



Delegated Report

Planning Application

Application no:	20211296
Location:	Lomer Farm Wrotham Road Meopham Gravesend
Description:	Application for approval of condition 3 and 18 attached to planning permission reference number 20170999 relating to materials (3) and updated bat survey (18).
Applicant:	Mrs Laura Hicken, Hawkspare Ltd

Submitted Documents/Plans

Application Form Dated 15 October 2021;
Covering Letter Dated 15 October 2021;
Revised Covering Letter Dated 16 November 2021;
Bat Emergence Report produced by Corylus Ecology Dates September 2021;
Wienerberger Olde Woodford Red Multi Brick Information Sheet;
Westminster Slate Product Data Sheet Edition 08.2019/v1;
Velux Conservation Roof Windows Specification Sheet;
Reclaimed Shire Sovereign Stock Technical Information Sheet;
Tudor Circular Downpipe Systems Product Data Sheet;
Traditional Half Round Gutter System Product Data Sheet;
Cembit Natural Slate Glendyne Brochure Dated September 2018;
Telford Timber Entrance Door (FP6) Specification Sheet;
Ormskirk Timber Entrance Door (FP13) Specification Sheet;
Oldbury Timber Entrance Door (FP1) Specification Sheet;
Cricklade Timber Entrance Door (FP30) Specification Sheet;
Everest Casement Windows Specification Sheet; and
Various photos of the site.

Relevant Planning History

20170999 Conversion of existing commercial buildings and other existing buildings and stables to 10 no. commercial units in a flexible B1/B8 use and 4 no. residential dwellings with associated access and parking arrangements.

Permitted 22 February 2019

20211295 Application for the variation of conditions 4, 5 and 14 attached to planning permission reference number 20170999 for the conversion of existing commercial buildings and other existing buildings and stables to 10 no. commercial units in a flexible B1/B8 use and 4 no. residential dwellings with associated access and parking arrangements; to allow the existing consent to be protected, so the triggers for a material start can be made on site without excessive or abortive works.

Pending consideration

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development & Design Principles

Saved Policies in the Gravesham Local Plan First Review (November 1994):

- P3 – Vehicle Parking Standards

Paragraph 33 of the NPPF (2021) sets out those 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 The review 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 a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1st Review (1994) generally conform with the National Planning Policy Framework (2021), the Council will also seek to replace these

Other material considerations

National Planning Policy Framework (February 2021)

- Section 2 – Achieving sustainable development
- Section 12 – Achieving well-designed places
- Section 13 – Protecting Green Belt land

Supplementary Planning Guidance

- SPG2 - Residential Layout Guidelines (2020)
- SPG 4 - KCC Parking Standards (2006)
- Landscape Character Assessment (2009)

Consultations, Publicity and Representations

Meopham Parish Council

No objection.

KCC Biodiversity Officer

Sufficient information has been provided to discharge the condition. The updated surveys did confirm a bat roost and therefore a Natural England licence will be needed to facilitate works. The outline mitigation strategy is appropriate.

Analysis

Condition 3

Condition 3 relates to details of external facing materials and states the following;

3. *Prior to the commencement of any external alterations hereby permitted taking place, details and samples of all materials to be used in the external faces and roofs of the buildings (including details of any doors, windows, external vents, chimneys or flues and rainwater goods and downpipes), shall be submitted to and approved, in writing, by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.*

The covering letter submitted with the application helpfully outlines the proposed materials to be used throughout the development;

Materials	Existing commercial buildings (inc. Unit 4 building)	Stable block (inc. converted parking area)
Elevations	New infill panels and covered parking area conversion to match existing brick: - Weinerberger Reclaimed Shire Sovereign Stock Brick product data sheet - Photos of existing brickwork	New covered parking area conversion to match existing brick: - Weinerberger Olde Woodford Red Multi Brick product data sheet - Photos of existing brickwork Existing flint walls to be retained Existing timber board finish, painted white, to south elevation to be retained
Roof tiles	Composite slate tiles to replace existing corrugated roof sheeting system: Redland Westminster Slate product data sheet	Replace roofing of covered parking area to match existing slate: - Cembrit Glendyne Natural Slate brochure - Photos of existing roof
Windows and doors	Windows: Everest Casement Windows. White painted, timber windows with no. of Georgian bars to match existing. - Everest Casement Windows Technical Specification - Photos of commercial buildings and Unit 4 building Doors: Everest white painted, timber entrance doors to match existing with fixed glazed panels: - Cricklade Timber Entrance Door Technical Specification - Telford Timber Entrance Door Technical Specification - Photos of commercial buildings and Unit 4 building	Windows: Everest Casement Windows. White painted, timber windows - Everest Casement Windows Technical Specification - Photos of stable block Doors: Everest white painted, timber entrance doors to match existing with fixed glazed panels: - Existing stable doors pinned back to reveal glazed units beneath - Ormskirk Timber Entrance Door Technical Specification - Oldbury Timber Entrance Door Technical Specification

		Conservation roof lights: • Velux conservation roof light technical sheet
Rainwater goods and downpipes	Black cast iron effect guttering downpipes and rainwater goods to match existing: • Alutec traditional half round gutter system data sheet • Alutec Tudor circular downpipe system data sheet	Black cast iron effect guttering downpipes and rainwater goods to match existing: • Alutec traditional half round gutter system data sheet • Alutec Tudor circular downpipe system data sheet
Vents	There are no vents proposed.	There are no vents proposed.

Specification sheets and technical information of the proposed materials have been provided as part of the submission. Additional information was sought and provided by the Agent.

The proposed materials are consideration satisfactory and it is considered that Condition 3 can be discharged.

Condition 18

Condition 18 relates to a bat survey and states the following;

18. *Prior to the commencement of development an updated bat survey shall be carried out to determine the size and significance of any bat roost(s) within the site and that survey and its results together with a scheme to provide appropriate mitigation measures shall be submitted to and approved in writing by the Local Planning Authority. The mitigation scheme should be fully implemented in accordance with the approved details prior to the first occupation of the development hereby permitted.*

A bat emergence report has been undertaken and submitted by Corylus Ecology. The report confirms that an emergence survey was undertaken on 17 July 2021 and 11 August 2021 to the guidelines set out by the BCT (Collins, 2016) and during the key maternity season. Bat roosts were identified in three locations. As such a European Protected Species licence is required to undertake the conversion works. A bat mitigation strategy has been outlined.

The ecological advice service of Kent County Council has been engaged with and they have confirmed that the documents submitted and survey/recommendations carried out in relation to condition 18 are satisfactory.

It is considered that condition 18 can be discharged.

Conclusion

The Local Planning Authority is satisfied with the details submitted in relation to planning approval 20170999 for the conversion of existing commercial buildings and other existing buildings and stables to 10 no. commercial units in a flexible B1/B8 use and 4 no. residential dwellings with associated access and parking arrangements and it is considered that conditions 3 and 18 can be discharged.

Recommendation:

Approval of Details

See draft Decision

Case Officer:	Miss Faye Hobbs	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	13th December 2021	Dated:	13th December 2021

Gravesham Borough Council