

Delegated Report

Planning Application

Planning Application No: 20211256

Location: Open Space St Patricks Gardens Gravesend Kent

Description: Application for approval of condition 12 attached to planning permission reference number 20190503 relating to cycle storage.

Applicant: Mr Jason Wild, Westridge Construction Ltd

Submitted Documents/Plans

Application Form;
Covering letter – 6th October 2021;
Drawing No. SPG-BPTW-02-00-DR-A-6201-C01-A5 Rev C01;
SPG-BPTW-XX-XX-ST-A-6200-C01-A5 – Cycling Strategy;
Double Decker Classic 375 Bike Storage
Citihoop Classic SM
Verti45 Bike Storage

Relevant Planning History

20190503 -Erection of one, four-storey flat block with ancillary spaces, associated car parking, landscaping and improvements to existing children's playground. The flat block will contain a total of 23 affordable units including 7 no. x 1 bedroom rented flats and 16 no. x 2 bedroom rented flats. **Permitted 27.09.2019**

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS11 – Transport
- CS18 – Climate Change
- CS19 - Development & Design Principles

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards

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

Supplementary Planning Guidance

- 2 - Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020;
- SPG 4 - KCC Parking Standards (2006)

Consultations, Publicity and Representations

Consultees

GBC - Highways Officer

As is common with most applications and a trap that everyone generally falls into including me, the requirement is for cycle parking and not just bicycle parking. This includes adaptive cycles that are suitable for the use by the disabled and for deliveries etc. Local Transport Note 1/20 gives details on the sizing requirements for adaptive cycles. It has been suggested by an interested group that the provision for adaptive cycles should equal the provision of car parking for the disabled, but this excludes the need for adaptive cycles for business purposes.

However, as the requirement to accommodate adaptive cycles was not raised at the time of the original application, it would not be appropriate to make it one now and so in common with all other recent submissions I have no objections.

Perhaps the applicant would care to consider the provision of adaptive cycle parking should a tenant request it.

Officer's Analysis

Condition 12

Prior to the first occupation of the development hereby approved details of the cycle storage facilities indicated on Drawing No.18-026 D 100 Rev shall be submitted to and approved in writing by the Local Planning Authority. The approved cycle store 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 12.

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Gravesham Highways Officer has been consulted and raises no objection to the proposed cycle storage facilities but suggests that going forward adaptive cycle's provision should be considered. However, as this was not mentioned at the pre-app or doing planning application it would be unreasonable to seek further amendments during the discharge of conditions application.

In summary sufficient details of bike storage for the development has been provided and no further information is required to discharge condition 12.

Discharge Condition 12

Conclusion & Recommendation

Condition 12 can be discharged.

(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:	2nd November 2021	Dated:	03 November 2021