

Delegated Report

Planning Application

Application no: 20230134

Location: 1 Cheneys Cottages Thong Lane Shorne Gravesend

Description: Application for the approval of conditions 2, 3 and 4 attached to planning permission reference 20221108 relating to full details of the external facing materials for the surfacing for the hardstanding area, full details of pedestrian visibility splays and full details of soft landscaping

Applicant: Mrs Kelly Chubb

Site Visit Date: N/A

Planning permission was granted for creation of a parking area surfaced with porous tarmac and finished with resin bound gravel on 2 December 2022 under application ref. 20221108. This was subject to a number of conditions including nos. 2, 3 and 4 which this application seeks to discharge.

Application ref. 20221108 was the latest permission regarding the creation of a hardsurfaced parking area at the property. In this latest application the hardstanding area had increased in size slightly from what was permitted in a previous application (ref. 20190929 allowed on appeal with details being approved under approval of details application ref. 20211403).

Consultation responses

GBC Highways Officer

Generally, this type of submission would generate an automatic refusal as the sight line crosses over third party land outside the control of both the applicant and the Council. However, in this instance the access has already been granted under appeal with the associated application under which the Planning Inspector considered visibility.

6. Although vehicles would be parked on the site, views of these would, in part, be screened by the boundary treatments present at the site. Whilst the appeal site contributes to the character of the CA, the site already features vehicular access (from a track used by pedestrians) which means that the presence of parked vehicles on site would not represent a notable change. In addition, the site's boundary treatments would, in part, screen views of parked cars.
7. The proposed development would result in the removal of a portion of a hedge. However, the section to be removed would be comparatively small, even allowing for the potential increase in visibility splays. As such the predominantly linear boundary in proximity to the edge of the road would remain the dominant feature. In addition, owing to the sinuous road pattern, views of this access would not be particularly prominent.
8. For visibility reasons, the height of the hedge might need to be reduced. However, I am unaware of any statutory mechanism by which such a reduction might be currently restricted. As such, owing to these circumstances, I do not believe that the development would lead to an erosion of the significant character of the CA.

Schedule of conditions

- 4) Notwithstanding the details shown on the approved plans, full details of pedestrian visibility splays shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details prior to the vehicular access first being brought into use and retained thereafter.

Extract from Inspectors Decision Notice. Planning Application 20190929.

Note the reference to pedestrian and not vehicle visibility splays.

It also has to be noted that the track that was originally used as an access to the property had restricted visibility particularly to the south. Although the applicant did have control over much of the sight line to the north.



Google Street View May 2018

Given the properties to the north have vehicular accesses, it is to everyone's benefit that the sight lines are protected.

Given the circumstances of this particular application and the fact that the opening of the access has already been approved by a Planning Inspector despite the fact neither the applicant or the Council can control what happens in the sight line in land owned by third parties, the situation will be an improvement over the previous situation as the sight line to the south will be improved. Also there is no actual condition regarding vehicular visibility splays.

I am satisfied with the proposal, as I cannot see how anything better can be achieved.

Analysis

Condition 2

Condition 2 is as follows:

Within three months of the date of this permission and notwithstanding the details shown on the approved plans, full details of the external facing materials for the surfacing for the hardstanding area 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 within six months of the date of their approval.

Reason In order to protect the visual amenity of the area and preserve the character and appearance of the Thong Conservation Area in accordance with Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy (September 2014) and saved Policy TC3 of the Gravesham Local Plan First Review (1994).

The information submitted in pursuance of this condition is as follows:

- Drawing no. 21/348/01 Rev. G - Site plan and location plan;
- Tarmac Ultidrive porous manufacturers details;
- Written Statement.

It is proposed to use Daltex resin bonded porous gravel over permeable tarmac. This therefore provides the look of gravel which is considered sympathetic without the issue that the gravel is not fixed. Both the bonded gravel and the tarmac are permeable. These materials were approved under approval of details application ref. 20211403. There is to be two rows of granite cobbles added. The proposed materials are considered acceptable and it is therefore considered condition 2 can be discharged.

Condition 3

Condition 3 is as follows:

Within three months of the date of this permission and notwithstanding the details shown on the approved plans, full details of pedestrian visibility splays 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 within six months of the date of their approval and they shall be retained thereafter.

Reason In the interests of highway and pedestrian safety in accordance with Policy CS11 of the Gravesham Local Plan Core Strategy (September 2014).

The information submitted in pursuance of this condition is as follows:

- Drawing no. 21/348/01 Rev. G - Site plan and location plan;
- Written Statement.

The drawing shows the pedestrian visibility splays; the Highways Officer advises that ordinarily the visibility splays would not be acceptable given that they cross third party land outside the control of the applicant and the Council but given the circumstances of this case in that the enlarged access has been approved on appeal by a Planning Inspector and it would be better than the existing situation, the Highways Officer advises he finds the pedestrian visibility splays acceptable. It is therefore considered condition no. 3 can be discharged.

Condition 4

Condition 4 is as follows:

Within four months of the date of this permission and notwithstanding the details shown on the approved plans, full details of soft landscaping shall be submitted to, and approved in writing, by the Local Planning Authority. Such details shall include schedules of plants noting species; location; and a scheme of maintenance. The development shall thereafter be carried out in accordance with the approved details within six months of the date of their approval. The completed scheme shall be maintained in accordance with the approved scheme of maintenance.

Reason In order to protect the visual amenity of the area and preserve the character and appearance of the Thong Conservation Area in accordance with Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy (September 2014) and saved Policy TC3 of the Gravesham Local Plan First Review (1994).

The information submitted in pursuance of this condition is as follows:

- Drawing no. 21/348/01 Rev. G - Site plan and location plan;
- Written Statement.

The existing hedgerow to the left of the access and also along the southern boundary of the hardstanding will be retained and kept under 1m in height.

The existing hedge to the right of the access will be changed to a privet hedge (*Ligustrum ovatifolium*) and will be kept under 1m in height. A privet hedge is also proposed along the northern and eastern boundaries of the hardstanding. It is stated that providing the conditions can be cleared successfully, the new hedge planting can be undertaken during the upcoming spring planting season. It is considered condition 4 can be discharged.

Conclusion

It is considered sufficient information has been submitted to discharge condition nos. 2, 3 and 4.

Recommendation:

Approval of details

See draft Decision

Case Officer:	Ms Rebecca Harrison	Team Leader:	Richard Hart
Signed:	Rebecca Harrison	Signed:	<i>R Hart</i>
Dated:	12th April 2023	Dated:	13th April 2023