

Delegated Report

Full Planning Application

Application No:	20221098
Location:	Metropolitan Police Specialist Training Centre, Mark Lane, Gravesend, Kent, DA12 2HN
Description:	Erection of a new single storey mezzanine floor at their site, this is for a cold store only and will not be occupied.
Applicant:	Katie Pinkerton, Bouygues E&S UK Ltd
Site Visit:	N/A Desktop Assessment

Submitted Documents/Plans

Application Form - dated 12/10/2022;
Design and Access Statement - dated 09/09/2022;
Ordnance Survey Site Location Plan as Existing (scale - 1:2500);
Ordnance Survey Site Location Plan as Proposed (scale - 1:2500);
Ordnance Survey Block Plan as Existing;
Ordnance Survey Block Plan as Proposed;
Drawing no. GR-A1-MM-01 - Rev.00 - Floor Plans and Elevations as Existing;
Drawing no. GR-A1-MM-02 - Rev.00 - Floor Plans and Elevations as Proposed;
Drawing no. GR-A1-MM-05 - Rev.00 - Site Plan as Existing;
Drawing no. GR-A1-MM-06 - Rev.00 - Site Plan as Proposed.

Relevant Planning History

No relevant planning history.

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

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)

- Section 2 - Achieving Sustainable Development
- Section 12 - Achieving Well-Designed Places

Supplementary Planning Guidance

- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

Consultees

Local Ward Councillors - No comment received.

Neighbouring properties

A notice was displayed on site 24th November 2022.

In addition, three surrounding properties were consulted and no comments were received. The consultation period expired 16th December 2022.

Officer's Analysis

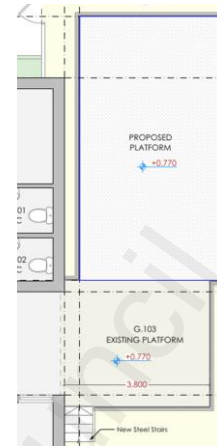
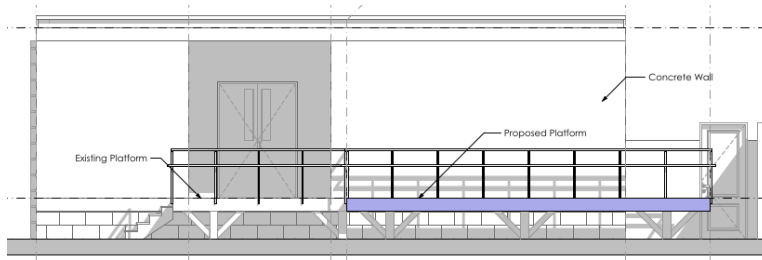
The site has been in use as a public order and firearms training facility since the circular 18/84 consultation procedure under application reference 19960086 - as the Metropolitan Police were then under direct control of the Home Office and the proposal was deemed to have been a Crown use of the land. However, the status of the Metropolitan Police has changed with the establishment of the Greater London Authority. Therefore, all development on site since 1999 has been subject to a formal planning application.

The application site is within the urban area of Gravesend but adjacent to the Green Belt. See below extract from the Local Plan Proposals map.



Proposed Development

This application proposes the erection of a mezzanine platform extension for use as a cold store. The extended platform will adjoin an existing structure and will be used as a cold store.



The platform will have a height of 0.77m, a depth of 6.9m and a width of 3.7m. It will be constructed using

Design, Character and Appearance

The proposed mezzanine platform extension is a minimal development and will have not be visible from any public vantage point. It will extend an existing structure on the site and therefore is considered to be acceptable in terms of design, in accordance with Policy CS19 of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (NPPF) (2021).

Amenity

There are no impacts on the amenity as a result of the proposed development.

Any Other Material Planning Considerations

Impact on the Landscape - In addition to being inset from the Green Belt, the site is located within the Shore and Higham Marshes Landscape Character Area. This area is characterised by an open flat grazing marsh with a network of meandering waterways and ditches. There is a distinct lack of development or roads in the marshes and extensive views across the area and out onto the River Thames.

Policy CS12 (LPCS) seeks to protect the Green infrastructure within the Borough and states at 5.7.26 the overall landscape character and valued landscapes will be conserved, restored and enhanced.

Due to the isolated nature of the site and the use of the site being lawful since 1996 there will be no adverse impact on the amenity of surrounding properties. Therefore, the proposed development is in accordance with Policy CS12 (LPCS).

Conclusion

The application has been fully considered and is in accordance with local and national planning policy.

The proposed mezzanine platform will extend an existing platform, with the same design. It will not be visible from any public vantage point and is a minor development, safeguarding amenity, not impacting on highways or the landscape.

Therefore, it is recommended that permission is granted subject to conditions.

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mr Ethan Bonthron	Team Leader:	Richard Hart
Signed:	<i>Ethan Bonthron</i>	Signed:	<i>R Hart</i>
Dated:	9 th January 2023	Dated:	9 th January 2022