

Delegated Report

Post Planning Committee

Application No:	20221187
Location:	The Maltings Lower Higham Road Gravesend Kent DA12 2LY
Description:	Change of use of the The Maltings, Lower Higham Road, Gravesend, DA12 2LY from offices (formerly class B1), showroom (formerly class A1) and workshop (formerly class B1) to a mixed use of education (class F1a) and a place of religious worship (class F1f).
Applicant:	Mr Michael Coveney, City Praise Centre

Reason for Report

The purpose of this report is to:

- address any policy changes at a local and national level since the resolution of Planning Committee.

Application Background

A full planning application was submitted by City Praise on 7 November 2022 and validated on 21 November 2022. The application is for Change of use of the The Maltings, Lower Higham Road, Gravesend, DA12 2LY from offices (formerly class B1), showroom (formerly class A1) and workshop (formerly class B1) to a mixed use of education (class F1a) and a place of religious worship (class F1f).

The application was to Planning Committee Wednesday, 27 September 2023, with Planning Committee (the agenda is available at

<https://democracy.gravesham.gov.uk/ieListDocuments.aspx?Cld=106&Mld=6023&Ver=4>) resolving to: *RESOLVED that the Head of Planning is given delegated authority in consultation with the Chair and Vice Chair, to grant Permission subject to finalisation of planning conditions and the completion of a Section 106 agreement. In the event of the Section 106 agreement not being completed, the planning application will be reported back to Planning Committee for redetermination.*

Planning Policy Changes

Since the resolution of this application at Planning Committee changes have been made to the National Planning Policy Framework (NPPF). The December 2023 NPPF includes changes that introduce various reforms to housing delivery. In headline terms, the new NPPF:

- facilitates flexibility for local authorities in relation to local housing need, clarifying that the outcome of the standard method is an advisory starting point, noting any assessment will be subject to examination as usual;
- sets out that there is no requirement on a local authority to review or alter its Green Belt boundaries unless it chooses to do so;
- clarifies that there may be situations where higher densities would be wholly out of character with the existing urban area, and that this could be a strong reason why significantly uplifting densities would be inappropriate – applying where character is evidenced through a design code which is adopted or will

be adopted as part of the local plan;

- removes the requirement for authorities to demonstrate a five-year housing land supply on an annual basis, where an up to date (less than five years old)

local plan is in place that contained a deliverable five-year supply of land at its examination - creating a powerful incentive to get a local plan in place by granting additional protection from the presumption in favour of sustainable development, noting that this protection applies to applications made from the date of publication of the new NPPF;

- removes the 5% and 10% buffers that could be applied to five-year housing land supply, and maintains the 20% buffer only for those authorities that do not have an up-to-date plan in place and score below 85% on the Housing Delivery Test;
- increases the level of protection from the presumption afforded by neighbourhood plans from two to five years post adoption, provided they identify at least one housing site;
- gives additional support to the delivery of self-build, custom-build and community-led housing and encourages the delivery of older people's housing, including retirement housing, housing-with-care and care homes;
- emphasises the role of beauty and placemaking in strategic policies;
- gives greater protection to agricultural land through additional reference to the need to address food production, maintaining the emphasis on best and most versatile (BMV) land; and
- provides greater support for energy efficiency measures through requiring decisions on planning applications to place significant weight on the need to support energy efficiency improvements to existing buildings.

Whilst having regard to the changes introduced in the December 2023 NPPF, it is clear that these changes do not materially affect the resolution of Planning Committee and do not introduce new considerations that require the application to be reported back to Planning Committee for redetermination.

Additional Third-Party Comments

No additional third party comments have been received.

Planning Obligations

A Section 106 agreement was completed on 30/01/2024.

Procedural Note

Following the signing of the s.106 agreement and finalisation of conditions, the application can now be determined in line with the resolution of planning committee 27 September 2023.

Recommendation

Permission subject to the agreed planning conditions and completion of the s.106 agreement, in conjunction with the Chair and Vice Chair of Planning Committee.

See draft decision

Case Officer:	Lisa Fisher	Head of Planning:	Mr Shazad Ghani
Signed:		Signed:	
Dated:	30 January 2024	Dated:	30 January 2024

