

Delegated Report

Approval of Conditions Application

Planning Application No: 20250049

Location: 68 Whitehill Road Gravesend Kent DA12 5PH

Description: Application for the approval of Condition 4 (Noise Management Plan), Condition 5 (Car Parking Management Plan) and Condition 6 (Workplace Travel Plan) attached to planning reference number 20240855.

Applicant: Brockwell Gate Ltd

Submitted Documents/Plans

Application Form
Location and Block Plans
Workplace Travel & Parking Management Plan
Noise Management Plan

Relevant Planning History

Reference	Description	Decision	Decision Date
20240855	Change of use of dwellinghouse to use for up to 7 adults requiring care (Use Class C2); together with associated bin store, cycle store and landscaping.	Permitted	25.11.2024

Development Plan

Gravesham Local Plan Core Strategy (2014)

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS07 - Economy, Employment and Skills
- CS11 – Transport
- CS12 – Green Infrastructure
- CS14 – Housing Type and Size
- CS15 – Housing Density
- CS18 – Climate Change
- CS19 – Design and Development Principles

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards
- T1 – Impact of Development on the Highway Network
- H5 – Increasing Housing Stock by Conversion of existing Buildings
- H6 – Provision to Meet Special Housing Needs

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 5 – Delivering a sufficient supply of homes
- Section 6 – Building a strong and competitive economy
- Section 9 – Promoting sustainable transport
- Section 11 – Making effective use of land
- Section 12 – Achieving well-designed places
- Section 14 – Meeting the challenge of climate change, flooding and coastal change
- Section 15 – Conserving and enhancing the natural environment

Supplementary Planning Guidance

- SPG2 – Residential Layout Guidelines (2020).
- SPG4 – KCC Parking Standards (2006).
- Householder Extensions/Alterations Design Guide (2021)
- Technical Housing Standards – nationally described space standard (2015);
- Design for Gravesham – Design Code (2024)

Consultations, Publicity and Representations

Consultees

GBC Environmental Protection

Only condition 4 was requested by Environmental Protection, therefore there are no comments to make regarding conditions 5 and 6.

With regards to condition 4, the Noise Management Plan has been reviewed. The consents are satisfactory and fully address the requirements of the condition. There is no objection to condition 4 being discharged.

KCC Highways and Transport

Thank you for your consultation in relation to the above planning application. I have the following comments to make with respect to highway matters :-

I refer to the above planning application and having reviewed the Travel Plan as part of Discharge of Condition 5, raise no objection on behalf of the local highway authority.

Officer's Analysis

Condition 4 of 20240855 is as follows:

4. *The change of use hereby permitted shall not be occupied by any children in care until a Noise Management Plan is submitted to, and approved in writing by the Local Planning Authority. The Noise Management Plan should detail measures to deal with:*
- o Measures to supervise the residents over a 24 hour period*
 - o Measures to manage and supervise residents' guests to the property (number of guests and*

times can visit)

- o A complaint procedure for noise (and other complaints)
- o How the garden and external area will be used
- o How the internal areas will be used to minimise noise and other concerns

The development shall be carried out in accordance with the approved details and any works that are required to address the findings and recommendations of the Noise Impact Assessment shall be implemented before the first occupation of any part of the development

Reason In order to protect the amenity of neighbouring properties in accordance with Policy CS19 of the Gravesham Local Plan: Core Strategy September 2014.

In order to address this condition, a Noise Management Plan has been submitted. GBC Environmental Protection have found the details submitted to be satisfactory and raised no objection to the discharge of this condition. The details submitted with this plan, indicate 24 hour supervision of occupiers, with limited gatherings in communal and garden areas. It indicates that visitors will be limited in number per resident and forward booked in timeslots so a staggered approach can be used, with visiting hours restricted to 9am to 6pm. It also provides details of a complaint procedure and communication with nearby residents providing them details on how complaints can be made, if necessary. It is considered that the details submitted adequately address the requirements of condition 4.

Condition 5 of 20240855 is as follows:

5. *A Car Parking Management Plan shall be submitted to and approved by the Local Planning Authority prior to the first occupation of the building hereby permitted. The Car Park Management Plan should contain as a minimum, the number, location and allocation of bays (including electric vehicle charging allocation), management, including 'right to park' scheme, parking restrictions, visitor parking, accessibility and parking for delivery vehicles, minibuses and emergency services, monitoring and enforcement procedures, and on-street parking deterrents. The measures within the approved Car Park Management Plan shall be implemented and adhered to in perpetuity unless any variation is agreed in writing by the Local Planning Authority through any submission pursuant to this condition.*

Reason: In the interests of highway safety and pedestrian safety and having regard to Policy CS11: Transport, of the Gravesham Local Plan Core Strategy (September 2014), saved Policy P3 of Gravesham Local Plan First Review (1994) and the adopted vehicle parking standards (SPG 4).

To address condition 5 a Workplace Travel & Parking Management Plan has been submitted. KCC Highways raised no objection to the discharge of condition 5. The detail identifies that no vehicle parking spaces are provided on site due to the absence of a driveway on Whitehill Road. The existing garage does not meet the width requirements for a modern car and is not appropriate for parking cars. The depth of the driveway fronting the garage, is of inadequate depth. Parking will therefore be in the form of on-street parking. As a condition of their stay, residents will be prohibited from driving. It indicates that visitors will be limited in number per resident and forward booked in timeslots so a staggered approach can be used, with visiting hours restricted to 9am to 6pm. It details that the number of parking spaces required for staff is not expected to exceed 2 spaces at any given time. It highlights that this is not greater than expected for the C3 use. It is considered that the details submitted adequately address the requirements of condition 5.

Condition 6 of 20240855 is as follows:

6. *A full and final workplace Travel Plan shall be submitted to and approved by the Local Planning Authority prior to the first occupation of the building hereby permitted, detailing the measures designed to help and thereafter maintain a modal shift in favour of reduced reliance on private car usage for travel to and from the development, has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall include, amongst other things, the appointment of a*

Travel Plan Co-ordinator, objectives and modal-split targets, a programme of implementation and provision for monitoring, review and improvement. All elements of the Travel Plan shall continue to be implemented at all times following its approval for as long as any part of the development is occupied or used.

Reason: To encourage the use of sustainable and more environmentally acceptable modes of transport, and in accordance with Gravesham Local Plan Core Strategy Policy CS11: Transport and Section 9: Promoting Sustainable Transport of the National Planning Policy Framework (NPPF).

To address condition 6, a Workplace Travel & Parking Management Plan has been submitted. This document details that staff shifts from 8am to 8pm would avoid unsocial hours, when public transport options may be less available. Staff arrivals will be staggered if arriving by car will flexibility given to those arriving by public transport. As a condition of their stay, residents will be prohibited from driving. It indicates that visitors will be limited in number per resident and forward booked in timeslots so a staggered approach can be used, with visiting hours restricted to 9am to 6pm. A travel plan coordinator has been appointed. To reduce the need for travel, meetings where possible with head office staff will be held electronically and weekly food shops undertaken by online delivery, with details of local shops within walking distance provided to staff members. Maps highlighting key locations locally will be provided, with practical tips to encourage walking and cycling during lunch breaks. Local amenities highlighted will include local bus stops, shops and pharmacies and local parks. Cycle storage is provided in two areas, exceeding minimum requirements. The cost of secure cycle parking space at the hub near Gravesend train station would be subsidised for staff members. 1 or 2 spare bicycles will be kept on site for occasional use by staff when travelling locally. Lockers and shower spaces will be provided for those requiring change of clothes and showers after cycling. It is considered that the details submitted adequately address the requirements of condition 6.

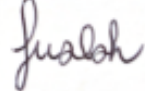
Conclusion

It is considered that the documents submitted with the application meet the requirements of condition 4, 5 and 6 of 20240855 and in doing so would address the reasons for their inclusion on the decision.

Recommendation

The recommendation is to discharge conditions 4, 5 and 6 of planning approval 20240855.

(See draft Decision)

Case Officer:	Mrs Lisa Fisher	Team Leader:	Mrs Faye Walsh
Signed:		Signed:	
Dated:	5th March 2025	Dated:	06 March 2025