

Delegated Report

Planning Application

Planning Application No: 20211488

Location: Open Space St Patricks Gardens Gravesend Kent

Description: Application for approval of condition 7 attached to planning permission reference number 20190503 relating to Hard Surface and Boundary Treatments (car park stairs, external entrance stair, levels layout and surface finish).

Applicant: Mr Jason Wild, Westridge Construction Ltd

Submitted Documents/Plans

Application Form;
Covering letter;
Drawing No. SPG-BPTW-01-ZZ-DR-A-4501 Rev C02 – Car Park Stair Detail;
Drawing No. SPG-BPTW-01-ZZ-DR-A-4500 Rev C02 – Entrance Star Detail;
Drawing No. WG1264/221 Rev C02 – Surface Finishes; and
Drawing No. WG1264/202 Rev C02 – Levels Layout.

Relevant Planning History

20190503 - Erection of one, four-storey flat block with ancillary spaces, associated car parking, landscaping and improvements to existing children's playground. The flat block will contain a total of 23 affordable units including 7 no. x 1 bedroom rented flats and 16 no. x 2 bedroom rented flats. **Permitted 27.09.2019**

20200767 - Application for the approval of condition 4 attached to planning permission reference number 20190503 relating to the submission of a scheme for sustainable surface water drainage. **Permitted 04.09.2020**

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

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 sustainable development and well-designed places

Consultations, Publicity and Representations

Consultees

GBC - Highways Officer

I have no objections to the choice of materials, but the applicant needs to note that no surface water should discharge onto the highway, so adequate drainage needs to be provided for the dedicated parking area for the new development. It is noted that elsewhere porous paving has been used.

Ward Councillors

No comments received.

Officer's Analysis

Condition 7

Condition 7 relates to hard surfacing and boundary treatments and states the following;

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,*
- *proposed finished levels and contours,*
- *hard surface finishes to the vehicle parking areas, pedestrian accesses, private gardens and amenity areas;*
- *details of any retaining walls, steps, railings, walls, fencing, gates or other supporting structures*
- *details of the pedestrian access and circulation areas*
- *minor structures such as play equipment, log piles, and any proposed seating.*

The following information has been submitted to discharge condition 7:

- Application Form;
- Covering letter;
- Drawing No. SPG-BPTW-01-ZZ-DR-A-4501 Rev C02 – Car Park Stair Detail;
- Drawing No. SPG-BPTW-01-ZZ-DR-A-4500 Rev C02 – Entrance Star Detail;
- Drawing No. WG1264/221 Rev C02 – Surface Finishes; and
- Drawing No. WG1264/202 Rev C02 – Levels Layout.

A site visit was undertaken on 20th December 2021 where it was clear that works had commenced on surface treatment, retaining walls etc prior to condition 7 being discharged. This is shown on the below photographs.



GBC - Highways Officer raises no objection to the proposal but states no surface water should discharge onto the highway. Surface water drainage has been addressed through application 20200767 (sustainable surface water drainage).

The works which have been undertaken are in accordance with the submitted details and no further information is required

Conclusion

Sufficient information has been submitted to discharge condition 7 and no further information is required.

Recommendation

Approval of Condition 7 attached to 20190503.

(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:	13th January 2022	Dated:	14 January 2022

Gravesham Borough Council