

Delegated Report

Planning Application

Planning Application No: 20211480

Location: Open Space St Patricks Gardens Gravesend Kent

Description: Application for approval of condition 10 attached to planning permission reference number 20190503 relating to a strategy for the allocation and safeguarding of parking spaces for the occupiers.

Applicant: Mr Jason Wild, Westridge Construction Ltd

Submitted Documents/Plans

- Application form;
- Covering Letter – dated 1st December 2021;
- Parking Strategy – dated 7th October 2021; and
- Drawing No. SPG-BPTW-02-00-DR-A-5601 Rev C02 – Parking Strategy.

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 27.09.2019**

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS11 - Transport
- 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 Transport
- 12 – Achieving sustainable development and well-designed places

Supplementary Planning Guidance

- SPG 4 - KCC Parking Standards (2006)

Consultations, Publicity and Representations

Consultees

GBC – Highways Officer

I have no objections to the allocation or positioning of these parking spaces within the development.

Ward Councillors

No comments received

Officer's Analysis

Condition 10

Prior to the first occupation of the development hereby approved the development shall not be occupied until a strategy for the allocation and safeguarding of parking spaces for the occupiers of the development has been submitted to and approved in writing by the Local Planning Authority. The approved strategy and measures to safeguard the use of the spaces shall be implemented and maintained thereafter. For the avoidance of doubt this should include disabled parking spaces.

The following information has been submitted to discharge condition

- Application form;
- Covering Letter – dated 1st December 2021;
- Parking Strategy – dated 7th October 2021; and
- Drawing No. SPG-BPTW-02-00-DR-A-5601 Rev C02 – Parking Strategy.

The parking strategy for the development comprises of the two elements, the spaces shown on Drawing No. SPG-BPTW-02-00-DR-A-5601 Rev C02 and the supporting Parking Strategy document.

The parking strategy shows there to be the following parking provision for the development:

Parking spaces for residents in Block	22
Wheelchair parking spaces for Block	01
Visitor parking spaces	05
Additional parking spaces for existing residents	07
Total parking spaces achieved	35
 Single Future Car Charging Point	 07

It is considered that sufficient information has been submitted to discharge condition 10 and no further information is required.

Conclusion & Recommendation

Sufficient information has been submitted Discharge Condition 10 and the application is supported.

(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:	29th December 2021	Dated:	