



Delegated Report

Planning Application for Approval of Details

Planning Application No: 20240872

Location: Land At St Columbas Close Gravesend Kent

Description: Application for the approval of condition 15 attached to planning permission reference number 20221179 relating to Hard Surface and Boundary Treatments.

Applicant: Mr Sam Duckett

Submitted Documents/Plans

Planning Application Form;
Drawing No. L1007D01 – Sections – Detail 01;
Drawing No. L1007D02 – Sections – Detail 02;
Drawing No. L1007D03 – Sections – Detail 03;
Drawing No. L1007D04 – Sections – Detail 04;
Drawing No. L1007D05 – Sections – Detail 05;
Drawing No. L1007D06 – Sections – Detail 06;
Drawing No. L1007D07 – Sections – Detail 07;
Drawing No. L1007L04 Rev A – General Arrangement Plan;
Drawing No. L1007L06 – Play and Fitness Areas; and
Drawing No. L1007L07 – Pedestrian Access & Circulation.

Relevant Planning History

There have been a number of conditions applications relating to the same permission, however the following is the relevant planning permission to which this current application directly relates.

Reference	Description	Decision	Decision Date
20221179	Demolition of Nos. 1-12 St Patricks Gardens. Nos. 36-41 St Patricks Gardens and Nos. 28-42 even nos. only St Columbas Close, and the caretakers facility. Erection of 2no. 2 storey buildings, 1no. 3 storeys building and 1no. part 3 and part 4 storey building; to provide 46 residential dwellings (Class C3) residential use, with associated vehicle and pedestrian access, amenity space with hard and soft landscaping, car and cycle parking, refuse and recycling storage provision, and other associated works.	Permission	06.04.2023

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

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards

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 4 – Decision-making
- Section 11 – Making effective use of land
- Section 12 – Achieving well-designed and beautiful places

Supplementary Planning Guidance

- 2 - Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020;
- Technical Housing Standards – nationally described space standard (2015);

Consultations, Publicity and Representations

Consultees

Formal consultation is not required, however the following responses have been received;

KCC – Flood and Water Management

We have no further comment to make on this proposal as this condition does not relate to SUDS.

GBC – Waste Services

The road services should follow the standard public highway specifications. From the plans, it appears that there is sufficient space for the collection vehicle to access and manoeuvre.

Officer's Analysis

Hard Surface and Boundary Treatments

Condition 15

15. Prior to any part of the permitted development being occupied or used, 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. For the avoidance of doubt the details shall include the following:

- 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 approved works shall be completed in accordance with the approved details prior to first occupation of any of the residential units 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 and Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014) and saved Policy T5 of the Gravesham Local Plan First Review (1994).

The following information has been submitted to discharge condition 15.

Planning Application Form;

Drawing No. L1007D01 – Sections – Detail 01;

Drawing No. L1007D02 – Sections – Detail 02;

Drawing No. L1007D03 – Sections – Detail 03;

Drawing No. L1007D04 – Sections – Detail 04;

Drawing No. L1007D05 – Sections – Detail 05;

Drawing No. L1007D06 – Sections – Detail 06;

Drawing No. L1007D07 – Sections – Detail 07;

Drawing No. L1007L04 Rev A – General Arrangement Plan;

Drawing No. L1007L06 – Play and Fitness Areas; and

Drawing No. L1007L07 – Pedestrian Access & Circulation.

The proposed general layout plan and schedule, together with the detailed sections, play and fitness area and pedestrian access and circulation provides sufficient detail to address Condition 15:



The proposed hard landscaping shown on the submitted plans provide a good mix of materials and type to differentiate between the various areas, creating interest and suitability for their use and are considered to be acceptable for the development approved and within the setting and character of the area as a whole.

No further information is required and condition 15 can be discharged.

Conclusion Recommendation

Sufficient information has been submitted to discharge conditions 15 planning approval 20221179.

Recommendation

ADET - Approval of Details

(For detailed conditions / reasons for refusal and informatives, see draft Decision)

Case Officer:	Ms Amanda Cue	Team Leader:	Richard Hart
Signed:	<i>A Cue</i>	Signed:	<i>R hart</i>
Dated:	19th November 2024	Dated:	20th November 2024