

Delegated Report

Approval of Details Application

Planning Application No: 20240096

Location: Land Adj. To 28 Coutts Avenue Shorne Gravesend Kent

Description: Application for the approval of condition 8 attached to planning permission reference number 20190870 relating to Code of Construction Practice and a site setup plan.

Applicant: Mr C King

Submitted Documents/Plans

Planning Application Form;
Drawing No. 001 (Ver 1) – Site Setup Plan; and
Construction Method Statement.

Relevant Planning History

Reference	Description	Decision	Decision Date
20190870	Outline Application with Some Matters Reserved for the demolition of existing garage, and erection of 2no. three bedroom houses each vehicular access.	Permission	16.10.2019

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS19 – Development & Design Principles

Gravesham Local Plan: First Review (1994)

- T1 – Impact of Development on the 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)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving well-designed and beautiful places

Supplementary Planning Guidance

- SPG 4 - KCC Parking Standards (2006).

Consultations, Publicity and Representations

Consultees

The following comments were made against the planning application 20190870.

Regulatory Services

Regulatory Services require a watching brief condition and a code of practice for construction condition:

The applicant shall undertake a watching brief during construction in case any unexpected contamination issue is encountered. If during development any contamination is found, the Local Planning Authority should be informed as soon as practical and the work shall not continue until written agreement is provided by the Local Planning Authority as to the appropriate measures to be taken to resolve the matter and they are satisfied that those measures have been carried out.

Officer's Analysis

Condition 8

8. *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 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.*

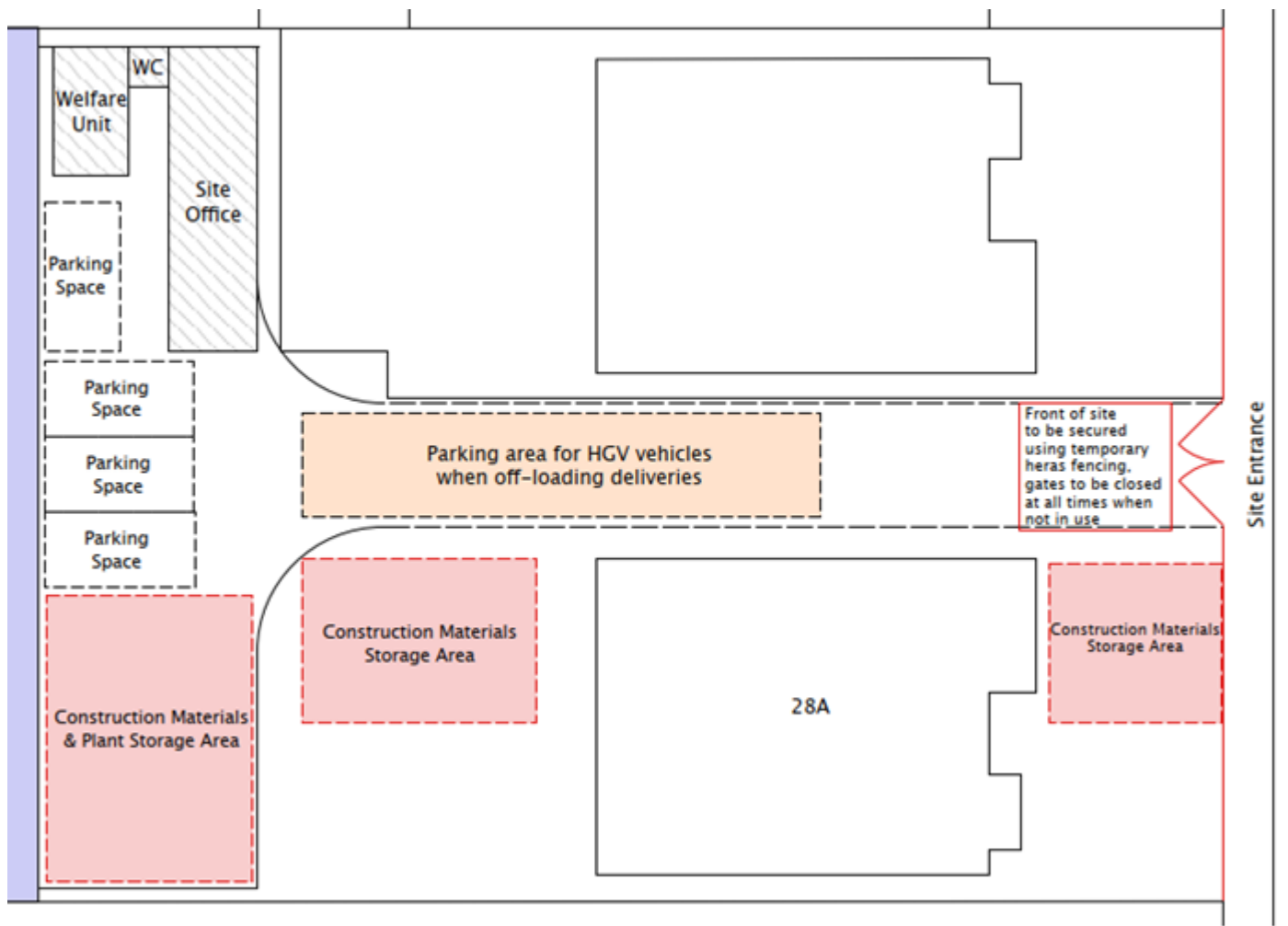
Reason *To ensure the free flow of traffic on the highway and to minimise the impact on residential amenity and in accordance with adopted Policy CS19 Gravesham Local Plan: Core Strategy (September 2014)*

The following information has been submitted to discharge condition 8:

- Planning Application Form;
- Drawing No. 001 (Ver 1) – Site Setup Plan; and
- Construction Method Statement.

The submitted Construction Method Statement details of site activities of 08:00-18:00 Monday to Friday, 08:00-13:00 on Saturdays, with no work on Sundays or Bank Holidays, with scheduled delivery times to avoid peak traffic hours. These proposed hours are considered acceptable for this site location.

Drawing No. 001 (Ver 1) 29th January 2024 Site Setup Plan



Conclusion & Recommendation

The applicant has provided a Site Setup Plan and a Construction Method Statement that together address the requirements of Condition 8. As such it is recommended that sufficient information has been provided to discharge condition 8 and no further information or clarification is required.

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

Case Officer:	Ms Amanda Cue	Team Leader:	Miss Faye Hobbs
Signed:	A Cue	Signed:	
Dated:	25 th March 2024	Dated:	27 March 2024