



Delegated Report

Post Planning Committee

Application no:	20220728
Location:	Former Guru Nanak Darbar Gurdwara, Clarence Place, Gravesend, Kent.
Description:	Conversion of existing building to accommodate 14 residential apartments with ancillary cycle and bin storage facilities.
Applicant:	Mr Jack Rai, Guru Nanak Darbar Gurdwara Gravesend

Reason for Report

The purpose of this report is to document the discussions that may have taken place between the agent and the Local Planning Authority (LPA) since the Planning Committee resolution on 26th October 2022;

Resolved that application 20220728 be DELEGATED to the Service Manager (Planning) in consultation with the Chair and Vice Chair, to grant permission subject to planning conditions and the completion of a section 106 legal agreement.

The report will outline the discussions which took place with the Agent, Chair of the Planning Committee and legal representatives involved in agreeing the planning conditions and the S.106 agreement.

Application Background

A full planning application was submitted by Guru Nanak Darbar Gurdwara Gravesend on 4th July 2022 for the conversion of existing building to accommodate 14 residential apartments with ancillary cycle and bin storage facilities.

The application went before Planning Committee on 26 October 2022 where the following resolution was agreed;

Resolved that application 20220728 be DELEGATED to the Service Manager (Planning) in consultation with the Chair and Vice Chair, to grant permission subject to planning conditions and the completion of a section 106 legal agreement.

Planning Policy

Since 26 October 2022 Planning Committee the following planning policy changes at a local and national level are of note.

There is an open consultation for Levelling-up and Regeneration Bill: reforms to national planning policy <https://www.gov.uk/government/consultations/levelling-up-and-regeneration-bill-reforms-to-national-planning-policy>

This consultation is running until 2 March 2023 but does not impact on the policy implications for this

current live application.

In summary there have been no changes within planning policy or the GPDO which warrant this proposal being revisited, substantially reconsidered or being reported back to the planning committee.

Planning Conditions

As per the decision, the draft planning conditions and informatives were shared with the Chair of the Planning Committee. The conditions were largely the same as those outlined in the committee report with a few minor changes to improve consistency. Matters raised at committee related to building control implications of conditions for trickle vents were reviewed and clarified. The Building Control regime allows for heritage considerations to be taken into consideration, as such there is no need to revisit conditions to allow for trickle vents.

Confirmation from the Chair and Vice Chair on 30th January 2023 that the suggested planning conditions were acceptable.

In accordance with The Town and Country Planning (Pre Commencement Conditions) Regulations 2018 and paragraph 19 of the Planning Practice Guidance the Local Planning Authority agreed via email with the agent on 30th January 2022 to the pre-commencement conditions.

Section 106 Agreement

Planning obligations under Section 106 of the Town and Country Planning Act 1990 (as amended) commonly known as S.106 agreements, are a mechanism that we as a Council often use to secure financial contributions or other forms of mitigation to make a proposal acceptable.

The heads of terms were committee report when the application was reported to Planning Committee on 26 October 2022. The Head of Terms for the S.106 are as follows;

Obligation	Sum
Secondary School	£12,485
Libraries	£609.95
Adult Education	£180.62
Youth Services	£720.50
Social Services	£1615.68
Gravesham Leisure Services	£18,108
SAMMS	£3862.32
Total Figure:	£37,582.07
Trigger Point	Prior to Occupation

Gravesham's legal shared service were instructed on 31st October 2022 and have been working to secure the above contributions.

All of the contributions have been secured as initially requested and the S.106 has been signed.

Additional Third Part Comments

The LPA has received no additional 3rd party comments since 26th October 2022 Planning Committee meeting.

Procedural Note

Under the provisions of the Town and Country Planning (Development Management Procedure) Order 2015, an extension of time to determine the application was agreed between parties up to and including the 1st February 2023.

Recommendation:

Permission subjection to the agreed planning conditions and completed S.106 agreement.

See draft Decision

Case Officer:	Richard Hart	Team Leader:	Shazad Ghani
Signed:	<i>R Hart</i>	Signed:	<i>S.Ghani</i>
Dated:	31st January 2023	Dated:	1st February 2023