

Delegated Report

Planning Application

Planning Application No: 20211255

Location: Open Space St Patricks Gardens Gravesend Kent

Description: Application for approval of condition 9 attached to planning permission reference number 20190503 relating to the parking spaces.

Applicant: Mr Jason Wild, Westridge Construction Ltd

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form;
Drawing No. SPG-BPTW-02-00-DR-A-5601 Rev C02 – Parking Strategy; and
Parking Strategy Statement.

Relevant Planning History

20211258 - Application for approval of condition 17 attached to planning permission reference number 20190503 relating to electric charging points. **Pending consideration.**

20211226 - Application for non-material amendment to planning permission reference number 20190503 to relocate the car park entrance from the south to the north of the site. **Approval of non-material amendment 28.10.2021**

20190833 – Demolition of 6 garages on Rembrandt Drive and erection of a 1no. one bedroom bungalow and erection of a terrace of 6no one bedroom bungalows along Constable Road with associated off street car parking and improvements to existing children's playground and amenity space adjacent to Constable Road. **Permitted 06.02.2020**

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS11 – Transport
- 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 (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)

- 2 – Achieving Sustainable Development
- 9 – Promoting Sustainable Development
- 12 – Achieving sustainable development and well-designed places

Supplementary Planning Guidance

- SPG 4 - KCC Parking Standards (2006)

Consultations, Publicity and Representations

GBC - Highways Officer

The car park layout seems to differ from the original application, in that the access has shifted from the south to the north and the short extension at the cul-de-sac end has been lost. This extension is to ease manoeuvring in to and out of a parking space.

I do not recall an application for this amendment, but I may be mistaken. A particular issue being the visibility at the new access

In terms of the parking strategy I have no objections, but the vehicle charging points should be positioned between the car park spaces rather than central, as this eases access to the equipment and impinges less than the central position on the parking space.

Officer's Analysis

Condition 9

Prior to the first occupation of the development hereby approved the vehicle parking areas shown on Drawing No.18-010 D 010 have been formed, surfaced, drained and marked out in accordance with a scheme first to be submitted to and approved in writing by the Local Planning Authority. Thereafter, notwithstanding the provisions of the Town and Country (General Permitted Development) (England) Order 2015 (as amended), or any provision equivalent to it in any statutory instrument revoking and re-enacting that Order, with or without modification, no development shall be carried out on the site in such a manner or in such a position as to preclude the use of or access to the reserved vehicle parking and turning areas.

For the avoidance of doubt and notwithstanding 20211226 (Application for non-material amendment to planning permission reference number 20190503 to relocate the car park entrance from the south to the north of the site) the location/amount of the spaces are in the same position as Drawing No.18-010 D 010. When the non-material amendment was approved it was made clear that retaining walls hedging (which impact on visibility have not been approved and are reserved by condition. Gravesham Highways officer will then be consulted on the appropriate conditions to ensure highway safety is maintained.

Furthermore, the comments relating to EV charging are being dealt with by 20211258 (Application for approval of condition 17 attached to planning permission reference number 20190503 relating to electric charging points) and the agent has already been asked to address the concerns raised on the location of the charging points.

Turning to the proposed parking strategy as shown on Drawing No. SPG-BPTW-02-00-DR-A-5601 Rev C02 it shows the following which is deemed acceptable.

KEY

 Parking spaces (22)

 Visitor spaces (5)

 Wheelchair space (1)

 Additional spaces for exsiting residents (7)

Conclusion & Recommendation

No further information is required and condition 9 can be discharged.

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

Case Officer:	Mr Richard Hart	Team Leader:	Miss Faye Hobbs
Signed:	<i>R Hart</i>	Signed:	
Dated:	2 nd November 2021	Dated:	03 November 2021