



Delegated Report

Approval of Conditions Application

Planning Application No: 20241050

Location: Edinburgh Castle 6 High Street Northfleet Gravesend

Description: Application for the approval of conditions 6 (Cycle Storage Facilities) and 7 (Refuse Arrangements) attached to reference number 20230008.

Applicant: Mr R Sandhu

Submitted Documents/Plans

- Application Form
- Drawing No: EC/A3/22

Relevant Planning History

Reference	Description	Outcome	Decision Date
20230008	Conversion of existing public house to 3no studio flats and 3 no 1 bedroom flats.	Permitted	06.03.2023

Consultations, Publicity and Representations

GBC Waste and Recycling Manager

I am happy with this proposal.

Officer's Analysis

This application seeks to discharge conditions 6 and 7 attached to planning permission reference 20230008 relating to cycle storage facilities and refuse arrangements.

Condition 6 states:

6. *Prior to any part of the permitted development being occupied or used, and notwithstanding the details shown on the approved plans, submitted documents and application form, details of the proposed cycle storage facilities shall be submitted to and approved in writing by the Local Planning Authority. The approved cycle storage facilities shall be provided prior to prior to any of the residential units hereby permitted first being occupied and thereafter be retained for such purposes at all times.*

Reason In order to encourage options for sustainable travel in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014) and saved Policy P3 of Gravesham Local Plan First Review (1994).

This condition was attached to ensure that sustainable transport options are available for future occupiers

in accordance with Policy CS11 of the Gravesham Local Plan Core Strategy 2014.

The submitted details show cycle storage with space for 6 bicycles in accordance with the requirement of condition 6. Therefore the proposal is suitable and condition 6 can be discharged.

Condition 7 states:

7. Prior to any part of the permitted development being occupied or used, and notwithstanding the details shown on the approved plans, submitted documents and application form, details of the refuse arrangements (for the avoidance of doubt the management of chutes) along with a refuse collection management plan shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall ensure adequate provision for non-recyclable waste, food waste and recyclable waste and security arrangements for the refuse stores and the management plan shall include arrangements for how the bins shall be taken nearer to the public highway on collection days and then returned to the bin store after the refuse has been collected. The development shall be carried out in accordance with the approved details prior to first occupation of any of the residential/commercial units hereby permitted and shall thereafter be retained for such purposes at all times.

Reason In order to ensure the development is served by a suitable refuse storage area in the interest of amenity and in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

This condition was attached to ensure that the development is served by suitable refuse arrangements, to preserve residential amenities.

The details show a dedicated waste storage area for the building, accessed from Lawn Road, with space for:

- 3 x 660ltr wheelie bins;

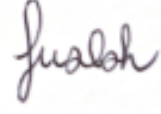
GBCs Waste and Recycling Manager has reviewed the proposal and has no objection to the location or quantity of bins for the number of occupants. Therefore, the proposal is suitable and condition 7 can be discharged.

Conclusion

The details submitted are adequate to discharge Conditions 6 (Cycle Storage Facilities) and 7 (Waste Storage) of planning approval 20230008.

Recommendation

Approval of Conditions

Case Officer:	Mrs Sharon Sahota	Team Leader:	Mrs Faye Walsh
Signed:		Signed:	
Dated:	4th March 2025	Dated:	04 March 2025