038	Demolition of former public house and erection of 3 pairs of 3 bed semi-detached chalet style properties with associated parking spaces and alterations to the	Permitted	09.10.2017

retaining wall.		
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Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS11 - Transport
- CS12 – Green Infrastructure
- CS18 – Climate Change
- 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

Highways Officer

There are a couple of issues relating to the submitted documents.

1. *The pedestrian visibility splay between units 3 and 4 has been omitted. All the driveways will be constructed from charcoal coloured concrete. No details are available regarding proposed drainage, but given the proximity of the buildings and the highway there is no obvious space to install soakaways, so the drives should be constructed from a bound permeable material.*

- *Issues related to building control and are therefore a separate issue and not required to be considered under this application.*

Officer's Analysis

This is an application for the approval of condition 9, 10 and 21 attached to planning permission reference number 20161038 relating to full details of soft landscaping (9), full details of hard landscape (10) and details of the pedestrian visibility splays (21) attached to planning permission reference number 20161038.

Condition 9 States:

Prior to the first occupation of the development hereby approved, unless otherwise agreed in writing by the Local Planning Authority, full details of soft landscaping shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include the type and species of planting to be carried out, to include their quantity and size as well as arrangements for aftercare. Thereafter the approved soft landscaping scheme shall be carried out in full during the first available planting season following first occupation of the development. Any trees or plants that die, are damaged, removed or become diseased within five years from the date that the development is first brought into use shall be replaced with a species of a similar size and species during the next available planting season. For the avoidance of doubt the Local Planning Authority will expect that the landscaping scheme to be submitted pursuant to this condition will include significant tree planting around the site.

Condition 10 States:

Prior to the first occupation of the development hereby approved, and notwithstanding the details shown on the approved plans, full details of hard landscape proposals for the development shall be submitted to and approved in writing by the Local Planning Authority. The details should include where appropriate: proposed hard surface treatments; means for surfacing, draining and demarcating the car parking spaces; proposed finished levels; external fixtures e.g. lighting; bollards; vehicle and pedestrian access and circulation. The scheme shall then be constructed in accordance with these approved details and completed, in its entirety, prior to first occupation of the development and thereafter it shall be retained and not subsequently altered without permission in writing from the Local Planning Authority.

Condition 21 States:

In order to protect pedestrian safety, details of the pedestrian visibility splays must be submitted and approved in writing by the Local Planning Authority before the first occupation of the dwellings hereby permitted and any planting shall thereafter be maintained at a height of less than 0.6 metres for a minimum of 2 metres either side of each driveway.

In relation to condition 9, It is noted that the plans have not been submitted within the time frame specified by the condition and instead post completion of development. The soft landscaping shown on the plans is considered to be sufficient with details of the type of hedging provided. As such it is considered that sufficient information has been submitted in order for Condition 9 to be discharged.

In relation to condition 10, again it is noted that the plans have been submitted post completion of development. The proposal does not include any elevations to show the finished levels etc and so it is considered that there is insufficient information provided to discharge this condition contrary to Policies CS19 (LPCS) and Section 12 of the National Planning Policy Framework (NPPF) (2021.)

The proposal demonstrates that there are adequate visibility splays and states that there are no obstructions above 0.6m which is sufficient to discharge condition 21.

Recommendation

Recommendation discharge conditions 9, 10 and 21

See Draft Decision

Case Officer:	Mrs Sharon Sahota	Team Leader:	Richard Hart
Signed:		Signed:	R Hart

Dated:	9th December 2022	Dated:	9th December 2022
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Gravesham Borough Council