



Delegated Report

Approval of Details Application

Planning Application No: 20250287

Location: Land At St Columbas Close Gravesend Kent

Description: Application for the approval of condition 25 (Broadband FTTP) attached to planning reference number 20221179.

Applicant: Mr Sam Duckett

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Planning Application Form;
Covering Letter;
Drawing No. GRV_02L – Openreach Fibre Network.

Relevant Planning History

Reference	Description	Decision	Decision Date
20221179	Demolition of Nos. 1-12 St Patricks Gardens. Nos. 36-41 St Patricks Gardens and Nos. 28-42 even nos. only St Columbas Close, and the caretakers facility. Erection of 2no. 2 storey buildings, 1no. 3 storeys building and 1no. part 3 and part 4 storey building; to provide 46 residential dwellings (Class C3) residential use, with associated vehicle and pedestrian access, amenity space with hard and soft landscaping, car and cycle parking, refuse and recycling storage provision, and other associated works.	Permission	06.04.2023

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development & Design Principles

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards

Paragraph 34 of the NPPF (2024) 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 (2024), the Council will also seek to replace these.

National Planning Policy Framework (2024)

- Section 2 – Achieving Sustainable Development
- Section 4 – Decision-making
- Section 11 – Making effective use of land
- Section 12 – Achieving well-designed and beautiful places

Supplementary Planning Guidance

- 2 - Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020;
- Technical Housing Standards – nationally described space standard (2015);

Consultations, Publicity and Representations

Consultees

Formal consultation is not required.

Officer's Analysis

Broadband

Condition 25

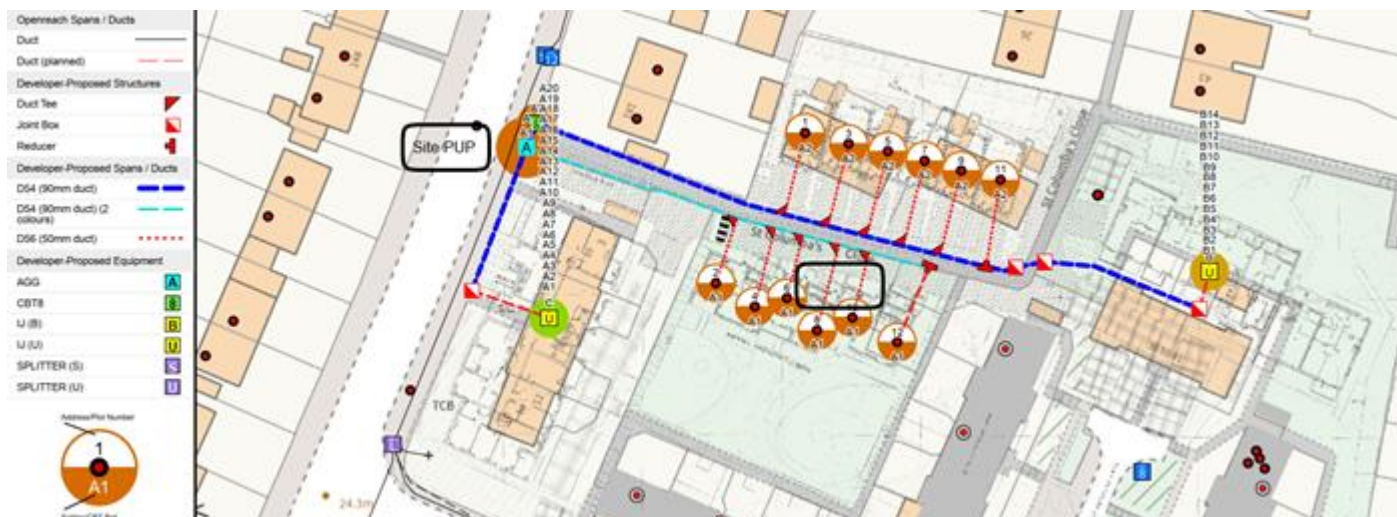
25. Prior to any part of the permitted development being occupied or used a fibre to premises (FTTP) Statement shall have been submitted to and approved by the Local Planning Authority in writing for the installation of a high speed wholly FTTP connection to the development hereby approved, unless otherwise agreed in writing by the Local Planning Authority (where supported by evidence detailing reasonable endeavours to secure the provision of FTTP and alternative provisions that have been made in the absence of FTTP). Thereafter, the infrastructure shall be laid out in accordance with the approved details and be available for use on the first occupation of any of the residential units hereby approved.

Reason: *To ensure that the new development in Gravesham is provided with high quality broadband services enhancing Gravesham as an attractive location in accordance with Policy CS19 and CS20 Gravesham Local Plan Core Strategy (September 2014).*

The following information has been submitted to discharge condition 25.

Planning Application Form;
Covering Letter;
Drawing No. GRV_02L – Openreach Fibre Network.

The submitted drawing shows the provision for individual provision for all the single residential units and shared provision for the 2no. blocks, as shown in the following snip for the plan:



The submitted plans clearly shows the provision of Openreach Fibre Network and the covering letter confirms that each unit will have a fibre connection and the scheme will be constructed in accordance with the plan.

It is considered that the submitted details are acceptable to address the wording of Condition 25 of planning approval 20221179.

No further information is required and condition 25 can be discharged.

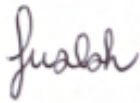
Conclusion

Sufficient information has been submitted to discharge condition 25 planning approval 20221179.

Recommendation

ADET - Approval of Details

(For detailed conditions / reasons for refusal and informatives, see draft Decision)

Case Officer:	Ms Amanda Cue	Team Leader:	Mrs Faye Walsh
Signed:	A Cue	Signed:	
Dated:	21st May 2025	Dated:	21 May 2025