



Delegated Report

Approval of Details Application

Planning Application No: 20240383

Location: Ascot Arms Central Avenue Gravesend Kent

Description: Application for the approval of conditions 18 (Car Parking Management Plan); 19 (Cycle Parking Provision & Retention) and 21 (Travel Plan) attached to planning permission reference number 20220207.

Applicant: Avery Healthcare Group

Planning permission for 'Demolition of the existing former public house building and redevelopment to provide a new 62 bed care home (Use Class C2) in a three-storey building together with associated access, car and cycle parking, structural landscaping and amenity space provision' was granted on 13 July 2022 under application reference 20220207. This was subject to a number of conditions including condition no. 18, 19 and 21 which this application seeks to discharge.

Submitted Documents/Plans

Application Form
AL(9)909 Rev. C – Car Park Management Plan
A202043 AL(9)904 D – Proposed Cycle Stores, Visitors and Staff
Email received 24/06/24 responding to KCC Highway queries
Travel Plan (Rev D)

Superseded Documents:

~~Travel Plan~~
~~Travel Plan~~
~~AL(9)909 Rev. A – Car Park Management Plan~~
~~AL(9)909 Rev. B – Car Park Management Plan~~

Relevant Planning History

Reference	Description	Decision	Decision Date
20220207	Demolition of the existing former public house building and redevelopment to provide a new 62 bed care home (Use Class C2) in a three-storey building together with associated access, car and cycle parking, structural landscaping and amenity space provision.	Permitted	13.07.2022

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- Core Strategy Policy CS01: Sustainable Development
- Core Strategy Policy CS11: Transport

- Core Strategy Policy CS19: Development and Design Principles

Gravesham Local Plan: First Review (1994)

- Policy T5: New Accesses onto Highway Network
- Policy 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 8: Promoting healthy and safe communities
- Section 9: Promoting Sustainable Transport
- Section 12: Achieving well-designed places

Supplementary Planning Guidance

- Kent Design Guide (SPG 5 published December 2005, adopted July 2006)
- Kent Vehicle Parking Standards (SPG 4 published in 2003 and adopted in 2006)

Consultations

KCC Highways

Received on 01/08/24:

Thank you for your consultation in relation to the above planning application. I have the following comments to make with respect to highway matters :-

Based on the information provided we are satisfied that this application meets the requirements as outlined in Condition 18 and Condition 19 and would raise no objection on behalf of the highway authority.

Received on 08/07/24

Thank you for your consultation in relation to the above planning application. I have the following comments to make with respect to highway matters :-

Having reviewed the clients response from my last correspondence:

Condition 18: I would still like to see more details regarding the actual management of the car park , for example when there is a shift change meaning more staff than normal at one time including visitors what is proposed to manage this ? As part of management of the car park what other options are there in the area should all the spaces be taken?

Condition 21:

Section 5 - There did not appear to be a link to the bus provider website as stated in your response please update.

Section 6 - Obligations - With regards to the timescale's please amend the wording I understand that the care home may not be fully occupied for up to a year however the Travel Plan should be adhered to and implemented upon occupation to ensure that good practice is followed from the start.

Please also ensure the Travel Plan is updated once a Travel Plan coordinator has been appointed.

Received on 20/06/24:

Thank you for your consultation in relation to the above planning application. I have the following comments to make with respect to highway matters :-

Condition 18: I would like to see more information included in the Car Parking Management Plan to include details on how the spaces are going to be managed between staff and visitors especially through shift changes or visiting times .What alternatives are available in the surrounding area?

Condition 21:Travel Plan I would still like to see the following included?

Section 5.0 - Public Transport

Bus Services - Please Attach a link to the bus providers website for destination, ticketing and real time information.

Section 6.0 Objectives

I would like to see a change to the timescale's for the following objectives as I believe to get the best practice from the start information should be given to staff and visitors upon occupation and not within 2 months of occupation as patterns may have already been established in 2 months, these include objectives for Car Sharing Scheme, Car Parking Allocation and Plan, Travel Notice Boards and visitor guidance.

I would also like to see the document updated with details of the name and contact details for the Travel Plan Coordinator once appointed.

Received on 10/05/24

Thank you for your consultation in relation to the above planning application. I have the following comments to make with respect to highway matters :-
With regards to:

Condition 18: I would like to see more information included in the Car Parking Management Plan to include details on how the spaces are going to be managed between staff and visitors. Will there be priority parking for those car sharing ? What alternatives are available in the surrounding area?

Condition 19 : I have no objections to the information supplied for Cycle Parking provisions and retention.

Condition 21:Travel Plan I would like to see the following included?

Section 5.0 - Public Transport

Bus Services - Please include the exact proximity to the closest bus stops. Please State the destinations for bus routes 455 and 483. Attach a link to the bus providers website for destination, ticketing and real time information.

Rail : Please include exact proximity of the closest train stations along with details of destinations and website for Train provider for ticketing and real time information.,

I would like to see a change to the timescale's for the following objectives as I believe to get the best practice from the start information should be given to staff and visitors upon occupation and not within 3 months of occupation as patterns may have already been established in 3 months, these include objectives for Car Sharing Scheme, Car Parking Allocation and Pla, Travel Notice Boards and visitor guidance.
I would also like to see the document updated with details of the name and contact details for the Travel Plan Coordinator once appointed.

Officer's Analysis

Condition 18 is as follows:

Car Parking Management Plan

18. A Car Parking Management Plan shall be submitted to and approved by the Local Planning Authority prior to the first occupation of the building hereby permitted. The Car Park Management Plan should contain as a minimum, the number, location and allocation of bays (including electric vehicle charging allocation), management, including 'right to park' scheme, parking restrictions, visitor parking, accessibility and parking for delivery vehicles, minibuses and emergency services, monitoring and enforcement procedures, and on-street parking deterrents. The measures within the approved Car Park Management Plan shall be implemented and adhered to in perpetuity unless any variation is agreed in writing by the Local Planning Authority through any submission pursuant to this condition.

Reason: In the interests of highway safety and pedestrian safety and having regard to Policy CS11: Transport, of the Gravesham Local Plan Core Strategy (September 2014), saved Policy P3 of Gravesham Local Plan First Review (1994) and the adopted vehicle parking standards (SPG 4).

The car parking management plan details the provision of 20 car parking spaces with spacing for deliveries and ambulances also provided. 2 of the 20 spaces provided are designated as disabled parking spaces and 2 spaces would have EV charging capability. All spaces would have ductwork for ev charging to enable possible future expansion of ev charging availability. is also a spec

Assessment of details submitted to discharge condition 18

The current car parking management plan provided shows spaces for 20 vehicles, with access from Ascot Road. There is also a specified, deliveries and ambulance area. Initial comments from KCC Highways requested further details about parking management during shift changes and further options if all car parking spaces are taken. The plans were amended by the agent and further details provided which details that staff members travelling in by car would arrive at staggered times, there are no set visiting times, which would reduce intensification of required parking provision at certain times of the day. The agent has confirmed that there are no alternative parking areas in the surrounding area but the aforementioned staggered arrival times would remove the need for further parking provision. KCC Highways have raised no objections to the discharge of this condition based on the current plans and details submitted.

Condition 19 is as follows:

Cycle Parking Provision and Retention

19. Prior to the first occupation of the development hereby approved and notwithstanding the details shown on the approved plans full details of the cycle storage facilities shall be submitted to and approved in writing by the Local Planning Authority. The storage facilities should be secure and weatherproof and well-lit, and the details shall show that there is adequate provision for staff to shower, change and suitably store wet clothes. The approved cycle facilities shall be provided prior to first occupation of the development and thereafter be retained for such purposes at all times.

Reason: To encourage the use of a sustainable and environmentally acceptable mode of transport, and in accordance with Gravesham Local Plan Core Strategy Policy CS11: Transport, Policy CS19: Development and Design Principles and the adopted vehicle parking standards (SPG 4).

Assessment of details submitted to discharge condition 19

The details provided to discharge this condition shows the position of two cycle stores with a canopy structure, each accommodating 10 spaces, totalling provision of 20 cycle spaces. Floor plans are also provided showing available shower and change facilities. KCC Highways have raised no objection to the discharge of this condition. It is considered that there would be suitable facilities provided for cycle parking

provision and retention.

Condition 21 is as follows:

Travel Plan

21. Notwithstanding the details in the Framework for Green Travel Plan (February 2021) accompanying the application, no part of development shall be brought into use until a full and final workplace Travel Plan, detailing the measures designed to help and thereafter maintain a modal shift in favour of reduced reliance on private car usage for travel to and from the development, has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall include, amongst other things, the appointment of a Travel Plan Co-ordinator, objectives and modal-split targets, a programme of implementation and provision for monitoring, review and improvement. All elements of the Travel Plan shall continue to be implemented at all times following its approval for as long as any part of the development is occupied or used.

Reason: To encourage the use of sustainable and more environmentally acceptable modes of transport, and in accordance with Gravesham Local Plan Core Strategy Policy CS11: Transport and Section 9: Promoting Sustainable Transport of the National Planning Policy Framework (NPPF).

Assessment of details submitted to discharge condition 21

The travel plan confirms that the scheme will include the appointment of a travel co-ordinator. It also details 3 objectives; to minimise single occupant car use for staff and visitors, maximise use of public transport for the journey from/to the care home and encourage walking and cycling from/to work by improving relevant facilities. Each objective includes a timescale for implementation and review. During the progress of this application, KCC Highways requested further details/tweaks to objectives. The changes were made by the planning agent and no objection to the discharge of condition 21 has been received.

Conclusion & Recommendation

The details submitted with this application are considered to be sufficient to discharge conditions; 18, 19 and 21 of planning approval reference; 20220207. The recommendation is therefore to discharge these conditions.

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

Case Officer:	Mrs Lisa Fisher	Team Leader:	Richard Hart
Signed:		Signed:	R Hart
Dated:	20th May 2024	Dated:	5th August 2024