



Delegated Report

Application No: 20230122

Location: The Amazon And Tiger, Harvel Street, Meopham DA13 0DE

Description: Application for the approval of condition 3 attached to planning permission reference 20220594 relating to a parking plan for the B&B

Applicant: Mr Michael Whitehouse

Submitted Documents/Plans

Application form
Site/parking plan

Relevant Planning History

20220594 The Amazon And Tiger, Harvel Street, Meopham, Gravesend DA13 0DE
Approved 24 November 2022

Consultations, Publicity and Representations

Meopham Parish Council

Following discussion by Meopham Parish Council's Planning Applications Committee; the Council wishes to provide the following response:

- Meopham Parish Council raises no objection subject to the parking areas being clearly marked and permanently marked on the ground so that their use in perpetuity can be monitored.

GBC Highways Officer

1. The proposed cycle store would appear to conflict with the sight lines at the accesses.
2. The proposed single residential parking space would appear to be difficult if not impossible to access, it would have to be perpendicular to the highway.

Subject to suitable widths and lengths the other spaces appear to be viable, but the residential parking may possibly obstruct access to a door to the property, it's difficult to tell from the submission.

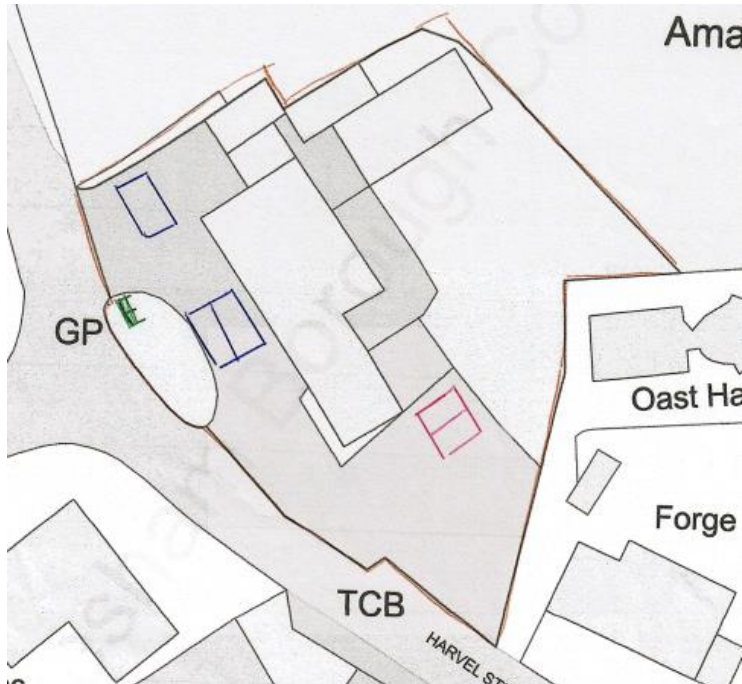
Analysis

Condition 3 of 20220594 states:

Prior to the occupation of the B&B or within three months of the date of this decision (whichever is sooner) a parking plan for the B&B shall be submitted to and approved by the Local Planning Authority showing parking at the rate of one space per bedroom, plus one space for the residential element and secure cycle spaces of one space per bedroom. The parking and cycle spaces shall be retained in perpetuity.

Reason: To ensure the development provide sufficient parking for the approved use in accordance with policy CS11 of the Gravesham Core Strategy 2014.

The applicant has submitted a parking plan which is shown below:



The red spaces are shown for the B&B use, the blue for residential and the green for cycle storage.

The proposal shows two spaces for the two bed B&B, three spaces for the residential element of the building (which contains three bedrooms) and cycle storage (although there are no details of the number of cycle spaces being proposed). There is sufficient space to the rear of the building to provide for additional secure cycle parking and therefore no objection is raised to the proposal. Overall the submission is poor however it does demonstrate that it is possible to accommodate the required amount of parking and therefore the condition can be discharged.

Recommendation:

Discharge condition 3.

See draft Decision

Case Officer: Alison Webster	Team Leader: Richard Hart
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Signed: 	Signed: <i>R Hart</i>
Dated: 27 March 2023	Dated: 29th March 2023