



Delegated Report

Discharge of Condition

Planning Application No: 20221272

Location: Former Stables South Street Farm Wrotham Road Meopham

Description: Application for the approval of condition 2,3,4,6 attached to planning permission reference number 20220154 relating to a scheme detailing works to improve visibility at the site access (2) a landscaping scheme showing hard and soft landscaping and boundary treatments (3) , details of all external lighting (4) and details of secure and weather proof cycle storage and electric vehicle charging points for each dwelling (6)

Applicant: Mr Dermott Leydon

Site Visit Date: None (desktop assessment)

Submitted Documents/Plans

Application form for Approval of details;
Drawing no. 1040/A1/19 Rev. B Site Plan;
Drawing no. 1040/A1/20 Elevations E01 and E02;
Drawing no. 1040/A1/21 Elevations E03 and E04;
Drawing no. 1040/A1/22 Elevations E05 and E06;
Drawing no. 1040/A1/23 Elevations E07 and E08;
Letter dated 28 November 2022 from the agent;
Letter dated 31 January 2023 from the agent; and
Email from the agent received 01 March 2023.

Superseded Documents/Plans

Drawing no. 1040/A1/19 Rev. A Site Plan;

Relevant Planning History

Reference	Description	Decision	Decision Date
20220154	Conversion of former stable block to create 1no. 3 bedroom dwelling and 1no. 3 bedroom dwelling with annexe, associated works to the access, parking and landscaping.	Permitted	09.06.2022

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS11 – Transport
- CS12 – Green Infrastructure

- CS18 – Climate Change
- CS19 – Development & Design Principles

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards
- T1 – Impact of Development on Highway Network
- T5 – Access to the Identified Highway Network

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 transport
- 12 – Achieving sustainable development and well-designed places
- 15 – Conserving and enhancing the natural environment

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);
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

GBC – Environmental Protection Team (Regulatory Services)

Initial response:

In relation to condition 4 (Lighting), the submitted information is very sparse. The actual lighting locations are not shown on the plan as far as I can see, and there is no lighting contour map. Nevertheless, the specification of lighting that is to be used is suitable for this location being placed at a low level and/or facing downwards. In addition, it's been advised that the lighting will be on PIR detectors and timers to avoid night-time disturbance. This, combined with the distance to neighbouring properties will minimise any nuisance or impact. In view of this, despite the lack of detailed information, I am satisfied that the requirements of Condition 4 have been met and the condition can be fully discharged

Second response:

Only condition 4 (lighting) is of relevance to Environmental Protection and only with regard to nuisance lighting/residential amenity. These comments do not cover any impact on landscape or ecology etc.

The exterior lighting is low wattage LED 'warm' lighting and will be directed to avoid upward lighting or lighting of unnecessary/sensitive areas. The lighting will be fitted with PIR sensors, timers etc so will only come into use when needed and will not light the area unnecessarily.

In this respect, the lighting from the impact on residential amenity is acceptable.

GBC – Highways Officer

Initial response:

I have no highway objections, sight lines are appropriate for a 40mph speed limit.

Second response:

I have no highway objections; sight lines are appropriate for a 40mph speed limit.

The proposed lighting would appear to be reasonable and well controlled.

The only issue may be the choice of the driveway blocks as they do not appear to be suitable for a permeable surface and no details have been provided regarding drainage. The site is however large with the potential to accommodate a variety of solutions and is outside the scope of what is being considered. It is the applicant's responsibility to ensure the site is adequately drained and no surface water discharges onto the highway or floods into dwellings.

Third response:

Thank you for reminding me about the cycle storage. I have not been successful in connecting with the stated suppliers web site and indeed looking at trustpilot.com the suggestion is this web site is a scam and an alternative source should be sought. <https://uk.trustpilot.com/review/www.shedszen.com>

The size of store suggested would appear to be sufficient for three cycles, although two cycles may have to be removed to get to the third at the back of the store. This would not be acceptable in a public or communal environment, but for a single residential property some inconvenience may be considered acceptable to avoid the need for a massive structure. As the original application was for a three-bedroom.

GBC - Service Manager (Housing Operations)

Initial response:

We can confirm Private Sector Housing have no comments to relay in relation to our housing legislations and regulations. We believe the proposed scheme is currently out of our remit with Planning requirements taking precedence.

Second response:

No response received.

KCC - Biodiversity Officer

Initial response:

CONDITION DISCHARGE – ADDITIONAL INFORMATION REQUIRED

We have reviewed the submitted documents in relation to conditions 3 and 4 and advise that additional information is needed before a discharge can be recommended. We have taken this view due to missing details in the site plan pertaining to landscaping and lighting.

Condition 3 - We are satisfied that the planting list of trees and hedgerow species are native and suitable for supporting local wildlife. The shrub species are not native but do mostly support pollinators. As they are a small part of the site, they will be suitable. However, the plan lacks the details required in the condition, including quantity, a timetable for implementation and details of initial aftercare, long term maintenance and details for monitoring and remedial measures. We cannot comment further on this condition until these details have been submitted.

We recognise that the size of the site is quite small, and that the updating of the plans with the missing details should not be onerous.

We are unable to provide comments on sections v and vi of this condition as they do not refer to ecological requirements. If this is not the case and ecological advice is required, please let us know.

Condition 4 - We are satisfied that the lights in the site plan are suitable and that they will be turned off by timers and sensors when not needed. However, there is no detail on the location or numbers of these lights.

A more detailed plan showing the locations and numbers of lights to be installed must be submitted. The development is within 500m of ancient woodland on all sides of the development and typically we would recommend that a light spill plan is also submitted, but we understand that only downlighters will be used and therefore, we anticipate that the light spill from the proposal will be limited. However, we can provide further comments on this matter (if needed) when details of the numbers of lights are submitted because, if significant numbers of lights are proposed, the light spill may be higher than we anticipated.

It appears that neither condition 2 or 6 regarding this discharge application refer to ecology in the wording or the reasons. Therefore, we are unable to provide comments. If this is not the case and ecological advice is required, please let us know.

Second response:

CONDITION DISCHARGE – SUFFICIENT INFORMATION

We have reviewed the submitted documents in relation to conditions 3 and 4 and advise that sufficient information has been provided to discharge the conditions.

It appears that neither condition 2 or 6 regarding this discharge application refer to ecology in the wording or the reasons. Therefore, we are unable to provide comments. If this is not the case and ecological advice is required, please let us know.

Condition 3 – An updated cover letter has been submitted detailing the quantity, a timetable for implementation and details of initial aftercare, long term maintenance and details for monitoring and remedial measures. We are satisfied that sufficient and suitable information has been submitted to cover the details required from the condition. We are also satisfied that the planting list of trees and hedgerow species are native and suitable for supporting local wildlife. The shrub species are not native but do mostly support pollinators. As they are a small part of the site, they will be suitable. As such, we recommend that points i-iv of the condition can be discharged.

We are unable to provide comments on sections v and vi of this condition as they do not refer to ecological requirements. If this is not the case and ecological advice is required, please let us know.

Condition 4 – We have reviewed the locations and number of lights on the elevation plans and are satisfied that light spill will not impact the adjacent environment. We are also satisfied that the lights in the site plan are suitable and that they will be turned off by timers and sensors when not needed. As such, we can recommend that the condition can be discharged.

Meopham Parish Council

Initial response:

Meopham Parish Council are satisfied that GBC will review the proposals submitted to confirm that they are in line with the requirements outlined in the original planning decision 20220154.

Second response:

Meopham Parish Council are satisfied that GBC will review the proposals submitted to confirm that they are in line with the requirements outlined in the original planning decision 20220154.

Officer's Analysis

Planning permission reference 20220154 was granted for the conversion of a former stable block to create one, three bedroom dwelling and one, three bedroom dwelling with an annexe and associated works to the access, parking and landscaping at the application site. This application seeks to discharge conditions 2, 3, 4 and 6 of that permission.

Condition 2 reads as follows;

2. Within six months of the date of this permission and notwithstanding the details shown on the approved plans, a scheme detailing works to improve visibility at the site access shall be submitted to and

approved in writing by the Local Planning Authority. The approved works shall be completed within six months of the date of this permission and thereafter nothing over the height of 0.85 metres shall be permitted to remain, be placed, built, planted or grown within the area of the approved works.

Reason: In the interests of highway and pedestrian safety and in accordance with Policy CS11 of the Gravesham Local Plan Core Strategy (2014) and Saved Policy T5 of the Gravesham Local Plan First Review.

The submitted details show visibility splays of 2.4 metres by 120 metres by 120 metres, with a section of hedgerow and fencing to be removed, a post and rail fence to be relocated and low level ground shrubs being introduced on the northern side of the access and a section of hedgerow being removed and low level ground shrubs being introduced on the southern side. The shrubs would be under 0.85 metres in height. No objection has been raised by the GBC Highways Officer. The proposed works would improve visibility and retain some planting at the site entrance and be in line with Policies CS11 and CS19 of the Gravesham Local Plan Core Strategy 2014 and Saved Policy T5 of the Gravesham Local Plan First Review (1994). As such, condition 2 can be discharged.

Condition 3 reads as follows;

3. Within six months of the date of this permission and notwithstanding the details shown on the approved plans, a landscaping scheme shall be submitted to the Local Planning Authority for approval showing hard and soft landscaping and boundary treatments. The details shall include:
 - (i) the type and species of planting to be carried out to include their quantity and size;
 - (ii) measures to promote biodiversity enhancement to include planting of native and wildlife attracting species and installation of bat or bird nesting boxes;
 - (iii) a timetable for implementation;
 - (iv) details of initial aftercare, long term maintenance and details for monitoring and remedial measures;
 - (v) the extent of, and materials for all areas of hardstanding; and
 - (vi) the type, materials, height and extent of any fences, gates, walls or other means of enclosure.

The approved landscaping scheme shall be implemented in accordance with the approved timetable and maintained in accordance with the approved details. All planting, seeding and turfing comprised in the approved scheme of landscaping shall be implemented during the first planting season following the date of its approval. Any trees or plants which within 5 years of planting are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure that the development permitted will protect and enhance the appearance, biodiversity and character of the site and locality in accordance with Policies CS12 and CS19 of the Gravesham Local Plan Core Strategy (2014).

The submitted details show low level shrubs being planted in the area of the visibility splay, a new native hedgerow to be allowed to establish to some two metres in height and a native tree copse. After an initial request for additional information, the KCC Biodiversity Officer has set out that sufficient and suitable information has been submitted. The proposed list of trees and hedgerow species are native and suitable for supporting local wildlife and although the shrub species are not native, they do mostly support pollinators and are only to be used on a small part of the site and as such are acceptable.

The submitted details also show that Castacrete concrete block paving (autumn mix in colour with three different sized blocks) would be used on all areas of hardstanding. The entrance gates would be black steel and all fencing would be 1.2 metre high post and rail. These features would be in keeping with the rural surroundings and be appropriate to the application site.

The GBC Highways Officer raised some concerns regarding drainage for the block paving, which have been addressed by the applicant. He has confirmed that there would be no rainwater run off to the

highway, with drainage channels being directed to multiple soakaways on site (as shown on the approved drainage strategy)

Therefore the proposed landscaping scheme would enhance biodiversity and visual amenity at the application site and be in line with Policies CS12 and CS19 of the Gravesham Local Plan Core Strategy 2014. As such, condition 3 can be discharged.

Condition 4 reads as follows;

4. Within six months of the date of this permission and notwithstanding the details shown on the approved plans, details of all external lighting (including lighting on the buildings and the lighting of external areas) shall be submitted to and approved, in writing, by the Local Planning Authority. The development shall thereafter be carried out in accordance with these approved details and no additional external lighting shall be provided on the site.

Reason: In order to ensure the development does not cause harm to residential amenity and the wider landscape by reason of the installation of intrusive lighting and in accordance Policies CS12 and CS19 of the Gravesham Local Plan Core Strategy (2014).

The submitted details show a total of 15 LED wall lights and 60 LED soffit lights to be mounted on the buildings. The lights would have PIR sensors and timers to ensure that they minimise nuisance to neighbours and that they are not triggered by passing traffic or pedestrians. It is noted that outdoor LED post lighting located around the application site was originally proposed but has since been omitted from the proposal.

After an initial request for additional information, the KCC Biodiversity Officer has set out that light spill will not adversely impact the adjacent environment and the proposed lights are suitable in ecological terms. The GBC Environmental Protection Team (Regulatory Services) has set out that the proposed lighting is low wattage LED 'warm' lighting and will be directed to avoid upward lighting or the lighting of unnecessary or sensitive areas.

Therefore the proposed external lighting would have no adverse impacts on residential amenity or the surrounding environment and be in line with Policies CS12 and CS19 of the Gravesham Local Plan Core Strategy 2014. As such, condition 4 can be discharged.

Condition 6 reads as follows;

6. Within six months of the date of this permission and notwithstanding the details shown on the approved plans, details of secure and weather proof cycle storage and electric vehicle charging points for each dwelling shall be submitted to and approved in writing by the Local Planning Authority. The approved cycle stores and charging points shall be provided within six months of the date of this permission and thereafter shall be retained for such purposes at all times.

Reason: To ensure adequate bicycle storage and electric vehicle charging provision at the application site and in accordance with Policies CS11, CS18 and CS19 of the Gravesham Local Plan Core Strategy (2014).

The submitted details show two wooden cycle storage buildings and two electric vehicle (EV) charging points, one of each for both dwellings. The EV charging points would be located on the front elevations of the buildings and the cycle stores would be located within the gardens of the dwellings, on the western side of the application site. The GBC Highways Officer has not raised an objection and the cycle buildings would be of a size and design that would be in keeping with the rural surroundings. The EV charging points would not be widely visible and be located in accessible locations for vehicles.

Therefore the proposed cycle storage and EV charging details would be acceptable and in line with Policies CS11, CS18 and CS19 of the Gravesham Local Plan Core Strategy (2014). As such, condition 6 can be

discharged.

Conclusion & Recommendation

The Local Planning Authority is satisfied with the details submitted in relation to planning permission reference 20220154 and as such, conditions 2, 3, 4 and 6 can be discharged.

For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Kelly Joyce	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	02 March 2023	Dated:	02 March 2023