



Delegated Report

Approval of Details Application

Planning Application No: 20220491

Location: 214 Springhead Road Northfleet Gravesend Kent

Description: Application for approval of condition 3 attached to planning permission reference number 20210593 relating to a scheme detailing the proposed hard & soft landscaping associated with the development.

Applicant: Mrs Manjinder Dhadwal

Site Visit Date: N/A

Submitted Documents/Plans

Planning Application Form;
Covering Letter;
Landscaping Statement; and
Drawing No. 90-001 received 22.11.22.

~~Drawing No. 90-001 received 06.06.22~~

Relevant Planning History

Reference	Description	Decision	Decision Date
20210593	Change of use of land to side of 214 Springhead Road to part of residential curtilage as garden land.	Permission	31.01.2022
20210592	Retention detached outbuilding for home gym.	Permission	31.01.2022

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 (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

Supplementary Planning Guidance

- Householder Extensions/Alterations Design Guide (2021)

Consultations, Publicity and Representations

Consultees

Not required.

Officer's Analysis

Condition 3

3. *Within three months of the date of this decision, a scheme detailing the proposed hard & soft landscaping associated with the development shall be submitted to and approved, in writing, by the Local Planning Authority. The details shall include:*

- (i) the type and species of planting to be carried out to include their quantity and size;*
- (ii) measures to promote biodiversity enhancement to include planting of native and wildlife attracting species and installation of bat and bird nesting boxes;*
- (iii) a timetable for implementation; and*
- (iv) details of initial aftercare, long term maintenance and details for monitoring and remedial measures.*
- (v) the extent of, and materials for all areas of hardstanding*
- (vi) the type, materials, height and extent of any fences, gates, walls or other means of enclosure*

The approved landscaping scheme shall thereafter be implemented in accordance with the approved timetable and maintained in accordance with the approved details. Any trees or plants that die, are damaged, removed or become diseased within five years from the date of planting shall be replaced with a species of a similar size and species during the next available planting season.

Reason: *To ensure an acceptable standard of development upon completion through provision and long term management of soft landscaping and to enhance local provisions for wildlife and biodiversity, in accordance with adopted Gravesham Local Plan Core Strategy Policies CS12 and CS19.*

The following information has been submitted to discharge condition 3.

Planning Application Form;
Covering Letter;
Landscaping Statement; and
Drawing No. 90-001 received 22.11.22.

The submitted drawing and supporting landscaping statement show details of location, design and materials of the boundary treatments, hard landscaping, planting, together with bird and bat nesting boxes. The submitted details are considered acceptable and accord with the requirements of condition 2 of planning application 20210593.

No further information is required and condition 3 can be discharged.

Conclusion Recommendation

The submitted details are considered acceptable in order to discharge condition 3 of planning permission reference number 20210593.

Recommendation

ADET - Approval of details

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

Case Officer:	Mrs Amanda Grout	Team Leader:	Richard Hart
Signed:	<i>A Grout</i>	Signed:	<i>R Hart</i>
Dated:	6 th January 2023	Dated:	6th January 2022