

Delegated Report

Planning Application

Planning Application No: 20210662

Location: Land At Constable Road Northfleet Gravesend

Description: Application for approval of conditions, 5, 6, 8 and 10 attached to planning permission reference number 20190833 relating to details of (5) external facing materials, (6) hard landscaping scheme, (8) vehicle parking areas and (10) Refuse arrangements.

Applicant: Ms Sharon Donald, Gravesham Borough Council

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application form;
Drawing No.A10010 Rev P1 – Site A External Works;
Drawing No.A10011 Rev P2 - Site B - External works
Drawing No.A10013 Rev C2 – Retaining Wall Sections;
Drawing No.A10013 Rev P1 – Retaining Wall Steps Sections
Drawing No.A10015 Rev P1 - Boundary Wall elevations Sheet 1
Drawing No.A10016 Rev P2 - Boundary Wall elevations Sheet 2
Drawing No.A10017 Rev P1 - Front Garden Wall Elevations
Drawing No.A10023 Rev P1 – Binstore Details
Drawing No. A50100 Rev C1 – External Materials

Relevant Planning History

20190833 – Demolition of 6 garages on Rembrandt Drive and erection of a 1no. one bedroom bungalow and erection of a terrace of 6no one bedroom bungalows along Constable Road with associated off street car parking and improvements to existing children's playground and amenity space adjacent to Constable Road. **Permitted 06.02.2020**

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

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

Consultations, Publicity and Representations

Consultees

GBC - Waste & Recycling Manager

I have reviewed the above planning application and I am happy with the refuse and recycling information provided.

GBC - Highways Officer

In terms of the discharge of conditions, I have no objection to the choice of materials. However, the applicant should note that the hard paved areas need to be laid in such a way that no surface water discharges onto the highway, as such a permeable material may have been a better option.

The walls and refuse cabinets adjacent to the parking spaces should provide the minimum acceptable pedestrian visibility splays as defined in the Kent Design Guide, so again there is no objection

Officer's Analysis

Condition 5 – Materials

Notwithstanding the details shown on the approved plans and application form before any above ground works commence, additional details (and samples where requested by the Local Planning Authority) of all the external facing materials to be used in the construction of the development hereby permitted 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 following information has been submitted to discharge condition 5;
Drawing No. A50100 Rev C1 – External Materials

The materials proposed are deemed acceptable and no further information is required.

Discharge Condition 5

Condition 6 – Hard Surface and Boundary Treatments

Prior to the first occupation of the development hereby approved and notwithstanding the details shown on the approved plans a scheme of hard landscaping shall be submitted to and approved in writing by the Local Planning Authority. The landscaping works shall be completed in accordance with the approved

details prior to the completion of the development or the first occupation of any of the residential units whichever is sooner. The scheme shall include:

- proposed boundary treatments, incorporating sufficient height rear and side enclosure details to take account of the topography of the site,
- proposed finished levels and contours,
- hard surface finishes to the vehicle parking areas, pedestrian accesses, private gardens and rear access path;
- details of any retaining walls, steps, railings, walls, fencing, gates or other supporting structures;
- minor structures such as play equipment, log piles, and any proposed seating; and
- gabion walls, incorporating public safety measures including design elements to minimise access to the upper levels of those walls / structures, and all proposed retaining walls.

The following information has been submitted to discharge 6.

Drawing No.A10013 Rev C2 – Retaining Wall Sections;
Drawing No.A10013 Rev P1 – Retaining Wall Steps Sections
Drawing No.A10015 Rev P1 - Boundary Wall elevations Sheet 1
Drawing No.A10016 Rev P2 - Boundary Wall elevations Sheet 2
Drawing No.A10017 Rev P1 - Front Garden Wall Elevations

The details submitted above cover all the requirements of condition 6 and no further information is required to cover the requirements of condition 6.

Discharge Condition 6

Condition 8 – Parking Spaces

Prior to the first occupation of the development hereby approved the vehicle parking areas shown on Drawing No.16-252 - D010 have been formed, surfaced, drained and marked out in accordance with a scheme first to be submitted to and approved in writing by the Local Planning Authority. Thereafter, notwithstanding the provisions of the Town and Country (General Permitted Development) (England) Order 2015 (as amended), or any provision equivalent to it in any statutory instrument revoking and re-enacting that Order, with or without modification, no development shall be carried out on the site in such a manner or in such a position as to preclude the use of or access to the reserved vehicle parking and turning areas.

The following information has been submitted to discharge 8

Drawing No.A10010 Rev P1 – Site A - External Works
Drawing No.A10011 Rev P2 - Site B - External works

GBC Highways Officer has been consulted and raised no objection to the proposed materials. The driveways will be breton omega permeable block paving which is acceptable.

The details submitted above cover all the requirements of condition 8 and no further information is required to cover the requirements of condition 8.

Discharge Condition 8

Condition 10 – Refuse Arrangements

Prior to the first occupation of the development hereby approved details of the refuse arrangements indicated Drawing No.16-252 - D010 shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall ensure adequate provision for non-recyclable waste, food waste and recyclable waste and security arrangements for the refuse stores. The approved refuse arrangements 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 10

Drawing No.A10023 Rev P1 – Binstore Details;
Drawing No.A10010 Rev P1 – Site A External Works; and
Drawing No.A10011 Rev P2 - Site B - External works.

Gravesham Waste & Recycling Manager have reviewed the proposed refuse arrangements for the proposal and raises no objection to the scheme.

The details submitted above cover all the requirements of condition 8 and no further information is required to cover the requirements of condition 10.

Discharge Condition 10

Conclusion & Recommendation

Discharge Conditions

(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:	29th October 2021	Dated:	29 October 2021