



Delegated Report

Householder Planning Application

Planning Application No: 20230209

Location: Former Public Conveniences Perry Street Northfleet Gravesend

Description: Application for approval of conditions 4 and 5 attached to planning permission 202011344 relating to the details of Condition (4) Landscaping and Condition (5) Boundary Treatment.

Applicant: Mr Bobby Bhandal

Site Visit Date: N/A

Submitted Documents/Plans

Application Form; and
Drawing No. 2020/45/20 – Landscaping/Boundary Plan.

Relevant Planning History

Reference	Description	Decision	Decision Date
20201344	Demolition of former public conveniences and erection of two storey building containing 2no. two bedroomed flats with associated facilities.	Permitted	16.02.2021

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

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

- 12 – Achieving well-designed places

Consultations, Publicity and Representations

None undertaken/received.

Officer's Analysis

This is an application for approval of conditions 4 and 5 attached to planning permission reference number 20201344 relating to a scheme of landscaping and boundary treatment.

Condition 4 (Soft Landscaping)

Prior to the first occupation of the dwellings herein approved a plan shall be submitted to the Local Planning Authority for approval showing a scheme of soft landscaping. The planting shall include one tree for every tree lost to the development. All planting, seeding and turfing comprised in the approved scheme of landscaping shall be implemented during the first planting season following occupation of the buildings or completion of the development, whichever is the earlier. 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 Authority gives written consent to any variation.

The following information has been submitted to discharge Condition 4 (Soft Landscaping)

- Application Form; and
- Drawing No. 2020/45/20 – Landscaping/Boundary Plan.

Drawing No.2020/45/20 provided as part of this application shows the planting of one ornamental Cherry Tree, located in the rear amenity space of flat 1, to replace the tree lost during development. In addition, two grass areas are shown to the front of the flats, adjacent to the access paths for each flat. Overall, the soft landscaping is considered acceptable and complies with Policies CS12 and CS19 of the Gravesham Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (NPPF) (2021). As such, the Local Planning Authority approve condition 4.

Discharge Condition 4

Condition 5 (Boundary treatment)

Notwithstanding the submitted plan and prior to the occupation of the flats herein approved a plan shall be submitted to the Local Planning Authority for approval showing a scheme of boundary treatment and hard landscaping including full details of the surface materials to be used. The approved 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 flats, whichever is sooner.

The following information has been submitted to discharge Condition 5 (Boundary Treatment and Hard Landscaping)

- Application Form; and
- Drawing No. 2020/45/20 – Landscaping/Boundary Plan.

Drawing No.2020/45/20 provided as part of this application shows the proposed boundary treatments and hard landscaping for the site. This includes the following:

- Retention of the brick wall along the site boundary shared with No.64
- Retention of the front boundary wall, complete with new railings and entrance gates to match No.64
- Retention of the closeboard fencing along the boundary shared with the adjacent electricity station
- Patio area/pathways to use non-slip paving in buff colour
- A 1.80m high closeboard fence with access gate (opening inwards) located along Third Avenue

Overall, the hard landscaping and boundary treatments are considered acceptable and comply with Policy CS19 of the Gravesham Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning

Policy Framework (NPPF) (2021). As such the Local Planning Authority approve condition 5.

Discharge Condition 5

Recommendation

Approval of conditions 4 and 5

Case Officer:	Mrs Lucy Hankin	Team Leader:	Richard Hart
Signed:	L Hankin	Signed:	<i>R Hart</i>
Dated:	31st March 2023	Dated:	31st March 2023