

# Delegated Report

## Condition Discharge Application

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|---------------------------------|--------------------------------------------------------------------------------------------------------------------------|
| <b>Planning Application No:</b> | 20230782                                                                                                                 |
| <b>Location:</b>                | Chalk Scout Group, Castle Lane, Gravesend, Kent                                                                          |
| <b>Description:</b>             | Application for the approval of conditions 3 (CEMP Document) and 9 (Materials) attached to planning permission 20210514. |
| <b>Applicant:</b>               | Mr J Masters                                                                                                             |
| <b>Site Visit Date:</b>         | Desktop assessment                                                                                                       |

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### Submitted Documents/Plans

Application form  
Brick sample picture  
Roof tile sample picture  
Data Sheet – external cladding  
Construction Environmental Management Plan Rev. A 12.09.2023

Superseded:  
~~Construction Environmental Management Plan~~

### 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
- CS19 – Development and Design Principles

#### Gravesham Local Plan: First Review (1994)

- T1 – Impact of Development on Highway Network

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 (2021), 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
- 16 – Conserving and enhancing the natural environment

### **Consultations, Publicity and Representations**

#### Consultees

##### *GBC Environmental Protection*

Only Condition 3 (CEMP) is relevant to Environmental Protection. The submitted document has been reviewed and is satisfactory from our perspective. No objection to Condition 3 being discharged.

##### *GBC Highways*

Initial comments 26.07.2023:

In general, given the location and size of the site the proposed CEMP Document is acceptable, however the issues are:

1. Whilst the time of deliveries is not critical to the general function of the highway, they should still be timed so only one delivery is on site or in Castle Lane at any one time, with no vehicles waiting on Rochester Road (A226) or the adjacent housing development.
2. Contractor's parking, if it cannot be on site it will need to be on street in the adjacent housing estate, in which case, vehicles should be wholly parked on the carriageway so permitting pedestrians free use of the footway and parked in such a manner not to obstruct access or visibility from accesses or junctions. A site plan would be beneficial showing what is located where within the site boundary.
3. I note the details regarding vehicle cleaning but can see no reference to street sweeping should materials be deposited on the highway. Given the size of the site, hopefully manual sweeping would be sufficient in most circumstances, but a mechanical sweeper should be on call.

Further comments following submission of revised document 11.09.2023:

The CEMP is acceptable.

### **Officer's Analysis**

#### Condition 3 (Code of Construction Practice)

Condition 3 states as follows:

*No development approved by this permission shall be commenced until a comprehensive Code of Construction Practice covering all environmental impacts of this development is provided by the applicant and submitted for approval to the Local Planning Authority. The approved scheme shall include, amongst other things, details of hours of work during the construction period, delivery times for materials, parking of vehicles of site personnel and visitors, loading and unloading of plant and materials, storage of materials and wheel washing proposals; the development hereby permitted shall be carried out in accordance with the approved Code of Construction Practice for the duration of the construction.*

*Reason: To ensure the free flow of traffic on the highway and to minimise the impact on residential amenity and in accordance with adopted Policy CS19 (Development and Design Principles) of the Gravesham Local Plan: Core Strategy (September 2014).*

The revised report Construction Environmental Management Plan sets out the details required under this condition.

The submitted details are considered to be satisfactory in terms of traffic and amenity, in accordance with the reason for condition 3. The details are therefore considered to be acceptable and condition 3 can be discharged.

#### Condition 9 (Materials)

Condition 9 states as follows:

*Notwithstanding the details relating to the materials and finishes as set in the planning application form, Design and Access Statement and the approved drawings, before any above ground works commence, additional details (and samples where requested by the Local Planning Authority) of all the external facing materials, colours and finishes to be used in the construction of the development hereby permitted, and including all surface treatments, 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.*

*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).*

The submitted application form, sample photos and cladding details set out the details required under this condition.



Additionally, the agent emailed to state that the windows will be UPVC.

Whilst timber windows were originally proposed within the planning application, the site is not in a Conservation Area nor within the grounds of a listed building. Though rural, the area is mixed in character and there are plenty of other examples of UPVC windows and doors around the site.

Overall, the submitted details are in line with the materials put forward under the original planning application, are visually compatible with the rural character of the area, and are satisfactory in terms of visual amenity, in accordance with the reason for condition 9. The details are therefore considered to be acceptable and condition 9 can be discharged.

#### **Conclusion and Recommendation**

The Local Planning Authority is satisfied with the details submitted in relation to application 20210514 for the erection of two detached 3/4 bedroom chalet style bungalows. It is considered that conditions 3 and 9 can be fully discharged.

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

(For informatives, see draft Decision)

|                      |                      |                     |                                       |
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| <b>Case Officer:</b> | Mrs Katherine Parkin | <b>Team Leader:</b> | <b>Richard Hart</b>                   |
| <b>Signed:</b>       | <i>K. Parkin</i>     | <b>Signed:</b>      | <i>R Hart</i>                         |
| <b>Dated:</b>        | 21 September 2023    | <b>Dated:</b>       | <b>22<sup>nd</sup> September 2023</b> |