

Delegated Report

Planning Application

Planning Application No: 20211502

Location: Open Space St Patricks Gardens Gravesend Kent

Description: Application for approval of condition 14 attached to planning permission reference number 20190503 relating to details of the new play area (including details of all equipment, seating, bins, fencing and surface treatment etc).

Applicant: Mr Jason Wild, Westridge Construction Ltd

Site Visit 20th December 2021

Submitted Documents/Plans

- Application Form;
- Covering letter dated 1.12.21
- Play Equipment and Associated Works;
- Bench and Bin Details; and
- Bin details.

Relevant Planning History

20190503 - Erection of one, four-storey flat block with ancillary spaces, associated car parking, landscaping and improvements to existing children's playground. The flat block will contain a total of 23 affordable units including 7 no. x 1 bedroom rented flats and 16 no. x 2 bedroom rented flats. **Permitted**
20190503

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS10 – Physical and Social Infrastructure
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 - Development & Design Principles

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
- 12 – Achieving sustainable development and well-designed places

Consultations, Publicity and Representations

Ward Cllrs

No comments received

Officer's Analysis

Condition 14

Prior to the first occupation of the development hereby approved details of the new play area (including details of all equipment, seating, bins, fencing and surface treatment etc) shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in full prior to the first occupation of the residential units hereby permitted. For the avoidance of doubt this condition shall also include details of the long term management plan of the play area.

The following information has been submitted to discharge condition 14

- Application Form;
- Covering letter dated 1.12.21
- Play Equipment and Associated Works;
- Bench and Bin Details; and
- Bin details.

Initially one of the plans submitted was taken from 20190503 (the initial planning application) and this did not correspond with the actual details of the proposed play area. To overcome this issue the plan taken from 20190503 has been removed from the application.

The following plan shows the proposed play area.



A site visit was undertaken on 20th December 2021 where it was clear that works had commenced on the play area prior to condition 14 being discharged.

As the photos (see below) show the play area has been constructed in accordance with the submitted plans and provides an acceptable play area for both the existing and future residents.



With regards to long term maintenance the applicant has confirmed this will be in accordance with existing play areas/parks and grounds

<https://www.gravesham.gov.uk/home/housing/council-tenants/your-estate/gardens-and-grounds-maintenance>

As the play area is owned by Gravesham Council the following will apply.

Play areas owned by the Council will be maintained and regularly inspected to ensure they are safe to use.

A weekly inspection will take place to check and remove litter and dangerous items etc. This includes checking the equipment's basic condition, and for any faults due to recent vandalism etc. This is recorded by the Park Rangers who carry out these checks and will report any issues.

A quarterly Operational Inspection examines the play equipment in more detail, identifying any issues resulting from wear or vandalism. This is carried out by our own in-house Play Inspectors who are qualified operational inspectors.

An annual Independent Inspection by an RPII accredited inspector. This is a thorough independent check of all the equipment and it is assessed in accordance with BS EN 1176, 2008 and November 2017.

From time to time assessments will take place to establish the demand of the play areas. If an assessment identifies a redundant play area, we will consult with the affected residents and take the appropriate action.

Sufficient information has been submitted to discharge condition 14 and no further information is required.

Conclusion & Recommendation

Condition 14 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:	31st December 2021	Dated:	