



Delegated Report

Approval of Conditions Application

Application No: 20240470

Location: Former Site Of Fox And Hounds PH, 26 - 27 London Road, Northfleet, Gravesend, Kent, DA11 9JH

Description: Application for approval of condition 3, 7, 8, 9, 15 and 16 attached to planning permission reference number 20220431 relating to a comprehensive Code of Construction Practice covering all environmental impacts of this development (3), additional details (and samples where requested by the Local Planning Authority) of all the external facing materials to be used in the construction of the development (7), details of the proposed hard landscaping to include the proposed surface and boundary treatments, security gates and means of demarcating the car parking spaces (8), details of the proposed soft landscaping to include the provision of native planting and to be informed by the indicative details included on the approved plans (9), details of the refuse arrangements structure indicated Drawing no. 003 - Rev. A (15) and details of the cycle storage racks indicated on Drawing no. 003 - Rev. A (16).

Applicant: Fleet Capital Limited

Submitted Documents/Plans

- Application Form – dated 20 May 2024;
 - Construction Environmental Management Plan (ref. CEMP/F&H/00) – dated 20 March 2024;
 - Schedule of Materials;
 - Drawing no. 001 – Rev. B – Hard and Soft Landscaping Plan;
 - Drawing no. 002 – Rev. B – Waste and Cycle Storage Plan.
- ~~• Drawing no. 001 – Rev. A – Hard and Soft Landscaping Plan – SUPERSEDED;~~
~~• Drawing no. 002 – Rev. A – Waste and Cycle Storage Plan – SUPERSEDED.~~

Relevant Planning History

Reference	Description	Decision	Decision Date
20220431	Erection of a 4-storey building attached to No.25 London Road to provide 2no. 2-bedroom and 7no. 1-bedroom flats; and, erection of a 2-storey detached block to provide 2no. 2-bedroom and 2no. 1-bedroom flats with associated parking, amenity space and waste storage at Fox and Hounds, 26-27 London Road, Gravesend DA11 9JH.	PERMITTED	21.06.2023

Consultations, Publicity and Representations

Consultees

Officer's Analysis

This is an application for the approval of the following conditions attached to planning permission reference 20220431, relating to:

- Code of Construction Practice (3)
- External Facing Materials (7)
- Hard Landscaping (8)
- Soft Landscaping (9)
- Refuse Storage (15)
- Cycle Storage (16)

Condition 3 states the following:

3. *No development shall take place until a comprehensive Code of Construction Practice covering all environmental impacts of this development is provided by the applicant and submitted for approval to the Local Planning Authority. The approved scheme shall include details of hours of work during the construction period, delivery times for materials, parking of vehicles of site personnel and visitors, loading and unloading of plant and materials, storage of materials and wheel washing proposals; the development hereby permitted shall be carried out in accordance with the approved Code of Construction Practice.*

This condition was attached to ensure that the development does not impact on the highway and to minimise any impact on residential amenity.

The condition requires the following details to be confirmed in the Code of Construction Practice:

Hours of Work	• Monday-Friday – 9am to 5pm • Saturdays – 9am to 1pm • Sundays/Bank Holidays – No works
Delivery Times	<u>Large Deliveries</u> • Monday-Friday – 10am to 2pm • Saturdays – 10am to 12pm The large construction materials are to be mechanically lifted from the delivery area (the carpark entrance) onto the site. The vehicle movements will be managed by a traffic marshal. <u>Small Deliveries</u> • 1-2 per week The smaller deliveries will be offloaded in the carpark within the site. Section 5.2 of the CEMP sets out a schedule of planned deliveries.
Parking of Vehicles	One on site parking space is to be made available for construction staff to use for short periods. All remaining staff are encouraged to travel by public transport.

Storage of Materials	Materials will be stored on site in two places as shown on the site set-up plans. One location is an open storage to the north of the site (behind the terrace of properties fronting London Rd) and a storage container to the south of the site.
Wheel Washing	To be provided on site at the gate access point on Rural Vale, which ensures that no vehicles existing the site take mud or debris onto the local highway network. Wheel washing will be provided in the form of a portable automated high-pressure wheel washer with motion sensors for water conservation.

The Construction Environmental Management Plan submitted, also includes details relating to:

- Site set up plans
- Environmental issues
 - Erosion/sediment control
 - Water quality
 - Air quality (dust)
 - Noise
 - Hazardous substances
 - Contamination
 - Waste management
 - Landscaping works
 - Non-road mobile machinery

Although these details are not required in the condition, the CEMP is comprehensive and proposes acceptable mitigation measures for the above listed points.

Overall, the details provided are adequate to discharge the condition.

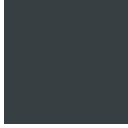
Condition 7 states the following:

- 7. Prior to any above grounds works and notwithstanding the details shown on the approved plans and application form, additional details (and samples where requested by the Local Planning Authority) of all the external facing materials to be used in the construction of the development hereby permitted, including details of all windows, doors and other openings, shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details before the first occupation of the development.*

This condition was attached to ensure that the development maintains the character and appearance of the area and to achieve a satisfactory visual relationship with existing development in the wider area.

The application has been supported by a schedule of materials, which sets out the following:

	Materials	
Roof	Sand Toft – interlocking roof tile Colour – Grey/Dark Grey	

Walls	Travis Perkins – Ibstock Brick Multi Cream Stock Colour – Yellow / Cream	
Windows	VELFAC – Zinc-aluminium surface finish Colour – RAL7016 Anthracite Grey	
Doors	Euramax – 6 panel composite door Colour – Grey	

The materials proposed are considered to be acceptable for a modern building and therefore condition (7) can be discharged.

Condition 8 states the following:

8. *Prior to first occupation of any of the development details of the proposed hard landscaping to include the proposed surface and boundary treatments, security gates and means of demarcating the car parking spaces, shall be submitted to and approved in writing by the Local Planning Authority. The approved works shall be completed prior to first occupation of the development and thereafter retained in good order during the lifetime of the development.*

The condition was attached to ensure that the hard surface treatments are at an acceptable standard on completion of the development. The details of the hard surface treatments and screenings provided to support this application are as follows:

Materials	Location	Annotation	
Concrete Block Paving	Shared access / parking area		
Urbex Textured Paving	Paths		
Marshalls Indian Sandstone	Front Entrance to Block A		
Fencing/Boundary Treatments	None shown		

Overall, the details provided for the hard landscaping are considered acceptable and the condition can be approved.

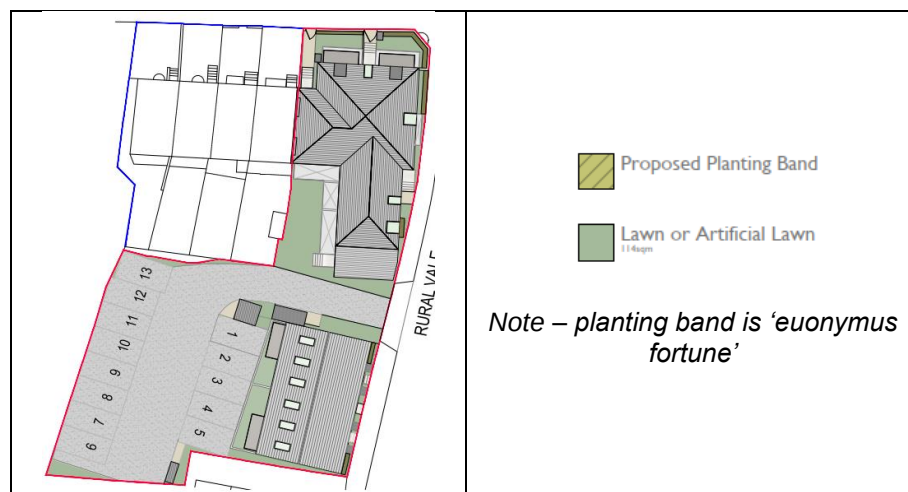
Condition 9 states the following:

9. *Prior to first occupation of any of the development details of the proposed soft landscaping to*

include the provision of native planting and to be informed by the indicative details included on the approved plans, shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter accord with the approved details, and the proposed landscaping scheme shall be fully implemented within one year of first occupation of the building. The soft landscaping shall thereafter be maintained for a period of not less than five years and any trees, shrubs or grassed areas which die, are diseased or vandalised within this period shall be replaced within the next planting season.

This condition was attached to ensure that the landscaping is maintained in the long term in the interests of the visual amenity of the development.

The landscaping plan shows two different planting types, being lawn and euonymus fortune (emerald gaiety). The plan and key are shown below:



The plans detail the aftercare arrangements for the soft landscaping proposed. As such the landscaping plan is acceptable and can be approved.

Condition 15 states the following:

15. Prior to the first occupation of the development hereby approved details of the refuse arrangements structure indicated Drawing no. 003 - Rev. A shall be submitted to and approved in writing by the Local Planning Authority. The approved refuse stores shall be provided prior to first occupation of the development and thereafter be retained for such purposes at all times. Thereafter no development, whether or not permitted by the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended (or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order), shall be carried out that would preclude the use of these buildings for their intended purpose.

The condition was attached to ensure that adequate refuse provision is provided for each dwelling and that the refuse area is secure and in an acceptable location.

The main refuse area is located to the side of Block B with two stores containing 2x2200ltr of bins each, split between refuse and recycling, and a smaller store for food waste (1x40ltr). There are also two smaller stores located to the front of Block A, for use by the two bed flats, which contain 2x180tr refuse/recycling bins and 1x23ltr food waste. The location of the stores are acceptable and bins can either be collected by collection teams or be dragged onto the edge of the highway on collection days. As such, the waste and refused strategy is acceptable and can be approved.

Condition 16 states the following:

16. Prior to the first occupation of the development hereby approved details of the cycle storage racks

indicated on Drawing no. 003 - Rev. A shall be submitted to and approved in writing by the Local Planning Authority. The approved cycle stores shall be provided prior to first occupation of the development and thereafter be retained for such purposes at all times. Thereafter no development, whether or not permitted by the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended (or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order), shall be carried out that would preclude the use of these buildings for their intended purpose.

This condition was attached to ensure that sustainable travel options are available to future occupiers.

The plan demonstrates that a secure cycle storage shelter, with sufficient space to accommodate 20no. cycles. This is acceptable and would deliver one cycle space per dwelling unit.

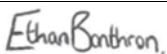
The details submitted are adequate to discharge condition 16.

Conclusion

The Local Planning Authority is satisfied with the details submitted in relation to Code of Construction Practice (3), External Facing Materials (7), Hard Landscaping (8), Soft Landscaping (9), Refuse Storage (15) and Cycle Storage (16). As such it is considered that sufficient information has been submitted in order for the conditions to be discharged

Recommendation

Approval of Details

Case Officer:	Mr Ethan Bonthron	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	18 th July 2024	Dated:	18 th July 2024