



Delegated Report

Approval of Details Application

Planning Application No: 20250288

Location: Land At St Columbas Close Gravesend Kent

Description: Application for the approval of condition 22 attached to planning reference number 20221179 for details of all proposed external lighting.

Applicant: Mr Sam Duckett

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Planning Application Form;
Drawing No. MMA18541/001 R1 – S38 Street Lighting Design;
Drawing No. MMA18541/001 R1 – Private Street Lighting Design;
Supporting Document – S38 Lighting Design – Environmental Impact Assessment & Lighting Design Category Selection Process;
Supporting Document – Private Design – Environmental Impact Assessment & Lighting Design Category Selection Process;
Supporting Document – S38 Proposed Lighting Design R1 – Outdoor Lighting Report;
Supporting Document – Private Proposed Lighting Design R0 – Outdoor Lighting Report.

Relevant Planning History

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 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 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);

Consultations, Publicity and Representations

Consultees

GBC – Environmental Protection

The submitted information has been reviewed and is compliant with the relevant guidance. There is no objection to the condition being fully discharged.

Officer's Analysis

External Lighting

Condition 22

22. Prior to any part of the permitted development being occupied or used, and notwithstanding the details shown on the approved plans, submitted documents and application form, details of all proposed external lighting shall be submitted to and approved, in writing, by the Local Planning Authority. The development shall thereafter be carried out in accordance with these approved details prior to any of the residential units hereby permitted first being occupied and no additional external lighting shall be provided on the site.

Reason: *In order to ensure the development does not cause harm to residential amenity by reason of the installation of intrusive lighting and in accordance Policy CS19 of the Gravesham Local Plan of the Core Strategy (September 2014).*

The following information has been submitted to discharge condition 22.

Planning Application Form;

Drawing No. MMA18541/001 R1 – S38 Street Lighting Design;
Drawing No. MMA18541/001 R1 – Private Street Lighting Design;
Supporting Document – S38 Lighting Design – Environmental Impact Assessment & Lighting Design Category Selection Process;
Supporting Document – Private Design – Environmental Impact Assessment & Lighting Design Category Selection Process;
Supporting Document – S38 Proposed Lighting Design R1 – Outdoor Lighting Report;
Supporting Document – Private Proposed Lighting Design R0 – Outdoor Lighting Report.

The submitted drawings show the provision of external lighting, as shown in the following snips of the plans:

S38 Street Lighting



Private Street Lighting



The submitted plans and supporting report/assessment clearly show the provision of external lighting to serve the development and those provisions are compliant with the relevant guidance, as confirmed by the local authority's environmental protection officer.

It is considered that the submitted details are acceptable to address the wording of Condition 22 of planning approval 20221179.

No further information is required and condition 22 can be discharged.

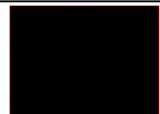
Conclusion

Sufficient information has been submitted to discharge condition 22 of planning approval 20221179.

Recommendation

ADET - Approval of Details

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

Case Officer:	Ms Amanda Cue	Team Leader:	Mrs Faye Walsh
Signed:		Signed:	
Dated:	21st May 2025	Dated:	21 May 2025