

Delegated Report

Planning Application

Planning Application No: 20211257

Location: Open Space St Patricks Gardens Gravesend Kent

Description: Application for approval of condition 13 attached to planning permission reference number 20190503 relating to refuse arrangements.

Applicant: Mr Jason Wild, Westridge Construction Ltd

Submitted Documents/Plans

Application form;
Covering letter – dated 6th October 2021;
SPG-BPTW-XX-XX-ST-A-5900-C01-A5 Rev C01 – Refuse Strategy;
Drawing No. SPG-BPTW-02-00-DR-A-5901-C01-A5 Rev C01 - Ground Floor Plan;
Drawing No. SPG-BPTW-02-01-DR-A-5902- C01-A5 Rev C01 – First Floor Plan;
Drawing No. SPG-BPTW-02-02-DR-A-5903-C01-A5 Rev C01 – Second Floor Plan; and
Drawing No. SPG-BPTW-02-03-DR-A-5904- C01-A5 Rev C01 – Third Floor Plan.

Relevant Planning History

20190833 – Demolition of 6 garages on Rembrandt Drive and erection of a 1no. one bedroom bungalow and erection of a terrace of 6no one bedroom bungalows along Constable Road with associated off street car parking and improvements to existing children's playground and amenity space adjacent to Constable Road. **Permitted 06.02.2020**

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS18 – Climate Change
- CS19 - Development & Design Principles

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards

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
- 9 – Promoting Sustainable Development
- 12 – Achieving sustainable development and well-designed places

Supplementary Planning Guidance

- SPG 4 - KCC Parking Standards (2006)

Consultations, Publicity and Representations

Consultees

GBC - Waste & Recycling Manager

I have reviewed the above planning application and I am happy with the refuse and recycling information provided.

The only comment I have is that the developer has to pay for the provision of the bins, this can be arranged by contacting the Council's Waste Management Team.

Officer's Analysis

Condition 13 – Refuse Arrangements

Prior to the first occupation of the development hereby approved details of the refuse arrangements indicated on Drawing No.18-026 D 100 Rev A shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall ensure adequate provision for non-recyclable waste, food waste and recyclable waste and security arrangements for the refuse stores. The approved refuse arrangements shall be provided prior to first occupation of the development and thereafter be retained for such purposes at all times. For the avoidance of doubt this includes the refuse area to serve the existing estate.

The following supporting information has been submitted to

Covering letter – dated 6th October 2021;

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GBC - Waste & Recycling Manager has been consulted and raised no objection to the proposed waste layout/strategy, but points out that developer has to pay for the provision of the bins. The developer is aware of this and no further action is required on this front.

Sufficient information has been submitted to discharge condition 13 and no further information is required to discharge condition 13.

Discharge Condition 13.

Recommendation

Approval of condition 13

(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:	1st November 2021	Dated:	03 November 2021

Gravesham Borough Council