



Delegated Report

Discharge of condition

Planning Application No: 20240288

Location: Unit C Imperial Retail Park Thames Way Gravesend

Description: Application for the approval of condition 3 attached to planning permission reference number 20231078 relating to details of secure, covered cycle parking facilities for a minimum of 10 cycles.

Applicant: Box+III Gravesend Limited, C/O Agent

Site Visit Date: 16 May 2024

Submitted Documents/Plans

Application form for approval of details reserved by condition;
Drawing no. 2024/SP/IRP Proposed site plan;
Drawing no. 1176 rev A Proposed layout;
Drawing no. 1326 Proposed elevations;
Site location plan; and
Letter dated 25 March 2024 from the agent.

Relevant Planning History

Reference	Description	Decision	Decision Date
20231078	Change of use of ground floor from non-food retail to retail sale of food and ancillary non-food goods and installation of plant.	Permitted	18.01.2024

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)

- T1 – Impact of Development on Highway Network
- P3 – Vehicle Parking Standards
- P5 – Exceptions to the Vehicle Parking Standards – Change of Use of Buildings

Paragraph 33 of the NPPF (2023) 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 (2023), the Council will also seek to replace these.

National Planning Policy Framework (2023)

- Section 2 – Achieving Sustainable Development
- Section 9 – Promoting Sustainable Transport
- Section 12 – Achieving well-designed and beautiful places

Supplementary Planning Guidance

- SPG 4 - KCC Parking Standards (2006)

Consultations, Publicity and Representations

KCC - Highways & Transportation

Initial response:

I refer to the above discharge of conditions application that has been submitted in respect to condition 3, secure, covered cycle parking facilities, of planning application reference 20231078.

I am pleased to note that details have been provided regarding the proposed bicycle storage. Secure, covered cycle storage is to be provided for ten cycles, which meets our requirements and is therefore acceptable. The location of the cycle storage should also be shown on a site plan.

I look forward to additional information being provided, to assist me in determining this application from a highway perspective.

Second response:

Thank you for the plan which shows the location of the cycle storage. Nothing further is required from us.

Officer's Analysis

Planning permission reference 20231078 was granted for the change of use of the ground floor from non-food retail, to the retail sale of food and ancillary non-food goods and the installation of plant, at the application site. This application seeks to discharge condition 3 of that permission.

Condition 3 reads as follows;

3. Within six months of the commencement of the development, details of secure, covered cycle parking facilities for a minimum of 10 cycles shall be submitted to and approved in writing by the Local Planning Authority. The approved cycle storage shall be installed within six months of the details being agreed and thereafter be retained permanently.

Reason: To ensure adequate cycle storage provision at the application site and in accordance with Policies CS11 and CS19 of the Gravesham Local Plan Core Strategy (2014).

The application details include the provision of a cycle shelter with a biodiverse green roof, capable of accommodating 10 bicycles.

Design, Character and Appearance

The proposed development would be relatively small and would not look out of place in the surrounding car park environment. The proposal would result in the loss of a small area of land that is currently landscaped but the proposed green roof would assimilate well into the surrounding area.

Overall, the proposed development would be appropriate in terms of design and would comply with Policy CS19 of the Gravesham Local Plan Core Strategy (2014).

Highways and Parking

The proposed development would provide secure and covered storage for ten cycles and would be appropriately located for access by cycle users. KCC Highways & Transportation have advised that the proposal meets their requirements. Overall, the proposal would be in line with Policies CS11 and CS19 of the Gravesham Local Plan Core Strategy (2014) and Saved Policies T1 and P5 of the Gravesham Local Plan First Review (1994).

Biodiversity

The proposal would result in the loss of a small area of land that is currently overgrown with low level plants but the proposed green roof would reduce any adverse impacts to biodiversity. As such, the proposal would not be detrimental to biodiversity and would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy (2014).

Conclusion & Recommendation

The cycle storage details submitted in relation to planning permission reference 20231078 are acceptable and as such, condition 3 can be discharged.

(For detailed informatives, see draft Decision)

Case Officer:	Mrs Kelly Joyce	Team Leader:	Richard Hart
Signed:	<i>K Joyce</i>	Signed:	<i>R Hart</i>
Dated:	16th May 2024	Dated:	28th May 2024