



Delegated Report

Application No: 20230743

Location: Site Of Former Police Station, 133 Windmill Street, Gravesend

Description: Application for the approval of condition 18 and 21 attached to planning permission 20220432 relating to details of the installation of fixed telecommunication infrastructure and High- Speed Fibre Optic (minimal internal speed of 1000mbps) connections to multi point destinations and all buildings and full details of the cycle storage facilities.

Applicant: Mr James Fitz-Costa, Churchill Retirement Living

Submitted Documents/Plans

Cover letter
Application form
Drawing no. CRL:20085GD:709 (proposed broad band provision)
Drawing no. CRL:20085GD:710 (proposed internal cycle store)

Relevant Planning History

20220432 Demolition of existing structures on site and the erection of 75 Retirement Living apartments for older people (comprising 48 no. 1-bed and 27 no. 2-beds) including communal facilities, access, car parking and landscaping.

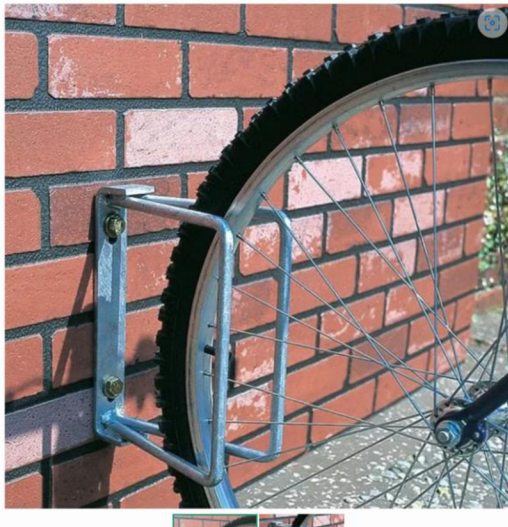
Approved 15 February 2023

Consultations, Publicity and Representations

GBC Highways Officer

There is no adopted guidance or policy that I'm aware of that restricts the type of cycle stand, although my understanding is full frame stands are preferred as this minimises the risk of damage particularly to the wheels, which can occur with the type of stand proposed.

Looking at the supplier's web site I note that they state the stands are suitable for short term parking, which is not the case here.



Crosskirk Cycle Stand

☆☆☆☆☆ Write a review Ask a question

BXMW/CK

From: **£39.00** Ex VAT

The Crosskirk Cycle Stand is a space saving, wall mounted cycle stand. Offering a simple yet effective solution to a short term cycle parking requirement.

Colour *



Options

-- Please Select --

Quantity

Also, the proposal does not appear to be particularly well suited for adaptive cycles as there may be the need to accommodate tricycles or similar cycles given the intended residents of the site.

Please note LTN1/20 Local Transport Note 1/20 published by the Department for Transport, gives the typical width of a cycle as 0.65m so 6 cycles require 3.9 metres without any gaps between them and no provision for tricycles. With an internal width of less than 4.5 metres, this gives less than 86 mm between parked cycles or cycle and the wall, which could be a limiting factor when guiding a cycle into or out of the rack. The suggested spacing between Sheffield Stands is a minimum of 1 metre with 1.2 metres preferred.

My suggestion is the proposal should be refused as it does not permit the parking of adaptive cycles and so is not inclusive and could deter Active Travel by the less able of the residents.

Analysis

Condition 18

Before any works above ground floor slab level commence details shall be submitted for the approval of the Local Planning Authority for the installation of fixed telecommunication infrastructure and High- Speed Fibre Optic (minimal internal speed of 1000mbps) connections to multi point destinations and all buildings including residential, commercial and community. The infrastructure installed in accordance with the approved details during the construction of the development, capable of connection to commercial broadband providers and maintained in accordance with approved details.

Reason: To provide high quality digital infrastructure in new developments as required by paragraph 114 of the National Planning Policy Framework (NPPF), 2021.

The applicant has submitted a drawing in support of discharging this condition. The broadband is proposed to be brought into the building from Windmill Street, under the path and to the central part of the building in the comms and plant room adjacent to the lifts provided by BT Openreach. The installation of the broadband will not be visible from the exterior of the building and therefore will have no detrimental impact on the street scene or surrounding conservation area. This condition can therefore be discharged.

Condition 21

Prior to the first occupation of the development hereby approved and notwithstanding the details

shown on the approved plans and other submitted documents, full details of the cycle storage facilities shall be submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt the storage facilities shall include sufficient space to accommodate 6 bicycles and should be secure, weatherproof and well-lit. The approved cycle facilities shall be provided prior to first occupation of the development and thereafter be retained for such purposes at all times.

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 (SPG 4).

The applicant has submitted a drawing in support of discharging this condition. The drawing shows the cycle store to the rear/central part of the building. It will not be readily visible from the surrounding street scene and conservation area. Although the bike stands are not ideal and are more suited to short term use, the site will be accessed by a security gate which will offer additional security. The area is approx. 4m x 5.5m which does provide some limited space between cycles. This is not ideal but, on balance, space for six cycles as required by the condition is provided. This is acceptable and this condition can be discharged.

Recommendation:

Discharge condition 18 and 21.

See draft Decision

Case Officer:	Team Leader: Richard Hart
Signed: 	Signed: 
Dated: 4 September 2023	Dated: 5 th September 2023