



Delegated Report

Approval of Details Application

Planning Application No: 20250704

Location: Westside, Wrotham Road Meopham Gravesend

Description: Application for the approval of condition 3 (Code of Construction Practice) attached to planning reference number 20240775.

Applicant: Mr and Mrs S Phagura

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Planning Application Form;
Code of Construction Practice; and
Covering Letter.

Relevant Planning History

Reference	Description	Decision	Decision Date
20240775	Demolition of the existing two-storey three-bedroom dwelling and the erection of a two-storey four-bedroom detached self-build dwelling, associated hard and soft landscaping, and car parking.	Permitted	22.11.2024

Development Plan

Gravesham Local Plan Core Strategy (2014)

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS12 – Green Infrastructure

- CS18 – Climate Change
- CS19 – Development & Design Principles

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards
- T1 – Impact of Development on the Highway Network

Paragraph 34 of the NPPF (2024) 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 (2024), the Council will also seek to replace these.

National Planning Policy Framework (2024)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving well-designed and beautiful places

Supplementary Planning Guidance

- SPG 4 - KCC Parking Standards (2006).

Consultations, Publicity and Representations

Consultations

GBC – Environmental Protection

I refer to the consultation request dated 1st September 2025. The submitted Code of Construction Practices is satisfactory for the scale/size of this development. There is no objection to the condition being discharged.

Officer's Analysis

Condition 3

Code of Construction Practice

3. Prior to any site clearance or engineering operations, 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 in consultation with the Local Highway Authority. The development hereby permitted shall be carried out in accordance with the approved Code of Construction Practice.

Reason: To ensure the free flow of traffic on the highway and to protect the amenity of local residents and businesses in accordance with Policies CS11 and CS19 of the Gravesham Local Plan Core Strategy (September 2014).

The following information has been submitted to discharge condition 3:

- Planning Application Form;
- Code of Construction Practice; and
- Covering Letter.

The submitted Code of Construction Practice provided by Steve Baker Architect lays out all the relevant information required to satisfy the environmental impacts of the development for its size and scale. The submission satisfies the GBC Environmental Protection team as per their comments above.

No further information is required and Condition 3 can be discharged.

Conclusion & Recommendation

The applicant has submitted sufficient information has been provided to discharge condition 3 of planning application 20240775 and no further information or clarification is required.

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

Case Officer:	Ms Amanda Cue	Team Leader:	Richard Hart
Signed:	<i>A Cue</i>	Signed:	<i>R Hart</i>
Dated:	23rd September 2025	Dated:	24th September 2025