



Delegated Report

Condition Discharge Application

Planning Application No: 20230849

Location: Chalk Scout Group, Castle Lane, Gravesend, Kent

Description: Application for the approval of conditions 7,8,11,14,19 and 21 attached to planning permission reference number 20210514 relating to connection to suitable mains drainage (7), a sustainable surface water drainage management and maintenance plan (8), details relating to the boundary treatments (11), the vehicle parking areas (including the means of access and vehicle turning areas) shall be formed, surfaced, drained and marked out (14), full details of soft landscaping for the development (19) and full details of hard landscaping for the development (21).

Applicant: Mr J Masters

Site Visit Date: Desktop assessment

Submitted Documents/Plans

Application form
Drawing no. P.03 (Drainage Services Plan)
Drawing no. P.04 (Hard and soft landscaping)
Drawing no. P.05 (Close boarding fence)
Hard and Soft Landscaping Schedule
Details of porcelain paving
Letter from Southern Water dated 27 July 2023 (re. application to connect to public sewerage system)
Rainsmart Ellipse double soakaway crates assembly instructions
Crate soakaway image details
Driveway details (Driveline Priora)

Relevant Planning History

Reference	Description	Decision	Decision Date
20210514	Demolition of the existing building and erection of two detached 3/4 bedroom chalet style bungalows.	Permitted	07.04.2022

Development Plan

Gravesham Local Plan Core Strategy (2014)

- CS01 – Sustainable Development
- CS02 – Scale and Distribution of Development
- CS10 – Physical and Social Infrastructure
- CS11 – Transport
- CS12 – Green Infrastructure
- CS18 – Climate Change

- CS19 – Development and Design Principles
- CS20 – Heritage and the Historic Environment

Gravesham Local Plan: First Review (1994)

- T1 – Impact of Development on Highway Network
- T5 – New Accesses onto Highway Network
- P3 – Vehicle Parking Standards

Paragraph 33 of the NPPF (2023) 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 (2023), the Council will also seek to replace these.

National Planning Policy Framework (2023)

- 2 – Achieving sustainable development
- 9 – Promoting sustainable transport
- 12 – Achieving well-designed places
- 14 – Meeting the challenge of climate change, flooding and coastal change
- 15 – Conserving and enhancing the natural environment
- 16 – Conserving and enhancing the historic environment

Supplementary Planning Guidance

- SPG2 – Residential layout guidelines including Housing Standards Policy Statement October 2015 (June 2020)
- Technical Housing Standards – nationally described space standard (2015)
- SPG4 – KCC Parking Standards (2006)
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

Consultees

GBC Highways

From the information supplied the proposals seem acceptable. No objections.

Officer's Analysis

Condition 7 (Foul drainage)

Condition 7 states as follows:

The dwellings hereby permitted must be connected to suitable mains drainage, unless connection to the drainage system is not reasonably practicable, and a copy of the permission from Southern Water to connect to the mains drainage is provided to the Local Planning Authority.

Reason: To ensure that an acceptable means of foul disposal for the development is agreed with the sewerage undertaker and in accordance with Policy CS18 of Gravesham Core Strategy Gravesham Local Plan Core Strategy (September 2014) and Section 94 of the Water Industries Act 1991.

The submitted letter from Southern Water and drawing no. P03 sets out the details required under this condition. The submitted letter confirms the applicant's application to the public foul sewer is approved by Southern Water.

The submitted details are considered to be satisfactory in terms of an acceptable means of foul disposal, in accordance with the reason for condition 7. The details are therefore considered to be acceptable and condition 7 can be fully discharged.

Condition 8 (Surface water)

Condition 8 states as follows:

A Sustainable Surface Water Drainage management and maintenance plan shall be submitted for the written approval of the Local Planning Authority before the commencement of any above ground works on the site. The surface water drainage scheme shall thereafter be implemented in full prior to first residential occupation of the development and thereafter maintained and managed in accordance with the approved scheme.

Reason: To ensure that any measures to mitigate flood risk and protect water quality on/off the site are fully implemented and maintained (both during and after construction), as per the requirements of paragraph 167 of the NPPF and its associated Non-Statutory Technical Standards.

The submitted Rainsmart Ellipse double soakaway crates assembly instructions and crate soakaway image details encompass the details required under this condition.

The submitted details are considered to be satisfactory in terms of flood risk and water quality, in accordance with the reason for condition 8. The details are therefore considered to be acceptable and condition 8 can be fully discharged.

Condition 11 (Boundary treatments)

Condition 11 states as follows:

Notwithstanding the details relating to the boundary treatments as set in the planning application form, Design and Access Statement and approved drawings, before any above ground works commence, full details of all boundary treatments, including their design, height and materials, to the dwellings hereby permitted and the access thereto including similar details of any vehicular or pedestrian gates to the access and communal areas of the site shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in full accordance with the approved details before the dwellings hereby permitted are first occupied. Thereafter, and notwithstanding the provisions of Article 3 of and Class A of Part 2 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended, or any provision equivalent to that Class in any statutory instrument replacing, revoking or re-enacting that Order, with or without modification, no additional gates, fences, walls or other means of enclosure shall be erected on the site without the grant of further specific planning permission from the Local Planning Authority.

Reason: To protect and enhance the visual amenity and the character of the area and to ensure a satisfactory environment for existing and future residents in accordance with Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy (September 2014) and section 12 (Achieving well-designed places) of the National Planning Policy Framework (NPPF), 2021.

The submitted drawings P.04 (hard and soft landscaping) and P.05 (close boarding fence) set out the details required under this condition.

Close boarded fencing and gates at 1.8m high are proposed along the front and central boundaries. Such

boundary treatment is typical of the area.

The submitted details are considered to be satisfactory in terms of visual amenity and the character of the area and to ensure a satisfactory environment for existing and future residents, in accordance with the reason for condition 11. The details are therefore considered to be acceptable and condition 11 can be fully discharged.

Condition 14 (Parking areas)

Condition 14 states as follows:

Prior to the first occupation of the development hereby permitted, the vehicle parking areas shown on the approved drawings (including the means of access and vehicle turning areas) shall be formed, surfaced, drained and marked out in accordance with the details shown on the approved drawing (Drawing No PL-101-01 Rev A: Proposed Site Plan, Street Scene & Site Location Plan); thereafter, and notwithstanding the provisions of the Town and Country (General Permitted Development) (England) Order 2015 (as amended), or any provision equivalent to that Order in any statutory instrument replacing, revoking or re-enacting that Order, with or without modification, no development shall be carried out on the site in such a manner or in such a position as to preclude the use of or access to the reserved vehicle parking and turning areas.

Reason: To ensure sufficient off street car parking provision is available to serve the development, in accordance with Policy CS11 (Transport) of the Gravesham Local Plan Core Strategy (September 2014) and saved Policy P3 (Vehicle Parking Standards) of the Gravesham Local Plan First Review (1994) and the adopted Kent Vehicle Parking Standards (SPG 4 published in 2003 and adopted in 2006).

The submitted drawing P.04 sets out the details required under this condition. The parking/access/turning areas are the same as those shown on the drawing set out in the wording of the condition.

The submitted details are considered to be satisfactory in terms of car parking provision, in accordance with the reason for condition 14. The details are therefore considered to be acceptable and condition 14 can be fully discharged.

Condition 19 (Soft landscaping)

Condition 19 states as follows:

Notwithstanding the details as set in the planning application form, Design and Access Statement and as shown in the approved drawing (Drawing No PL-101-01 Rev A: Proposed Site Plan, Street Scene & Site Location Plan) and prior to the first occupation of the development hereby permitted and unless otherwise agreed in writing by the Local Planning Authority, full details of soft landscaping for the development 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. For the avoidance of doubt the scheme shall include the retention of the existing trees on the eastern boundary of the site and other vegetation and hedges where appropriate within the site. Thereafter the approved soft landscaping scheme shall be carried out in full during the first available planting season following the 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 type during the next available planting season.

Reason: To ensure that the landscaped elements of the scheme as proposed are properly designed and suitably implemented in the interests of visual amenity in accordance with Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy (September 2014).

The submitted drawing P.04 and Hard and Soft Landscaping Schedule set out the details required under this condition. The details show planting around the site including native hedgerow planting around the site

boundaries, shrub planting at the front of the site and new trees along the rear boundary to replace those taken down. The hedgerow will include Crataegus Monogya (hawthorn), Acer Campsetre (field maple), Prunus Insititia (damson), Holly, Rhamnus Cathartica (buckthorn) and Rosa Canina (Dog Rose). The trees will include silver birch, ash and crab apple.

The submitted details are considered to be satisfactory in the interests of visual amenity, in accordance with the reason for condition 19. The details are therefore considered to be acceptable and condition 19 can be fully discharged.

Condition 21 (Hard landscaping)

Condition 21 states as follows:

Notwithstanding the details as set in the planning application form, Design and Access Statement and as shown in the approved drawing (Drawing No PL-101-01 Rev A: Proposed Site Plan, Street Scene & Site Location Plan) and prior to the first occupation of the development hereby permitted and unless otherwise agreed in writing by the Local Planning Authority, full details of hard landscaping for the development including all surface treatments shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details prior to the first occupation of the development hereby permitted. The details shall ensure the suitability of the surface treatments for the vehicle parking and turning areas within the site and the access and its junction with Castle Lane ensuring that there is a bound surface that avoids the potential of loose material from spilling on to the highway.

Reason: To ensure that the landscaped elements of the scheme as proposed are properly designed and suitably implemented in the interests of visual amenity and highway safety in accordance with Policy CS11 (Transport) and Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy (September 2014) and saved policy T5: Access to the Identified Highway Network, of the Gravesham Local Plan First Review (November 1994).

The submitted drawing P.04 and Hard and Soft Landscaping Schedule set out the details required under this condition, together with details of porcelain paving (Kandla Grey):



and Driveway details (Driveline Piora):



The submitted details are considered to be satisfactory in the interests of visual amenity and highway safety, in accordance with the reason for condition 21. The details are therefore considered to be acceptable and condition 21 can be fully discharged.

Conclusion and Recommendation

The Local Planning Authority is satisfied with the details submitted in relation to planning permission 20210514 for the demolition of the existing building and erection of two detached 3/4 bedroom chalet style bungalows. It is considered that conditions 7, 8, 11, 14, 19 and 21 can be discharged.

A further informative should be included to remind the applicant of the need to comply with the requirements of the remaining conditions.

(See draft Decision.)

Case Officer:	Mrs Katherine Parkin	Team Leader:	Richard Hart
Signed:	<i>K. Parkin</i>	Signed:	<i>R Hart</i>
Dated:	2 October 2023	Dated:	3rd October 2023