



Delegated Report

Application No: 20230742

Location: Site Of Former Police Station, 133 Windmill Street, Gravesend

Description: Application for the approval of condition 27 attached to planning permission 20220432 relating to full details of hard landscaping and surface treatments.

Applicant: Mr James Fitz-Costa, Churchill Retirement Living

Submitted Documents/Plans

Application form
Cover letter
Drawing no. 51 (construction details 1 of 2)
Drawing no. 52 (construction details 2 of 2)
Drawing no. 20A (proposed surface finishes)

Relevant Planning History

20220432 Demolition of existing structures on site and the erection of 75 Retirement Living apartments for older people (comprising 48 no. 1-bed and 27 no. 2-beds) including communal facilities, access, car parking and landscaping.

Approved 15.02.2023

Consultations, Publicity and Representations

GBC Highways Officer

All details seem reasonable, I have no objections.

Analysis

Condition 27 of 20220432 reads:

Notwithstanding the details as shown in the submitted plans and supporting documents including Drawing No JBA 22-022-SK02: Landscape Strategy by James Blake Associates, and prior to the first occupation of the development hereby permitted and unless otherwise agreed in writing by the Local Planning Authority, full details of hard landscaping and surface treatments for the development shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details prior to the first occupation of any part of the development hereby permitted. For the avoidance of doubt, the details shall include the surfacing treatments, as suggested by the Arboricultural Assessment, at the interface with the trees and their root protection areas (RPA's). In addition, the hard surfacing

shall ensure that extensive use is made of permeable surfaces whilst ensuring that materials for the vehicle access and near to the carriageway are constructed of non-migratory materials. The developers shall ensure that proper arrangements are put in place for the maintenance and aftercare of the hard landscaping.

Reason: To ensure that the landscaped elements of the scheme as proposed are properly designed and suitably implemented in the interests of visual amenity and highway safety in accordance with Policy CS11 (Transport) and Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy (September 2014) and saved policy T5: Access to the Identified Highway Network, of the Gravesham Local Plan First Review (November 1994).

The applicant has submitted drawings showing construction details and surface finishes. The drawings show drainage, sewer and rainwater pipe details.

The proposed surface finishes drawing does not show any details of the hard landscaping in terms of exact materials and colour:

KEY Surface Finishes	
	Type A - Permeable Block Paving Car Park Aisle Construction. Colour TBC
	Type A - Permeable Block Paving Car Park Bay Construction. Color TBC
	Type B - Paving Slabs Patio and Footpath Construction
	Type B - No Dig Paving Slabs Patio and Footpath Construction
	Type C - Block Paving Footpath Construction
	100 mm wide Flush concrete channel blocks
	EF edging

An email was sent to the applicant's agent on 5 September 2023 making them aware of the above and asking how they would like to proceed. A reply was received on 6 September 2023 agreeing to an extension of time. On 13 November 2023 a reply was received with an updated soft landscaping scheme for the project in relation to condition 26. This plan does not clarify the details of the hard landscaping. A chaser email was sent on 19 March 2024 asking for clarification of materials and the Planning Manager also emailed on 15 April 2024 asking for a response before 19 April 2024 or the applications would be determined.

No detailed information regarding material type and colour has been submitted. Without these details it is not possible to conclude whether the development will preserve or enhance the character of the surrounding Conservation Area and therefore this condition cannot be discharged.

Recommendation:

Refuse details.

See draft Decision

Case Officer:	Team Leader: Richard Hart
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Signed: 	Signed: 
Dated: 7 May 2024.	Dated: 7 th May 2024