



Delegated Report

Approval of Details Planning Application

Planning Application No: 20240917

Location: Land At St Columbas Close Gravesend Kent

Description: Application for approval of condition 19 attached to planning permission reference number 20221179 relating to full details of visibility splays for the vehicular access onto Valley Drive.

Applicant: Mr Sam Duckett

Submitted Documents/Plans

Planning Application Form;
Covering Letter;
Drawing No. 310 Rev E – Section 278 Agreement Plan; L1007D01 – Sections – Detail 01; and
Letter from KCC Highways – Section 278 Technical Acceptance.

Relevant Planning History

There have been a number of conditions applications relating to the same permission, however the following is the relevant planning permission to which this current application directly relates.

Reference	Description	Decision	Decision Date
20221179	Demolition of Nos. 1-12 St Patricks Gardens. Nos. 36-41 St Patricks Gardens and Nos. 28-42 even nos. only St Columbas Close, and the caretakers facility. Erection of 2no. 2 storey buildings, 1no. 3 storeys building and 1no. part 3 and part 4 storey building; to provide 46 residential dwellings (Class C3) residential use, with associated vehicle and pedestrian access, amenity space with hard and soft landscaping, car and cycle parking, refuse and recycling storage provision, and other associated works.	Permission	06.04.2023

Development Plan

Gravesham Local Plan Core Strategy (September 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

Paragraph 33 of the NPPF (2023) 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 (2023), the Council will also seek to replace these.

National Planning Policy Framework (2023)

- Section 2 – Achieving Sustainable Development
- Section 4 – Decision-making
- Section 11 – Making effective use of land
- Section 12 – Achieving well-designed and beautiful places

Supplementary Planning Guidance

- 2 - Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020;
- Technical Housing Standards – nationally described space standard (2015);

Officer's Analysis

Visibility Splays

Condition 19

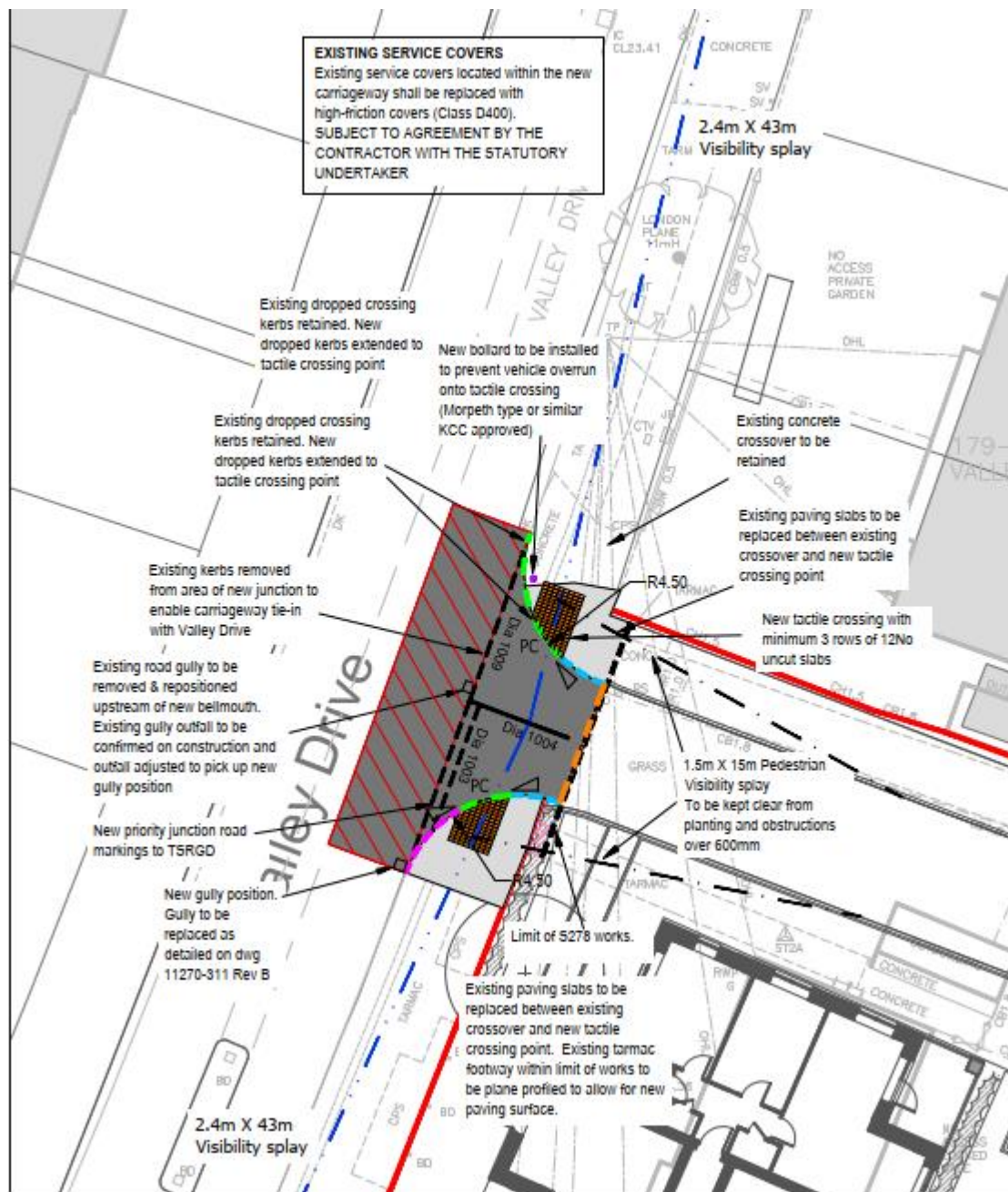
19. Notwithstanding the details shown on the approved plans, prior to any part of the development first coming into use full details of visibility splays for the vehicular access onto Valley Drive shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details prior to the vehicular access first being brought into use and retained as such thereafter.

Reason: In the interests of highway safety in accordance with Policy CS11 of the Gravesham Local Plan Core Strategy (September 2014).

The following information has been submitted to discharge condition 19:

- Planning Application Form;
- Covering Letter;
- Drawing No. 310 Rev E – Section 278 Agreement Plan; L1007D01 – Sections – Detail 01; and
- Letter from KCC Highways – Section 278 Technical Acceptance.

The drawing shows the pedestrian visibility splays, together with replacement slabs, kerbs and gullies and details of new bollards and signage. The access provides sufficient access and visibility splays to satisfy Condition 19.



The pedestrian visibility splays are acceptable and it is therefore considered Condition 19 can be discharged.

Conclusion Recommendation

Sufficient information has been submitted to discharge conditions 19 planning approval 20221179.

Recommendation

ADET - Approval of Details

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Ms Amanda Cue	Team Leader:	Richard Hart
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Signed:	<i>A Cue</i>	Signed:	<i>R Hart</i>
Dated:	2 nd December 2024	Dated:	4th December 2024