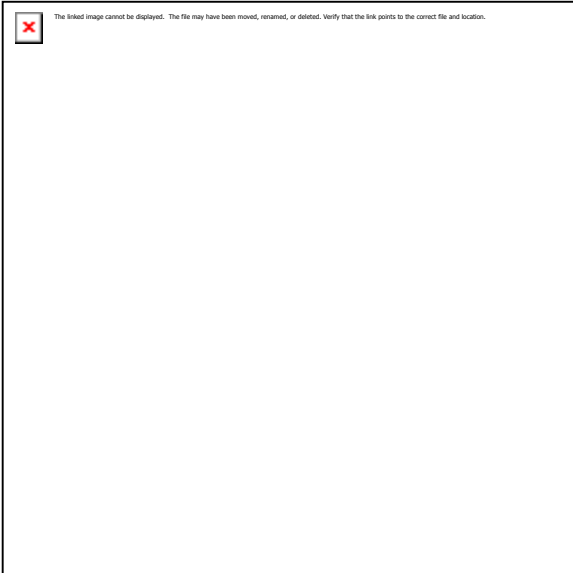




Delegated Report

Planning Application

Planning Application No: 20220293

Location: Land At 270-340, Valley Drive, Gravesend, Kent.

Description: Application for approval of condition 10 attached to planning permission reference number 20190155 relating to details of the parking spaces.

Applicant: Mr Jason Wild

Submitted Documents/Plans

Application form;
Covering Letter
Car Parking Strategy;
Drawing No. 17-313 / L(00) 001 – Rev A; and
Drawing No. VDR-BPTW-04-00-DR-A-5601 Rev C01 – Parking Strategy.

Relevant Planning History

20190155 - Demolition of four, two-storey existing flat blocks consisting of 36 bedsits, as well as associated outbuildings, enclosures and garage structure; redevelopment of the site to provide two, two and three storey blocks with ancillary structures, associated car parking, landscaping and new access from Valley Drive. The blocks will contain a total of 48 affordable units including 32 x 1 bedroom rented flats for over 55's, as well as 16 general needs flats. - **Permitted 6.2.2020**

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development

- CS11 - Transport
- CS12 – Green Infrastructure
- 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 Transport
- 12 – Achieving sustainable development and well-designed places

Supplementary Planning Guidance

- SPG4 – Vehicle Parking Standards

Consultations, Publicity and Representations

GBC – Highways Officer

This proposal requires careful consideration as it does not conform to existing supplementary guidance adopted by Gravesham Borough Council.

SPG4 requires parking spaces to be 2.5m x 5m and not 2.4 metres x 4.8 metres as proposed here. However, the 2.4m x 4.8m parking space is nationally recognised and indeed is still used by Kent County Council in some of its guidance, therefore whilst it is not the preferred size it is the minimum acceptable size when the parking space is perpendicular to the access. Unfortunately the same is not true when the parking is parallel to the access aisle as additional space is required with the parking space and its neighbours to provide for vehicle manoeuvring. In this case the space needs to be 6 metres long and as such only 23 ordinary unallocated will be achievable and not the 25 suggested. However, it is doubtful that every household would have access to a vehicle and this reduction should be possible. It is suggested that the applicant will need to carefully manage the occupancy of the flats to ensure that the provided car parking is not put under stress.

Officer's Analysis

Condition 10

10. *Prior to the first occupation of the development hereby approved the vehicle parking areas shown on Drawing No.17-313/L(00)010 Rev C have been formed, surfaced, drained and marked out in accordance with a scheme first to be submitted to and approved in writing by the Local Planning Authority. Thereafter, notwithstanding the provisions of the Town and Country (General Permitted Development) (England) Order 2015 (as amended), or any provision equivalent to it in any statutory instrument revoking and re-enacting that Order, with or without modification, no development shall*

be carried out on the site in such a manner or in such a position as to preclude the use of or access to the reserved vehicle parking and turning areas.

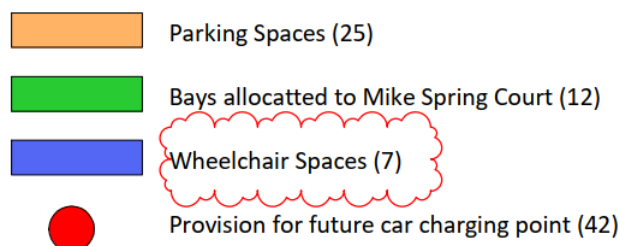
The following information has been submitted to discharge Condition 10:

Application form;
Covering Letter;
Car Parking Strategy;
Drawing No. 17-313 / L(00) 001 – Rev A; and
Drawing No. VDR-BPTW-04-00-DR-A-5601 Rev C01 – Parking Strategy.

The proposed development includes 42 parking spaces which are broken down into the following:

Total number of parking spaces: 42

KEY



The car park layout and amount of spaces were agreed at the approval stage and the purposes of this condition was to ensure the vehicle parking areas shown on Drawing No.17-313/L(00)010 Rev C have been formed, surfaced, drained and marked out in accordance with details approved by the LPA.

Concern has been raised from GBC – Highways Officer on the size of some spaces. However these spaces were agreed when 20190155 was approved.

GBC Highways Officer does not object in summary stating the following:

However, it is doubtful that every household would have access to a vehicle and this reduction should be possible. It is suggested that the applicant will need to carefully manage the occupancy of the flats to ensure that the provided car parking is not put under stress.

As this scheme will provide Council Housing accommodation the parking strategy is dealt with by Condition 11 which states;

11. *Prior to the first occupation of the development hereby approved the development shall not be occupied until a strategy for the allocation and safeguarding of parking spaces for the occupiers of the development has been submitted to and approved in writing by the Local Planning Authority. The approved strategy and measures to safeguard the use of the spaces shall be implemented and maintained thereafter. For the avoidance of doubt this should include disabled parking spaces*

In summary it is considered that information which has been submitted clearly indicates the location and size of all parking spaces with appropriate marking and shown below. No further information is required and details of surface treatment is dealt with by condition 8 (Hard Surface and Boundary Treatment)



No conflict with local and national planning policy.

Conclusion & Recommendation

Discharge Condition 10

(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:	19 th April 2022	Dated:	20 April 2022