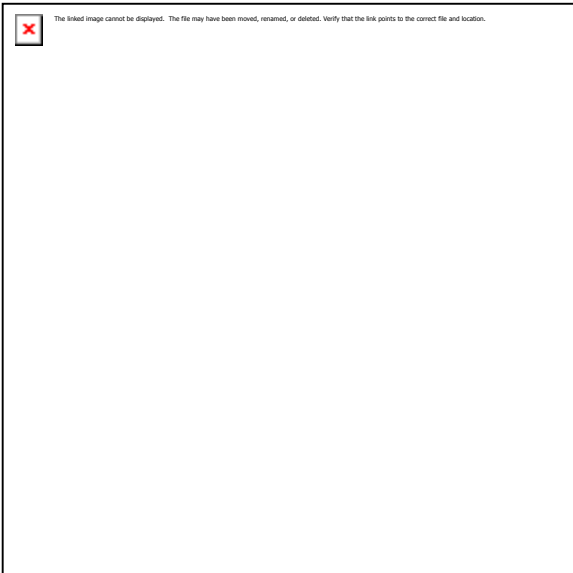




Delegated Report

Planning Application

Planning Application No: 20220304

Location: Land At 270-340 Valley Drive Gravesend Kent

Description: Application for approval of condition 14 attached to planning permission reference number 20190155 relating to details of refuse arrangements.

Applicant: Mr Jason Wild

Submitted Documents/Plans

Application form;
Covering letter;
Refuse Strategy;
Drawing No. 17-313 / L(00) 001 Rev A – Location Plan;
Drawing No. VDR-BPTW-04-00-DR-A-5901 Rev C01 - Refuse Strategy Block A - Ground Floor;
Drawing No. VDR-BPTW-04-01-DR-A-5903 Rev C01 - Refuse Strategy Block A - First Floor;
Drawing No. VDR-BPTW-04-02-DR-A-5905 Rev C01 - Refuse Strategy Block A - Second Floor;
Drawing No. VDR-BPTW-04-00-DR-A-5902 Rev C01 - Refuse Strategy Block B - Ground Floor; and
Drawing No. VDR-BPTW-04-01-DR-A-5904 Rev C01 - Refuse Strategy Block B - First Floor.

Relevant Planning History

20190155 - Demolition of four, two-storey existing flat blocks consisting of 36 bedsits, as well as associated outbuildings, enclosures and garage structure; redevelopment of the site to provide two, two and three storey blocks with ancillary structures, associated car parking, landscaping and new access from Valley Drive. The blocks will contain a total of 48 affordable units including 32 x 1 bedroom rented flats for over 55's, as well as 16 general needs flats. - **Permitted 6.2.2020**

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

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

Gravesham Local Plan: First Review (1994)

- 2 – Achieving Sustainable Development
- 9 – Promoting Sustainable Transport
- 12 – Achieving sustainable development and well-designed places

Paragraph 33 of the NPPF (2021) 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 (2021)

- 2 – Achieving Sustainable Development
- 12 – Achieving sustainable development and well-designed places

Consultations, Publicity and Representations

GBC – Waste & Recycling Manager

I have reviewed the above planning application and I am happy with the refuse and recycling information provided.

It is the responsibility of the developer to pay for the bins, this can be done through the Council's Waste Management Team.

Officer's Analysis

Condition 14

Prior to the first occupation of the development hereby approved details of the refuse arrangements indicated on Drawing No.17-313/L(00)010 Rev C shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall ensure adequate provision for non-recyclable waste, food waste and recyclable waste and security arrangements for the refuse stores. The approved refuse arrangements shall be provided prior to first occupation of the development and thereafter be retained for such purposes at all times.

The following information has been submitted to discharge condition 14.

Application form;

Covering letter;

Refuse Strategy;

Drawing No. 17-313 / L(00) 001 Rev A – Location Plan;

Drawing No. VDR-BPTW-04-00-DR-A-5901 Rev C01 - Refuse Strategy Block A - Ground Floor;

Drawing No. VDR-BPTW-04-01-DR-A-5903 Rev C01 - Refuse Strategy Block A - First Floor;

Drawing No. VDR-BPTW-04-02-DR-A-5905 Rev C01 - Refuse Strategy Block A - Second Floor;

Drawing No. VDR-BPTW-04-00-DR-A-5902 Rev C01 - Refuse Strategy Block B - Ground Floor; and

Drawing No. VDR-BPTW-04-01-DR-A-5904 Rev C01 - Refuse Strategy Block B - First Floor.

The purpose of condition 14 is to ensure sufficient refuse arrangements are in place for the for occupiers of the development.

The information submitted shows sufficient bin storage will be provided for the development along with information on how the communal bins will reach the kerb. The refuse strategy includes a management company which will being the refuse bins to the collection points.

As shown below each block will have two bin stores and provide sufficient bins to cover general waste, recycling and food waste.

Block A

Block A – Store 2
1 x 1100ltr bins (general waste)
1 x 1100ltr bins (recycling)
1 x 140ltr bins (food waste)

Block A – Store 1
5 x 1100ltr bins (general waste)
5 x 1100ltr bins (recycling)
2 x 140ltr bins (food waste)

Block B

Block B – Store 1
3 x 1100ltr bins (general waste)
3 x 1100ltr bins (recycling)
3 x 140ltr bins (food waste)

Block B – Store 2
1 x 1100ltr bins (general waste)
1 x 1100ltr bins (recycling)
1 x 140ltr bins (food waste)

Gravesham Waste & Recycling Manager has been consulted and raises no objection to the information submitted to discharge condition 14.

The information submitted including the detailed refuse strategy document for the development is acceptable and no further information is required.

No conflict with local and national planning policy.

Conclusion & Recommendation

Discharge Condition 14

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

Case Officer:	Mr Richard Hart	Team Leader:	Miss Faye Hobbs
Signed:	<i>R Hart</i>	Signed:	
Dated:	20th April 2022	Dated:	20 April 2022