



Delegated Report

Planning Application

Application no: 20211083

Location: Call Boy Harmer Street Gravesend Kent

Description: Application for approval of condition 7 attached to planning permission reference number 20210023 relating to a scheme for sustainable surface water drainage (soakaway size and location).

Applicant: Cleardon Developments Limited

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

The following information has been submitted to discharge Condition 7 (sustainable surface water drainage):

- Planning Application Form received 2 September 2021;
- Drawing No. 19001-15 Rev S2 – Proposed hard and soft landscaping received 2 September 2021;
- Drawing No. 19001-17 Rev S1 – Soakaway Plan received 2 September 2021; and
- AquaCell Core Product and Installation Manual.

Relevant Planning History

Application Ref. No.	Description	Status	Date
20210733	Application for approval of conditions 3, 9, 10, 11, 12, 13 attached to planning permission 20210023 relating to external facing materials (3), walls and fences (9), soft landscaping (10), external lighting (11), cycle storage (12) and balcony railings (13).	Approval of Details	21.10.21
20210103	Application for approval of condition 4 attached to planning permission reference no. 20200855 relating to scheme of air quality mitigation with a positive pressure MVHR system with purge extraction.	Details Outstanding	
20210023	Conversion of existing public house to provide 4 no. one bedroom and 1 no. two bedroom flats including the construction of a new mansard roof and first floor rear extension and erection of 3 no. two	Permission	18.05.2021

bedroomed dwelling houses with private rear garden areas.

20200855	Application for variation of condition 2 attached to planning permission reference no. 20171021 for the Conversion of existing public house to provide 4 no. one bedroom and 1 no. two bedroom flats including the construction of a new mansard roof and first floor rear extension and erection of a detached mews block to provide 4 no. one bedroom flats with shared amenity space; to allow change to the design of the rear portion to remove the glazed link.	Permission	13.01.2021
20171021	Conversion of existing public house to provide 4 no. one bedroom and 1 no. two bedroom flats including the construction of a new mansard roof and first floor rear extension and erection of a detached mews block to provide 4 no. one bedroom flats with shared amenity space.	Permission	25.05.2018

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 - Sustainable Development
- CS02 - Scale & Distribution of Development
- CS05 - Gravesend Town Centre Opportunity Area
- CS10 - Physical and Social Infrastructure
- CS11 -Transport
- CS12 - Green Infrastructure
- CS14 - Housing Type and Size
- CS15 - Housing Density
- CS18 - Climate Change
- CS19 - Design & Development Principles
- CS20 - Heritage and the Historic Environment

Saved Policies in the Gravesham Local Plan First Review (November 1994):

- P3 - Vehicle Parking Standards
- H5 - Increasing the Housing Stock by the Conversion of Existing Buildings
- TC3 – Development affecting Conservation Areas

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.

Other material considerations

National Planning Policy Framework (2021)

- Core Planning Principles (Paragraph 17)

- Section 7 - Requiring Good Design.
- Section 12 - Conserving and enhancing the Historic Environment

Supplementary Planning Guidance

- SPG2 - Residential Layout Guidelines (2020)
- SPG 4 - KCC Parking Standards (2006)
- Housing Standards Policy Statement 1st October 2015
- Technical Housing Standards - Nationally Described Space Standards
- Harmer Street Conservation Area Character Appraisal (2009)

Consultations, Publicity and Representations

KCC Flood

The application under the above reference number therefore falls outside the definition of major development and also falls outside of KCC's remit as statutory consultee.

GBC Highways

No objections.

Analysis

Condition 7 – Sustainable Surface Water Drainages

Prior to occupation, a scheme for sustainable surface water drainage shall be submitted to and approved, in writing, by the Local Planning Authority. The details submitted should specify the responsibilities of each party for the implementation of the drainage measures, a timetable for implementation and a management and maintenance plan for the lifetime of the development. The surface water drainage scheme shall thereafter be implemented in full prior to first residential occupation of the development and thereafter maintained and managed in accordance with the approved scheme.

Reason: In order to ensure adequate arrangements for the disposal of surface water, in accordance with adopted Policy CS18 Gravesham Local Plan Core Strategy (September 2014).

The submitted Drawing Nos. 19001-15 Rev S2 and 19001-17 Rev S1, together with the AquaCell Systems product and installation manual show the location and details of the proposed soakaway for the new residential units. No objections have been received and the proposed development falls outside the definition of major development for KCC Flood and Water Management to provide detailed comments. Therefore in terms of proposed location and details of the surface water drainage together with the proposed soft and hard landscaping shown on Drawing No. 19001-15 Rev S2 which have already been approved under conditions discharge application 20210733, there are no objections to the details submitted to discharge Condition 7 of 20210023.

Overall, it is considered that the proposed drainage details as shown on Drawing Nos. 19001-15 Rev S2 and 19001-17 Rev S1 and AquaCell Systems Product and Installation Manual are acceptable and will satisfy Condition 7 of 20210023.

Therefore there are no objections to the details submitted with this application, and Condition 7 can be discharged.

Conclusion

No objections have been raised against the details submitted with this application.

Recommendation:

Discharge Condition 7.

See draft Decision

Case Officer:	Mrs Amanda Grout	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	25 th October 2021	Dated:	26 October 2021

Gravesham Borough Council