

Delegated Report

Post-Committee Report

Application No:	20250167
Location:	Milton Place Car Park, Gravesend, Kent, DA12 2RJ
Description:	Construction of 76 dwellings and associated infrastructure.
Applicant:	Gravesham Community Investment Partnership

Reason for Report

The purpose of this report is to address any changes following the resolution of Planning Committee, including the finalisation of planning conditions and the Unilateral Undertaking.

Application Background

A full planning application was submitted by Gravesham Borough Council on 28th February 2025 for the construction of 76 dwellings and associated infrastructure.

The application was presented at Planning Committee on 30th July 2025, where the following resolution was agreed:

RESOLVED that the application be DELEGATED to the Head of Planning to grant Planning PERMISSION subject to the finalisation of planning conditions (including making any necessary modification, deletion or addition to the proposed conditions) and completion of a S106 legal agreement.

The following documents are attached as appendices:

- Appendix 1 - Committee Report (see page 33 - 126)
- Appendix 2 - Planning Committee Minutes
- Appendix 3 - Committee Decisions

Planning Policy Changes

Since the resolution of Planning Committee, no changes have been made to local or national planning policy or guidance.

Additional Third-Party Comments

Following the publishing of the Committee Report on 30th July 2025, two responses have been received as of 15th December 2025.

The representations received have registered objection to the application and for clarity the objections have been summarised below:

Material Planning Considerations

- Loss of community infrastructure – carpark, field and skatepark

- Increased traffic
- Loss of carparking impact on businesses
- Pedestrian visibility from parking spaces

The objections received following Planning Committee have not raised any new material planning considerations that need further consideration, with the exception of the visibility splays on the access to the carpark, expanding on below.

Access to the Carpark

The concern raised regarding the loss of the carpark during construction and the reduced spaces on businesses was not explicitly addressed in the Committee Report. However, the existing use of the carpark was considered and controls recommended to ensure that the facility remains open during the construction period.

Gravesham's parking services reviewed the proposal and raised no concern with the reduction in spaces as part of the development, based on information regarding its usage. As such, the reduction in spaces is not considered to have any detrimental impact on businesses.

With regard to the operation of the facility during construction, a condition is attached to the decision notice to ensure that a programme of managing the carpark is provided to, and approved in writing by the Local Planning Authority. This will ensure that there is minimal impact on the availability of parking spaces and limited impact on businesses.

Therefore, the proposed development has been fully considered and the carparking provided during and after the construction will ensure no detrimental impact on local businesses.

Pedestrian Visibility Splays

The concern raised regarding pedestrian visibility splays, relates to the parking spaces for the dwellinghouses. The layout shows the parking spaces to be in a tandem format, adjacent to the dwellings.

The proposed development was reviewed by Kent County Council Highways, who raised no objections on highway grounds to the proposed road layout or parking spaces. As part of the recommended conditions, details relating to the parking areas and soft landscaping require approval from the Local Planning Authority to ensure that guidance is met.

Decision of Planning Committee on 30th July 2025

6b.	20250167 – Milton Place Car Park, Gravesend	RESOLVED that the application be DELEGATED to the Head of Planning to grant Planning PERMISSION subject to the finalisation of planning conditions (including making any necessary modification, deletion or addition to the proposed conditions) and completion of a S106 legal agreement.
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Planning Conditions

As per the decision of Planning Committee, the application has been delegated to the Head of Planning to grant permission, subject to the finalisation of planning conditions. The conditions are the same as those outlined in the Committee Report, with minor alterations to the 'Land Ownership' condition to reflect the change from a S106 legal agreement to a Unilateral Undertaking.

In accordance with the wording set out within the Unilateral Undertaking, the order of the conditions has changed, with the 'Land Ownership' Grampian condition being moved to '1.'

Unilateral Undertaking

The applicant has agreed to enter into an agreement with the Local Planning Authority under Section 106 of

the Town and Country Planning Act 1990 (as amended) to secure mitigation measures. For the purposes of this development the Unilateral Undertaking secured a total contribution of £353,179.21, with the breakdown set out in paragraphs 6.164 and 6.165 of the Committee Report (Appendix 1).

The Unilateral Undertaking has been signed by both parties and was completed 11th December 2025.

Procedural Note

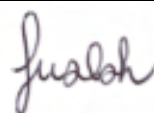
Following the signing of the Unilateral Undertaking and agreement of the extension of time, the application can now be determined in line with the resolution of planning committee 30 July 2025.

As referenced above there have been no changes to local or national planning policy or PPG guidance which requires any elements of the proposal to be re-considered.

Recommendation

Permission subject to the agreed planning conditions and completed Unilateral Undertaking.

See draft decision

Case Officer:	Mr Ethan Bonthron	Team Leader:	Mrs Faye Walsh
Signed:		Signed:	
Dated:	15 December 2025	Dated:	15 December 2025