



Delegated Report

Approval of Conditions Application

Application No:	20230053
Location:	Former Site Of 27 Old Perry Street, Northfleet, Gravesend, Kent, DA11 8BT
Description:	**REVISED DESCRIPTION** Application for the approval of conditions 5, 7 and 12 attached to planning permission reference number 20220255 relating to a scheme detailing the proposed soft landscaping (5), details of the refuse arrangements (7) and details for provision of cabling to enable charging facilities to be installed for electric vehicles (12).
Applicant:	Mr Pardip Saron
Site Visit:	N/A Desktop Assessment

Procedural Matters

The original description included condition (6) relating to hard surface treatments and screening by walls, fences or other means, however this condition was approved in application ref. 20220970. The agent was contacted regarding this and agreed to change the description to read as follows:

Application for the approval of conditions 5, 7 and 12 attached to planning permission reference number 20220255 relating to a scheme detailing the proposed soft landscaping (5), details of the refuse arrangements (7) and details for provision of cabling to enable charging facilities to be installed for electric vehicles (12).

Submitted Documents/Plans

- Application Form - dated 23/01/2023;
- Covering Letter - dated 23/01/2023;
- Supplementary Information - Solo Smart Vehicle Charging Data Sheet;
- Drawing no. LR025/08-22/PL - Rev. 1 - Landscape Plan;
- Drawing no. 3405-005 - Rev. E - Site Plan (showing EV charging and refuse areas).
- ~~Drawing no. 3405-005 - Rev. D - Site Plan (showing EV charging and refuse area) - SUPERSEDED.~~

Plan Issue

The plans submitted showed a shared refuse area for both properties, located to the front boundary in a position that would interfere with the proposed soft landscaping and low level planting. The agent was contacted regarding this matter and a revised plan was submitted. The revised plan separated the bin stores for each property and moved them closer to the dwellings, which is considered an acceptable solution and the plans were accepted by the Local Planning Authority.

Relevant Planning History

Reference	Description	Decision	Decision Date
20220255	Erection of 2no semi-detached dwellings comprising of 1no three bed and 1no four bed with associated parking as a replacement of the existing house.	PERMITTED	02.08.2022

Officer's Analysis

This is an application for the approval of conditions 5, 7 and 12 attached to planning permission reference 20220255 relating to soft landscaping, hard landscaping, refuse and electric vehicle charging details.

Condition 5 states the following:

5. *Prior to any part of the permitted development being occupied or used, a scheme detailing the proposed soft landscaping scheme shall be submitted to and approved, in writing, by the Local Planning Authority. The scheme shall then be carried out in full within the first planting season. Any trees or plants that die, are damaged, removed or become diseased within five years from implementation shall be replaced with a similar size and species during the next planting season.*

The condition was attached to ensure that suitable landscaping schedule approved, in order to provide good quality amenity and to secure biodiversity mitigation.

The details of the proposed soft landscaping are outlined on drawing no. LR025/08-22/PL- Rev 1 as well as the table below;

Lawn	Emorsgate (EG22 - strong lawn)
Bushes/Hedging/Shrubs	Hebe Pinguifolia 'Pagel'
	Lavender 'Hidcote'
	Skimmia Japonica
	Pittosporum Tenuifolium
Trees	Pillar Cherry Trees

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

Condition 7 states the following:

7. *Prior to any part of the permitted development being occupied or used, and notwithstanding the details shown on the approved plans, submitted documents and application form, details of the refuse arrangements shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall ensure adequate provision for non-recyclable waste, food waste and recyclable waste and security arrangements for the refuse stores. The approved refuse arrangements shall be provided prior to first occupation of the development and thereafter be retained for such purposes at all times.*

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.

There are separate refuse areas for each property as identified on drawing no. 3405-005 Rev. E. The

refuse areas are located to the side of each dwelling and will have adequate space to accommodate bins. The location of the stores are acceptable and bins can be dragged onto the edge of the highway on collection days, which is a similar strategy used by other properties on the street. The bin store initially conflicted with the landscaping scheme, and so an amendment was sought to resolve this. As such, the waste and refuse strategy is acceptable and can be approved.

Condition 12 states the following:

12. Prior to any part of the permitted development being occupied or used, details for provision of cabling to enable charging facilities to be installed for electric vehicles for the future occupants of the development shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details prior to the first use of the parking court hereby approved to which the cabling and electric vehicle charging applies.

The condition was attached to ensure that electric vehicle charging points are provided for future occupiers of the dwelling to future proof the development.

The plans show that one vehicle charging point will be installed to the front of each property. The charging points will be 'solo smart chargers' for domestic properties and are considered sufficient to meet the requirements of condition 12. As such, the Local Planning Authority consider that the condition can be approved.

Recommendation

Approval of Conditions

Case Officer:	Mr Ethan Bonthron	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	20 th March 2023	Dated:	21 March 2023