



Delegated Report

Planning Application

Planning Application No: 20241129

Location: Milton Mount Hall, Old Road East Gravesend Kent

Description: Application for the approval of conditions 12, 20, 25, 26, 28, 29, 30 and 32 attached to planning permission reference number 20211092 relating to details of external lighting, cycle parking, Internet connection details, landscaping scheme, hard paving & landscaping, Church Hall stone to be repositioned, details of shared garden management, Biodiversity loss offset scheme

Applicant: Mr Graham Wakeman

Site Visit Date: N/A

Preliminary Matters

Upon review of the plan provided for the application, some minor discrepancies were noted, including a planting schedule typing error and the visual correspondence between the planting shown on the rear elevation of the flats, and the floor plan. As such, the agent was contacted on 29.01.25, and a revised plan was provided the same day.

Submitted Documents/Plans

Application Form; and
Drawing No. 21-18-102 Rev. M – REVISED Layout Plan with Planting Details.

Superseded Documents/Plans

~~Site Layout Plan with planting details (received on 11.12.24).~~

Relevant Planning History

Reference	Description	Decision	Decision Date
20230367	Application for the approval of conditions 3, 7, 8, 10, 11, 14 and 15 attached to planning permission reference number 20211092. (3) Construction Management Plan, (7) Archaeology (8) Drainage (10) Details of Ground Levels and Floor Levels (11) External Facing Materials (14) Boundary Treatments (15) Energy and Sustainability Measures.	Approval of Details Permitted	13.09.2023
20211092	Demolition of existing hall and outbuildings, erection of a 3-storey building containing 9 x 2 bed flats towards the front of the site, a terrace of 4 no. 3 bedroom houses over 2 full floors and within the roofspace towards the rear of the site, and with parking for 19 cars.	Permitted	20.12.2022

Development Plan

Gravesham Local Plan Core Strategy (2014)

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development & Design Principles
- CS20 - Heritage

Paragraph 34 of the NPPF (2024) 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 (2024), the Council will also seek to replace these.

National Planning Policy Framework (2024)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving Well-Designed Places

Officer's Analysis

This is an application for the approval of conditions 12, 20, 25, 26, 28, 29, 30 and 32 attached to planning permission reference number 20211092 relating to details of external lighting (12), cycle parking (20), Internet connection details (25), landscaping scheme (26), hard paving & landscaping (28), Church Hall stone to be repositioned (29), details of shared garden management (30) and a Biodiversity loss offset scheme (32).

Condition 12

External Lighting

12. Prior to the first occupation of the development hereby approved and notwithstanding the details shown on the approved plans full details of all proposed external lighting set out in a lighting management plan 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 and no additional external lighting shall thereafter be provided on the site without the prior written permission of the Local Planning Authority.

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

The application has provided the specifications for external lighting:



The location for the external lighting is indicated on the plans. The site is located within the urban area, and the proposed lighting is considered to be acceptable and not harmful to residential amenity.

Overall, The Local Planning Authority is satisfied with the proposed external lighting to be used in the construction of the development and the proposal is considered to comply with CS19 of the Gravesham Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (NPPF) (2024). As such, the Local Planning Authority approve condition 12.

Discharge Condition 12

Condition 20

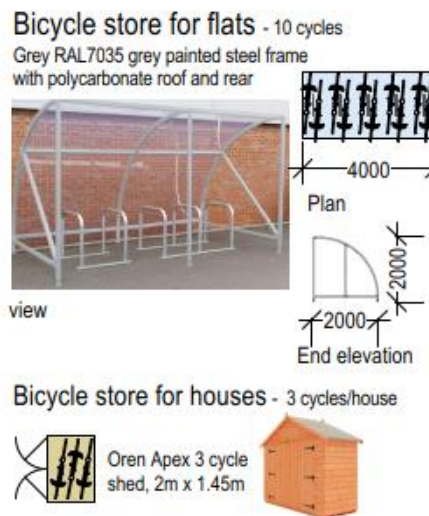
Cycle Parking Provision and Retention

20. Prior to the first occupation of the development hereby approved and notwithstanding the details shown on the approved plans full details of the cycle storage facilities for both the flats and the dwellinghouses shall be submitted to and approved in writing by the Local Planning Authority. The storage facilities should be secure and weatherproof and well-lit. The approved cycle facilities shall be provided prior to first occupation of the development and thereafter be retained for such purposes at all times.

Reason: To encourage the use of a sustainable and environmentally acceptable mode of transport, and in accordance with Gravesham Local Plan Core Strategy Policy CS11: Transport, Policy CS19: Development and Design Principles and the adopted vehicle parking standards (SPG 4).

It is noted that the proposed cycle storage for the flats has been relocated within this application:

Previous Plan:



Overall, The Local planning Authority is satisfied with the cycle storage provision, and the proposal is considered to comply with Policies CS11 and CS19 of the Gravesham Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (NPPF) (2024). As such, the Local Planning Authority approve condition 20.

Discharge Condition 20

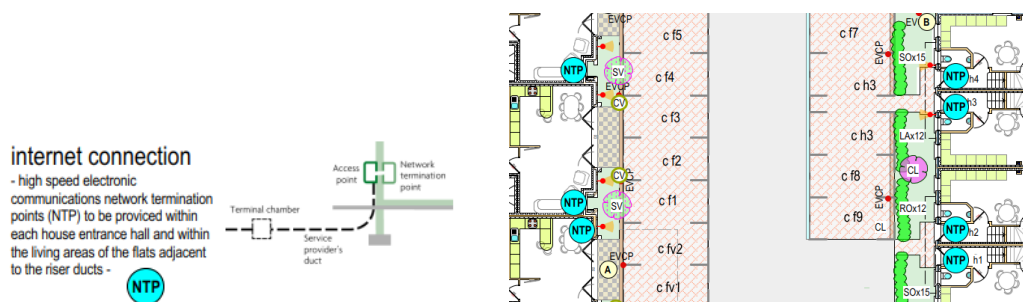
Condition 25

Broadband

25. Before any above ground development commences details shall be submitted for the installation of fixed telecommunication infrastructure and High- Speed Fibre Optic (minimal internal speed of 1000mbps) connections to multi point destinations and all buildings including residential, commercial and community. The infrastructure installed in accordance with the approved details during the construction of the development, capable of connection to commercial broadband providers and maintained in accordance with approved details.

Reason: To provide high quality digital infrastructure in new developments as required by paragraph 114 of the National Planning Policy Framework (NPPF).

The plan shows that the flats and houses would be provided with high-speed electronic communications network termination points:



Overall, The Local planning Authority is satisfied with the telecommunication infrastructure provision and the proposal is considered to comply with policies CS02 and CS19 of the Gravesham Local Plan Core Strategy (LPCS) (2014) and Sections 10 and 12 of the National Planning Policy Framework (NPPF) (2024). As such, the Local Planning Authority approve condition 25.

Discharge Condition 25

Condition 26

Landscaping and Trees

Soft Landscaping

26. Notwithstanding the details as shown in the submitted plans and supporting documents and prior to the first occupation of the development hereby permitted and unless otherwise agreed in writing by the Local Planning Authority, full details of soft landscaping for the development shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include the type and species of planting to be carried out, to include their quantity and size as well as arrangements for aftercare. The scheme shall incorporate the retention of existing trees as indicated in Drawing No 21-18-102 Rev K (Proposed Site Block Layout Plan showing Ground Floors). Thereafter the approved soft landscaping scheme shall be carried out in full during the first available planting season following the first occupation of the development. Any trees or plants that die, are damaged, removed or become diseased within five years from the date that the development is first brought into use shall be replaced with a species of a similar size and type during the next available planting season.

Reason: To ensure that the landscaped elements of the scheme as proposed are properly designed and suitably implemented in the interests of visual amenity in accordance with Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy September 2014).

Planting Schedule

All rear gardens will be privately maintained.

trees

all supplied as nursery 'standard' size, placed in 1.8m x1.8m x 0.75m planters or in the ground

code: CL	Crataegus laevigata 'Paul Scarlet'	10 total
code: SV	Sorbus vilmorinii 'Pink Charm'	10 total
code: BP	Betula pendula	10 total

shrubs

nursery stock, from 3L containers, 30-40cm height, planted at 5/sqm

code: RO	Rosmarinus officinalis
code: LA	lavendula augustifolia Hidcote
code: SO	Salvia officinalis

climbers

nursery stock, in 3L containers, 30-40cm height

code CV	clematis vitalba
code LP	Lonicera periclymenum 'Graham Thomas'

Proposed native hedge to east and south boundary.

H1=22m length, H2=34m length, 250 plants total.

- 30% Coryllus avellana, 60-80cm bare rooted
- 30% Crataegus monogyna, 60-80cm bare rooted
- 30% Acer campestre 60-80cm bare rooted
- 10% Viburnum opulus 3L 40-60cm

Planted in staggered pattern at 45cm centres with 30cm spacing between each row (4.4 plants per metre run).

Rosmarinus officinalis

lavendula augustifolia Hidcote

Salvia officinalis

Crataegus laevigata 'Paul Scarlet'

Sorbus vilmorinii 'Pink Charm'

clematis vitalba

Lonicera periclymenum 'Graham Thomas'

Betula Pendula

Landscaping Maintenance Schedule

All rear gardens will be privately maintained.

Planted Areas to front gardens and shared areas

Shrub beds are to be maintained weed free by careful hand weeding to avoid disturbing mulch - **April - October**.

Shrub Planting

Pruning of shrubs is to be carried out with due consideration of the species and their position. Trimming will be required to ensure paths are kept clear and this should be carried out on a regular basis and not as a "one off blitz", which would leave bare and unsightly patches. Deadheading of some species will benefit future flowering but should not be carried out at the expense of colourful fruit (berries). Pruning to depend on each species, undertaken throughout the year.

Replacements - Replace with the same species, any plant that dies within the first five years after planting - **November - February**.

Mulch - Top up bark mulch to maintain a minimum depth of 50mm biennially, to prevent weed growth and reduce water loss - **April biennially**.

Tree Planting

Newly planted trees may require some formative pruning in the first few years after planting. Annually - **November**

Adjust stakes and ties annually - **November**. Stakes and ties are to be removed after 3-4 years when the tree should stand unaided.

If the tree continues to require support re-tie and check annually until the stake and tie can be removed.

Watering

In periods of dry weather regular watering of trees, plants and turf will be required. Check fortnightly - **April - October**.

Chemical Application - none allowed



Salvia officinalis



Betula Pendula

The plans include a Planting Schedule and Landscaping Maintenance Schedule. The proposed landscaping includes a mix of planting and is considered to be sufficient in the interests of visual amenity in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014) and Sections 12 and 15 of the National Planning Policy Framework (NPPF) (2024). As such, The Local Planning Authority approve condition 26.

Discharge Condition 26

Condition 28

Hard Landscaping

28. Notwithstanding the details as shown in the submitted plans and supporting documents and prior to the first occupation of the development hereby permitted and unless otherwise agreed in writing by the Local Planning Authority, full details of hard landscaping and surface treatments for the development 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 first occupation of any part of the development hereby permitted.

Reason: To ensure that the landscaped elements of the scheme as proposed are properly designed and suitably implemented in the interests of visual amenity and highway safety in accordance with Policy CS11 (Transport) and Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy (September 2014) and saved policy T5: Access to the Identified Highway Network, of the Gravesham Local Plan First Review (November 1994).

The plan included with the application includes the following proposed hard landscaping:

hard landscaping, drives and paths - see plan left for extent.



parking spaces and paths to front entrances - Brett
Alphaflow permeable block paving, colour Brindle

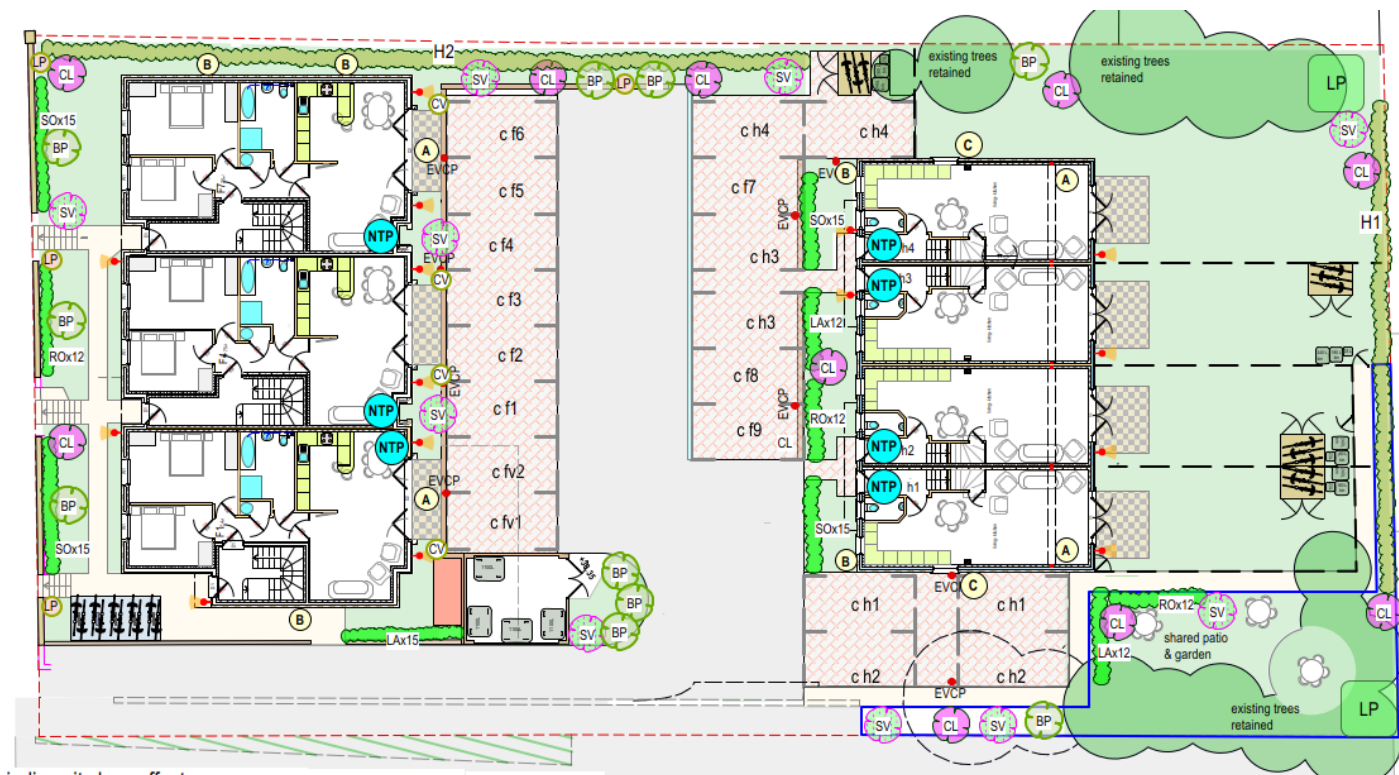


Access drive and vehicle turning areas - tarmac



private patios - Brett Chaucer buff slabs





The hard landscaping includes appropriate permeable paving for the parking spaces and paths to front entrances. As such, it is considered to accord with policies CS11 and CS19 of the Gravesham Local Plan Core Strategy (2014). Therefore, The Local Planning Authority approve condition 28.

Discharge Condition 28.

Condition 29

Foundation Stone

29. The existing Church Hall Foundation Stone currently positioned in the west flank wall of the community hall building shall be carefully removed intact during the demolition works as hereby permitted and shall be protected on the site during the construction works and then subsequently relocated to an appropriate location on the site in accordance with details to be first submitted to and approved in writing by the Local Planning Authority, unless other alternative arrangements can be made for the relocation offsite as also approved by the Local Planning Authority.

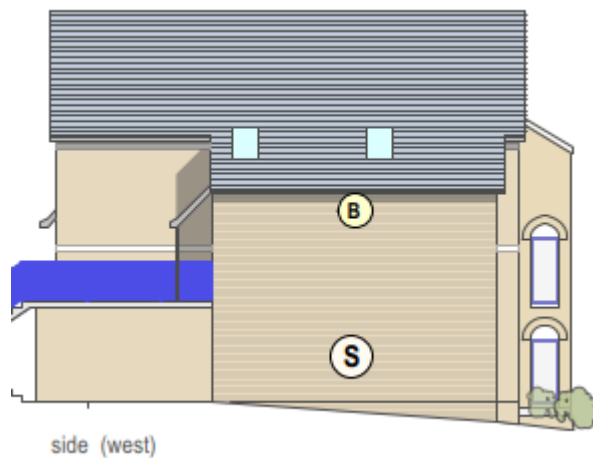
Reason: In the interests of visual amenity and to ensure the development makes a positive contribution to local character and distinctiveness, through historical interpretation, and in accordance with Policies CS19: Development and Design Principles and CS20: Heritage and the Historic Environment of the Gravesham Local Core Strategy (September 2014).

The plans show the Church Hall stone would be inserted in the flank wall of Flat F1, facing the access way:



replacement of Church Hall stone - (S)

- see image to right - to be placed on the side wall of flat F1 facing the access drive



The stone is considered to be appropriately sited within the development, and ensures the development makes a positive contribution to local character and distinctiveness, through historical interpretation, and in accordance with Policies CS19 and CS20 Heritage of the Gravesham Local Plan Core Strategy (September 2014). As such, The Local Planning Authority approve condition 29.

Discharge Condition 29.

Condition 30

Communal Garden Area

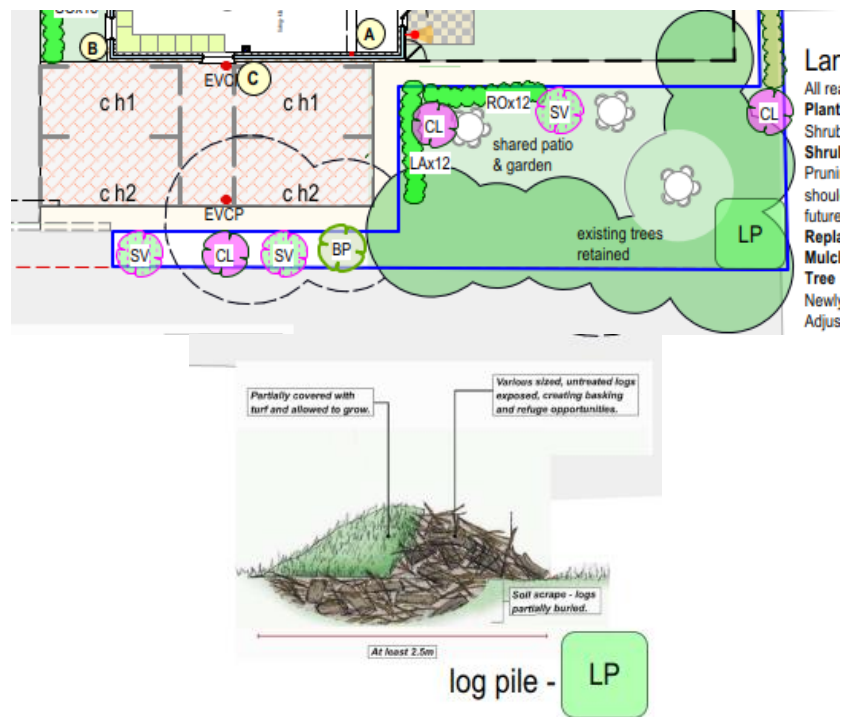
30. Prior to the first occupation of any part of the development hereby permitted, the area shown in the approved drawing No 21-18-102 Rev K (Proposed Site Block Layout Plan showing Ground Floors) as shared patio and garden shall be laid out as a communal garden for future residents of the scheme and thereafter managed and maintained in accordance with details to be first submitted to and approved in writing by the Local Planning Authority.

Reason: To secure measures for the long-term management and maintenance of the communal areas to ensure the development is of a satisfactorily high design standard during its lifetime and in accordance with adopted Local Plan Core Strategy Policy CS19 of the Gravesham Local Plan: Core Strategy (September 2014) and section 12 (Achieving well-designed places) of the National Planning Policy Framework (NPPF), 2021.

It is noted that the communal garden area arrangement has been altered from the original approved plans

(see report above).

Current proposed plan:



Planting Schedule

All rear gardens will be privately maintained.

trees
all supplied as nursery 'standard' size, placed in 1.8m x 1.8m x 0.75m planters or in the ground

code: CL	Crataegus laevigata 'Paul Scarlet'	10 total
code: SV	Sorbus vilmorinii 'Pink Charm'	10 total
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shrubs
nursery stock, from 3L containers, 30-40cm height, planted at 5/sqm

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climbers
nursery stock, in 3L containers, 30-40cm height

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Proposed native hedge to east and south boundary.
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30% Crataegus monogyna, 60-80cm bare rooted
30% Acer campestre 60-80cm bare rooted
10% Viburnum opulus 3L 40-60cm
Planted in staggered pattern at 45cm centres with 30cm spacing between each row (4.4 plants per metre run).



management of shared garden and patio

- area outlined in blue above to be controlled by the freeholder of the flats.
The management company appointed by the freeholder/residents will arrange for a gardening contractor to visit every 2 months to undertake any maintenance required to planting, paving, furniture, including litter control. The cost of this will be met within the service charge for the 9 flats.

The plans indicate residents would be able to enjoy the shared garden and patio area. Existing trees would be retained, offering screening, and new planting is proposed. In addition, the plan indicates there would be a log pile to encourage biodiversity, along with garden furniture. Overall, The Local planning Authority is satisfied with the communal garden provision and the proposal is considered to comply with CS19 of the Gravesham Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (NPPF) (2024). As such, The Local Planning Authority approve condition 30.

Discharge Condition 30.

Condition 32

Biodiversity Net Gain

32. Within six months of works commencing, details of how the development will offset biodiversity loss/enhance biodiversity shall be submitted to, and approved in writing by, the Local Planning Authority. This will include a native species-only landscape plan and integrated bird nest bricks. The approved details shall be implemented prior to the first occupation of the development and thereafter retained.

Reason: In the interests of protecting wildlife and encouraging biodiversity and pursuant to the requirements of CS12: Green Infrastructure of the Gravesham Local Plan Core Strategy Policy (September 2014).

As aforementioned above, there are various trees, shrubs, climbers, hedges etc. proposed. In addition, the plan shows bird and bat boxes are to be installed, along with a log pile in the communal garden:



It is noted that not all of the proposed planting is native species. The hedging is described as native species, and the Clematis Vitalba and Betula Pendula are described as native species, according to the RHS (<https://www.rhs.org.uk/> .) However, the mix of planting is, on balance, considered to be acceptable. In addition, the bird boxes are considered to be acceptable replacements for the bird nest bricks.

Overall, the biodiversity provision, including a mix of planting, soft landscaping, bird boxes, bat boxes and log pile, provides sufficient measures in the interests of protecting wildlife and encouraging biodiversity in accordance with Policy CS12 of the Gravesham Local Plan Core Strategy (2014). As such, The Local

Planning Authority approve condition 32.

Discharge Condition 32.

Recommendation

Approval of conditions 12, 20, 25, 26, 28, 29, 30 and 32.

Case Officer:	Mrs Lucy Hankin	Team Leader:	Richard Hart
Signed:	L Hankin	Signed:	<i>R Hart</i>
Dated:	4 th February 2025	Dated:	5th February 2025