



Delegated Report

Planning Application

Application no:	20220210
Location:	Land At Coldharbour Road Northfleet Gravesend
Description:	Application for non-material amendment to outline planning permission reference number 20141214 and subsequent approval of details application reference number 20190128 (re materials) to allow amendments to the roof finishes on specific plots.
Applicant:	Bovis Homes C/o Agent
Site Visit Date:	Desktop only

The Site and Surroundings

The application site comprises a roughly rectangular area of land extending to 17.46 hectares (43.14 acres) and comprising mostly former agricultural land (but which is now a large residential development site) north of Coldharbour Road and west of Wrotham Road, Northfleet, Gravesend approximately 2km south of Gravesend town centre.

The site is within the urban area of Gravesend and Northfleet running between St George's Church of England secondary school playing fields to the north and Coldharbour Road to the south.

To the north of and adjoining the application site is a further smaller arable field in the ownership of Kent County Council that also adjoins the playing fields to St Georges School and which had previously been farmed in conjunction with the current application site. That site has an area of 3.36 hectares (8.3 acres). A small part of that site had been utilised to provide access to a new primary school which has now been built and is in use within the St George's school grounds and with access from Westcott Avenue.

The land north of Coldharbour Road had an outline planning permission (ref 20141214) for residential development of 400 homes for which there was originally a resolution to grant permission in 2015 and with permission finally issued in January 2018 following the completion of a section 1096 agreement. The development was in accordance with the allocation of this land for housing in the Gravesham Local Plan Core Strategy (Policy CS21).

There was a subsequent detailed (reserved matters) planning approval (ref 20180041) for the development in July 2018 along with various other approvals pursuant to the planning conditions and other amendments to the scheme since 2019.

The site is being built jointly by Vistry Group (Bovis) and Persimmon Homes and is known as Watermans Park. Construction commenced on the implementation of the development in 2019 following initial archaeological and ground preparation works with building works now well advanced on all phases of the development with over 200 units now completed and occupied.

The whole site is accessed from an existing vehicular access from the south from the existing Morrison's roundabout in Coldharbour Road. A spur off the roundabout to provide for future development of the application site was constructed at the same time that the roundabout was originally built in 1994 to serve what was then the Safeway's supermarket.

Opposite the residential development now on the south side of Coldharbour Road is a further new development of a Lidl food supermarket and a (Kier) Trade City comprising 6 business units that was granted full planning permission in February 2020 (ref 20181271) and following approvals pursuant to various planning conditions both Lidl and the business units opened in Autumn 2021.

To the east of the Lidl store and Trade City is the Toby Carvery, a single storey restaurant which opened in 2013, and behind it the four storey Travelodge Hotel, which opened in January 2018. To the west of the residential development site and opposite the Morrison's store is the Ellenor Hospice.

Planning History

The following table sets out the full planning history relating to the application site

Ref No	Description	Decision	Date
19910340	Outline application for development of land for: Site A - Construction of new roundabout and modification to the layout of Coldharbour Road; Site B - Provision of Business Park (Class B1use); Site C - Residential development; Site D - Provision of open space.	Refused Appeal Dismissed	12.09.1997 24.08.2002
19980259	Outline application for residential development with access from Coldharbour Road	Refused Appeal Dismissed	26.06.1998 24.08.2002
20130594	Request for Environmental Impact Assessment (EIA) screening opinion in respect of proposed residential development for approx. 300 dwellings with open space and new structural landscaping	EIA not required	08.08.2013
20141214	Outline planning application for the development of up to 400 new homes and associated infrastructure including provision of open space, with access off Coldharbour Road.	Permitted subject to conditions and s106 legal agreement	11.01.2018
20180041	Reserved Matters Application for the approval of details of appearance, landscaping, layout and scale pursuant to outline planning permission reference number 20141214 for residential development for up to 400 new homes, including details pursuant to conditions 4, 6, 7, 8, 10, 11, 14, 27, 28, 31, 32, 33, 35, 39, 44 and 45 and being: 4 - compliance with outline plans, 6 - compliance with density/storey heights, 7 - levels, 8 - design code, 10 - compliance with space standards, 11 - sustainable energy measures, 14 - noise levels, 27 - northern road link, 28 - pedestrian/cycle access, 31 - design of roads etc., 32 - vehicle parking, 33 - electric cabling, 35 - cycle parking, 39 - external lighting, 44 - existing trees/hedges, and 45 - ecology/biodiversity measures	Approval subject to informatives	23.07.2018
20180898	Application for approval of condition 25 (i) and (ii) attached to outline planning permission reference number 20141214 relating to details of archaeological field evaluation works and safeguarding measures to	Approved	10.04.2019

	ensure preservation in situ of important archaeological remains and/or further archaeological investigation.		
20190128	Application for approval of details pursuant to conditions 9, 12, 13, 20, 21, 22, 24, 37 & 38 attached to outline planning permission reference number 20141214 and being: 9 - Materials, 12 - Affordable Housing, 13 - Contaminated Land Remediation Strategy, 20 - Public Sewer Diversion and Protection, 21 - Foul and Surface Water Sewerage Disposal, 22 - Water Infrastructure/Resource Plans, 24 - Sustainable Urban Drainage (SUDS) Scheme, 37 - Open Space Delivery, and 38 - Crime Prevention Measures	Approved	07.10.2020
20190159	Application for approval of details pursuant to condition 5 attached to outline planning permission reference number 20141214 relating to phase development programme.	Approved	16.07.2019
20190209	Application for the approval of conditions 15, 16, 17, 18 and 19 attached to outline planning permission reference number 20141214 relating to details of Environmental Management Plan/Code of Construction Practice, the proposed construction compound for each phase of the development including its extent, location, and access arrangements, the type and location of wheel washing facilities and chassis cleaning equipment and the parking/turning facilities (Bovis)	Approved	16.07.2019
20190507	Application for approval of details pursuant to condition 7 attached to outline planning permission reference number 20141214 relating to the revised details of existing and proposed levels of the site including finished floor levels of the buildings to be erected, sections through the site and adjacent land/buildings and any earth retention measures. (Bovis)	Approved	27.06.2019
20190543	Application for approval of details pursuant to conditions 15, 16, 17, 18, 19 attached to outline planning permission reference number 20141214 relating to Environmental Management Plan/Code of Construction Practice covering all environmental impacts from the clearance/construction phase of this development, details of the proposed construction compound for each phase of the development, details of the screening and treatment of the hoarding and/or fencing to the construction compound for the development or each phase of the development, details of the type and location of wheel washing facilities and chassis cleaning equipment to be provided on the site during the construction period for each phase of the development and parking / turning facilities shall be provided for site staff and for delivery vehicles in a location and of a size to be agreed prior to construction. (Persimmon)	Approved	16.07.2019
20190607	Application for a non-material amendment to reserved matters application reference no. 20180041 to allow	Approved	10.07.2019

	house type swaps on Plots 49/50 with Plots 65/66, with the overall housing mix, tenure and numbers remaining as approved. (Bovis)		
20190866	Application for approval of details pursuant to condition 30 attached to outline planning permission 20141214 relating to details of the travel plan. (Bovis and Persimmon)	Approved	29.11.2019
20191148	Application for approval of details pursuant to conditions, 36, 40 (part), 41 and 42 (part) attached to outline planning permission 20141214 relating to new/replacement public footpaths, boundary enclosures and treatments relating to that part or phase of the development, boundary stone and landscaping scheme. (Persimmon)	Approved	03.01.2020
20191298	Application for approval of condition 42 attached to planning permission reference number 20141214 for partial discharge relating to a detailed scheme of landscaping and tree and shrub planting including measures to enhance biodiversity, Phase 1 (Bovis Homes)	Approved	19.02.2020
20200228	Application for a non-material amendment to planning permission reference no. 20141214 to allow the correction of the tenure mix (Plots 157-162) - 6 x 1 beds and accommodation schedule (Block 4) and also to increase the size of the windows serving the living room on the gable end of plots 157-162 (Block 4) (Persimmon Homes)	Approved	17.04.2020
20200238	Application for part approval of condition 40 attached to planning permission reference number 20141214 relating to details of boundary enclosures and treatments, Phase 1 (Bovis)	Approved	28.04.2020
20200568	Application for approval of details pursuant to condition 29 and partial discharge of condition 40 attached to outline planning permission reference number 20141214, being 29: a shared cycleway and footway and 40: boundary plans Phase 2 and Phase 3. (Persimmon Homes)	Approved	28.09.2020
20200808	Application for a non-material amendment to the reserved matters approval under ref 20180041 relating to the strategic and detailed landscape masterplans and specifically allowing for the removal of some of the originally retained hedgerows and their replacement with new hedgerows made up of native species. (Persimmon and Bovis Homes)	Permitted	10.09.2020
20200948	Application for non-material amendment to reserved matters approval under planning permission reference number 20180041 to allow change of boundary treatments of plots 312 and 323 from 1.8m brick screen walls to 1.8m close boarded fencing. (Bovis)	Approved	26.10.2020
20201050	Application for part approval of conditions 40 and 42 attached to planning permission reference number 20141214 relating to boundary enclosures and	Approved	14.12.2020

	treatments (condition 40) and a detailed scheme of landscaping (condition 42). (Bovis)		
20201331	Application for non-material amendment to planning permission reference number 20190128 to substitute the approved bricks Forterra Arden Special Reserve on Plots 123, 128-130, 155-156, 350-353, 356-360, 362-366, 369-370, 373 and 399 with Forterra Kirton Arden Red Brick. (Persimmon Homes)	Approved	18.01.2021
20211416	Application for variation of condition 34 attached to planning permission reference no. 20141214 (re outline planning application for the development of up to 400 new homes and associated infrastructure including provision of open space, with access off Coldharbour Road); to be varied from a trigger of 200 dwelling occupations until the completion of the improvements to the A2 (west) / A227 junction (as shown on drawing no. PHCOLDHARBOURRD.1/01, or such other scheme of works or variation substantially to the same effect, as may be approved) to such highway improvements to be commenced prior to Friday the Fifth of August 2022 and completed thereafter within 9 calendar months.	Pending	
20220210	<i>This Application</i> (Bovis)		

Proposal

The application is described as:

Application for non-material amendment to outline planning permission reference number 20141214 and subsequent approval of details application reference number 20190128 (re materials) to allow amendments to the roof finishes on specific plots.

Submitted Drawings/Documents

Application Form;
 Covering Letter from Boyer Planning dated 24.02.2022 (ref 206018);
 Drawing No GCHR/SITE/602 Rev C4: Site Materials-Plan (Phase 1A & 1B);
 Drawing No GCHR/SITE/608 Rev C3: Site Materials-Plan (Phase 2);

Details of the Development

Application 20190128 was permitted in October 2020 and approved an External Materials Plan (Drawing 16.2047/SK30 Rev T) which shows the palette of materials to be used across the site. The table below outlines the approved roof finishes and the amendment that is now required based on the most recent drawings are outlined in the table below:

Plot	Approved roof finish (Drawing 16.2047/SK30 Rev T)	February 2022 revision
Plot 104 and Garage	Fortecrete Gemini Red	Fortecrete Gemini Slate Grey Please see Drawing No. CGCHR/SITE/602 Rev C4
Plot 269 – Garage only Plot 270 and Garage Plot 271	Fortecrete Gemini Slate Grey	Fortecrete Gemini Red Please see Drawing No. CGCHR/SITE/608 Rev C3

The reason for the change in roof tiles on the above plots is due to low stock and availability.

Development Plan and other Relevant Planning Policies and Guidance

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise. The Courts have held that it is a matter of planning judgement as to whether a proposal is in accordance with the development plan when 'read as a whole' and conflict with a particular policy or policies may not pass that threshold.¹

Where there are other material considerations, the development plan should be the starting point, and other material considerations should be taken into account in reaching a decision. One such consideration will be whether the plan policies are relevant and up to date.

The Development Plan for Gravesham currently comprises:

- *The Gravesham Local Plan Core Strategy and Policies Map (September 2014);*
- *Remaining Saved Policies in the Gravesham Local Plan First Review (November 1994); and*
- *The Kent Minerals and Waste Local Plan 2013 - 2030 (July 2016, revised 2020)*

There are a number of other planning policy documents which are of some relevance to the consideration of planning applications and are material considerations, including national planning advice and guidance in the National Planning Policy Framework (NPPF), the National Planning Practice Guidance (NPPG), and supplementary planning guidance, and, where they exist, neighbourhood plans. There are currently no adopted neighbourhood plans.

Previous decisions on planning applications and appeals relating to the site and relevant case law etc. are also capable of being material considerations.

Local Planning Guidance

Gravesham Local Plan Core Strategy, September 2014

The Core Strategy sets out the Council's spatial vision and strategic objectives for the Borough to 2028 and the policies which will deliver them. It identifies the main areas where major change is likely to take place and allocates sites which are key to achieving the strategy.

The application site is shown as being within the **urban area** (Policy CS02) and is a **key site** (Policy CS21)

¹ See the Judgement in the Court of Appeal on R(on the application of William Corbett) and The Cornwall Council and others [2020] EWCA Civ 508 at <https://www.bailii.org/ew/cases/EWCA/Civ/2020/508.pdf>

in the Gravesham Local Plan Policies Map while Coldharbour Road is shown as a **local distributor** (Policies T1-T5) on the highway network.

The most relevant policies from the adopted Core Strategy in relation to the overall development are as follows:

Core Strategy Policy CS01: Sustainable Development
Core Strategy Policy CS02: Scale and Distribution of Development
Core Strategy Policy CS10: Physical and Social Infrastructure
Core Strategy Policy CS11: Transport
Core Strategy Policy CS12: Green Infrastructure
Core Strategy Policy CS13: Green Space, Sport and Recreation
Core Strategy Policy CS14: Housing Type and Size
Core Strategy Policy CS15: Housing Density
Core Strategy Policy CS16: Affordable Housing
Core Strategy Policy CS18: Climate Change
Core Strategy Policy CS19: Development and Design Principles
Core Strategy Policy CS20: Heritage and the Historic Environment
Core Strategy Policy CS21: Land at Coldharbour Road Key Site

Policy CS21: Land at Coldharbour Road Key Site indicates that development of the land at the Coldharbour Road Key Site will provide a mixed use development in accordance with the principles set out below:

Land north of Coldharbour Road

4.8.13 This will provide a residential development of around 500 dwellings with significant open space and biodiversity improvements and the provision of community facilities, potentially including a new primary school on-site. Off road pedestrian and cycle links will be provided in the eastern part of the site as part of suite of improved links facilitating connectivity between the town centre and the A2 corridor through the site.

Land south of Coldharbour Road

4.8.14 This will provide office and light industrial development in the form of an enterprise centre/incubation space of approximately 5,050 sq. m gross with pedestrian links to surrounding developments which provide facilities for workers and visitors.

Gravesham Local Plan First Review 1994

The Gravesham Local Plan First Review was originally adopted in November 1994.

A substantial number of policies of the Gravesham Local Plan First Review were saved by a Direction dated 25 September 2007 of the Secretary of State under paragraph 1 (3) of Schedule 8 to the Planning and Compulsory Purchase Act 2004 as transitional arrangements pending adoption of the Core Strategy.

Saved policies contained in the Gravesham Local Plan First Review should still be accorded significant weight, albeit that the weight accorded should be greater where policies are consistent with the National Planning Policy Framework (NPPF, paragraph 215).

Those Local Plan First Review policies that remain in force are listed in Appendix 1 of the Local Plan Core Strategy. The remaining saved policies will be replaced following the adoption of the Site Allocations and Development Management Policies Development Plan Document.

The following remaining saved policies are relevant to the consideration of the overall development albeit not specifically relevant to this application:

Policy LT6: Additional Open Space on New Housing Development
Policy T1: Impact of Development on the Highway Network
Policy T5: New Accesses onto Highway Network
Policy P3: Vehicle Parking Standards

Review of Local Plan

Paragraph 33 of the NPPF (2021) sets out those 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 the review 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 a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1st Review (1994) general conform with the National Planning Policy Framework (2021), the Council will also seek to replace these.

Gravesham Local Plan Regulation 18 Stage 2 Consultation Part 2: Draft Development Management Policies Document October 2020

The Council published in 2020 a Regulation 18 (stage 2) consultation on its proposed Development Management Policies Document, replacing the 2018 Stage 1 version, which will in due course form part of and update the Gravesham Local Plan. Under paragraph 48 of the NPPF 2021, policies in this document may be accorded weight in the decision making process with this varying according to its stage of preparation; the extent to which there are unresolved objections; and the degree of consistency of policy with those in the Framework. As the Development Management Policies Document is at an early stage and the fact that the consultation has only recently concluded, the policies therein should at this stage be given very limited weight. It should be noted, in any event, that many of the relevant policies reflect those set out in the Framework and for the purposes of this pre-application these should be relied on instead.

There are no draft policies from the Regulation 18 (Stage 2) Development Management Policies Document (2020) that are considered directly relevant to the consideration of this application.

National Planning Policy Guidance

The National Planning Policy Framework (NPPF)

The National Planning Policy Framework (NPPF) July 2021 is a material consideration.

At the heart of the NPPF is a presumption in favour of sustainable development (paragraph 11) which means approving development proposals that accord with the development plan without delay and where there are no relevant development plan policies or where the policies are out of date planning permission should be granted unless policies of the Framework provide a clear reason for refusing the development such as where land is designated as Green Belt or any adverse impacts would so significantly and demonstrably outweigh the benefits or specific policies in the NPPF taken as a whole.

The NPPF includes (in paragraph 8) three overarching objectives to achieving sustainable development:

- An economic objective;
- A social objective; and
- An environmental objective.

The following paragraphs are specifically highlighted as being of importance to the consideration of the application proposals, but it should not be taken that these are the only parts of the NPPF that need to be considered. Reference to the national planning guidance is also considered in the analysis section of this report.

Section 4, Paragraphs 38 - 58: Decision Making

Section 8, Paragraphs 91 - 101: Promoting healthy and safe communities

Section 9, Paragraphs 102 - 111: Promoting Sustainable Transport

Section 12, Paragraphs 124 - 132: Achieving well-designed places

Section 14, Paragraphs 148 - 169: Meeting the Challenge of Climate Change, Flooding and Coastal Change

Section 15, Paragraphs 170 - 183: Conserving and Enhancing the Natural Environment

Section 16, Paragraphs 184 - 202: Conserving and Enhancing the Historic Environment

The National Planning Practice Guidance (NPPG)

Planning Practice Guidance (<http://planningguidance.planningportal.gov.uk/>) supports and clarifies areas in the NPPF.

It contains guidance on assessing housing need; design; public consultation; open space provision in new development; travel plans, transport assessments and statements in decision-taking; health and wellbeing; water supply, wastewater and water quality; light pollution; determining a planning application; the use of planning conditions and viability, amongst other things

The NPPG gives guidance on what is a material planning consideration in determining a planning application indicating that the impact of a development on the value of a neighbouring property or loss of private rights to light could not be material considerations.

The NPPG includes more detailed advice on the use of planning conditions (replacing the cancelled Circular 11/95).

Supplementary Planning Guidance and other Documents

The Council has adopted a number of Supplementary Planning Guidance documents, Development Briefs and Conservation Area Appraisals. These elaborate on saved policies in the Gravesham Local Plan First Review and policies in the Gravesham Local Plan Core Strategy and are material considerations in determining planning applications.

In addition, the Council has adopted a number of documents that have been produced by Kent County Council also as Supplementary Guidance.

The following documents are relevant to the development of this site as a whole:

- Kent Design Guide (SPG 5 published December 2005, adopted July 2006)
- GBC Residential Layout Guidelines SPG2, including Housing Standards Policy Statement October 2015, adopted February 1996 - amended June 2020;
- Adopted Kent Vehicle Parking Standards (SPG 4 published in 2003 and adopted in 2006)
- Planning Policy for vehicular accesses to classified highways (Planning Guidance Note No 6)
- Gravesham Landscape Character Assessment, May 2009 (a technical document which underpins Local Plan Core Strategy Policy CS12).

Consultations, Publicity and Representations

Internal Consultations

Ward Councillors

No comments received

External Consultations

KCC - Heritage Conservation (E & W)

No comments received

Natural England

No comments received

Note: Neither of the above consultations were in any event necessary in the context of this NMA type application

Publicity and Representations

None required for a non-material amendment type application

Planning Analysis and Assessment

Introduction

An outline planning application (20141214) was originally submitted to the Borough Council at the end of December 2014 and was reported to the Council's Regulatory Board meeting on 3 June 2015, where Members resolved, subject to the imposition of planning conditions and a s106 (of the 1990 Planning Act) legal agreement being entered into, to grant planning permission for up to 400 new homes, and associated infrastructure (including the provision of open space). Delegated Authority was given at the meeting to the Service Manager (Development Management) to negotiate the terms of the s106 legal agreement and to agree any necessary minor revisions, amendments and additions to the planning conditions/informatives in consultation with the applicants.

The outline planning permission was finally issued on 11 January 2018 following the signing and completion of the s106 legal agreement.

The detailed reserved matters application including application for the discharge of planning conditions (and being 20180041 for Reserved Matters Application for the approval of details of appearance, landscaping, layout and scale pursuant to outline planning permission reference number 20141214 for residential development for up to 400 new homes, including details pursuant to conditions 4, 6, 7, 8, 10, 11, 14, 27, 28, 31, 32, 33, 35, 39, 44 and 45 and being: 4 - compliance with outline plans, 6 - compliance with density/storey heights, 7 - levels, 8 - design code, 10 - compliance with space standards, 11 - sustainable energy measures, 14 - noise levels, 27 - northern road link, 28 - pedestrian/cycle access, 31 - design of roads etc., 32 - vehicle parking, 33 - electric cabling, 35 - cycle parking, 39 - external lighting, 44 - existing trees/hedges, and 45 - ecology/biodiversity measures) was considered by the Council's Regulatory Board meeting on 18 July 2018 and was approved subject to informatives.

The site is being jointly developed by Bovis (Vistry Group) and Persimmon Homes.

There have been a series of other applications submitted on behalf of Bovis and Persimmon Homes to discharge various other planning conditions along with some applications for minor amendments to the details. This included application reference 20190128 for approval of various details pursuant to conditions including condition 9 - Materials.

Assessment of the Proposal

This is an application for a non-material amendment to outline planning permission reference number 20141214 and subsequent approval of details application reference number 20190128 (re materials) to allow amendments to the roof finishes on specific plots, namely plot 104 within the phase 1A and 1B of the development and Plot 269 (Garage only), Plot 270 and Garage and Plot 271, within Phase 2. These only relate to the Bovis part of the development.

There is no statutory definition of 'non-material'. This is because it is so dependent on the context of the overall scheme - what may be non-material in one context may be material in another. The Local Planning Authority must be satisfied that the amendment sought is non-material in order to grant an application under s.96A.

In this case it is considered that the changes are very minor in the context of the whole development and can be accepted as being non-material and can be supported as not impacting on the overall visual amenity of the site. The mix of materials across the site remains satisfactory and the relationship between the facing bricks and the revised roof material on the specific plots affected by this change is appropriate.

There is no conflict with Gravesham Local Plan Core Strategy policy CS19: Development and Design Principles.

Conclusions and Balancing Exercise

Having considered all material issues and considered the development in the round it is considered that the amendments as proposed and being to allow for the substitution of the approved roof materials on specific plots can be considered as non-material and are considered acceptable in replacement for the originally approved details and plans pursuant to outline planning permission reference number 20141214 and subsequent approval of details application reference number 20190128 (re materials) and can be APPROVED subject to informatives.

Recommendation:

Planning Conditions

None

INFORMATIVES

1 EXTENT OF THE APPROVAL

Pursuant to the procedure introduced under s.96A of the Town and Country Planning Act 1990 the Local Planning Authority has determined that the amendments to the outline planning permission reference number 20141214 and subsequent approval of details application reference number 20190128 (re materials) would constitute a non-material amendment such that a separate planning application for the works would not be required.

This decision notice should be read in conjunction with the approval of details and decision notice under the Council's reference 20190128 which was submitted to discharge the requirements of condition 9 of the original outline planning permission granted under reference 20141214, and has the effect of altering informative 1 (Status of Submitted Plans and Documents) of 20190128 only insofar as it references the previously approved drawings and documents.

For the avoidance of doubt the approval does not amend any other part of those permissions or discharge any of the other planning conditions attached to those permissions, where they exist, subject to those conditions still subsisting or capable of taking effect.

2 STATUS OF SUBMITTED PLANS AND DOCUMENTS

For the avoidance of doubt the approved documents and drawings are:

Submitted Drawings/Documents

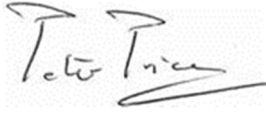
Application Form;
Covering Letter from Boyer Planning dated 24.02.2022 (ref 206018);
Drawing No GCHR/SITE/602 Rev C4: Site Materials-Plan (Phase 1A & 1B);
Drawing No GCHR/SITE/608 Rev C3: Site Materials-Plan (Phase 2);

3 STATEMENT OF POSITIVE AND PROACTIVE APPROACH TO DECISION-MAKING

In accordance with Article 35 (2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended), and paragraph 38 of the National Planning Policy Framework (NPPF) 2021, the Local Planning Authority has approached the assessment and determination of this application in a positive and creative way and, where appropriate, has worked pro-actively with the applicant to secure a

development that is sustainable and that improves the economic, social and environmental conditions of the area, and that is in accordance with the Development Plan for the area.

In this instance the application was acceptable as submitted.

Case Officer:	Mr Peter Price	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	23 rd March 2022	Dated:	23 rd March 2022

File Location: H: Plan/Typing/General/Peter/Delegated Reports/Uniform - 20220210 - Delegated Report - Land north of Coldharbour Road - non-material amendment to allow amendments to the roof finishes.