



Planning Committee

Wednesday, 16 December 2020

Dear Councillor

You are advised that the attached documents form part of the main agenda papers for this meeting.

Please ensure you bring them with you to the meeting.

Yours faithfully

A handwritten signature in black ink, appearing to read 'S Walsh', written in a cursive style.

S Walsh
Service Manager (Communities)

List of documents attached

- a) 20200343 - Land At Market Square And Horn Yard Car Parks New Swan Yard, Gravesend, Kent - Erection of 242 no. residential units for Build to Rent (C3 Use Class), within three blocks ranging from 3 to 10 storeys, together with multi-storey car park as well as access, pedestrian links, landscaping, highway and other associated works - report herewith (Pages 3 - 6)
- b) 20200561 - Former St Johns Ambulance, Brigade H Q, Armoury Drive, Gravesend - Demolition of vacant brick buildings and erection of 2 no. one bedroom bungalows and a two storey block containing 4 no. two bedroom flats with associated access from Albert Murray Close and Armoury Drive, car parking, landscaped amenity and ancillary enclosure - report herewith (Pages 7 - 8)

This page is intentionally left blank

SUPPLEMENTARY REPORT

Application Ref:	20200343
Site Address:	Land At Market Square And Horn Yard Car Parks New Swan Yard, Gravesend, Kent
Application Description:	Erection of 242no. residential units for Build to Rent (C3 Use Class), within three blocks ranging from 3 to 10 storeys, together with multi-storey car park as well as access, pedestrian links, landscaping, highway and other associated works.
Applicant:	Reef Group
Agent:	Knight Frank
Ward:	Riverside
Parish:	Non-Parish Area
Decision Due Date:	26 th January 2021
Publicity Expiry Date:	27 th November 2020
Decision Level:	Planning Committee 16 th December 2020
Reason for referral:	Major Development Proposal
Recommendation:	See July 2020 Supplementary Report (Appendix C)

Summary of Reasons for Supplementary Report

One additional 3rd party representation received.

1. Additional 3rd Party comments

- 1.1 Following the publication of the report (item 5a) for the December 2020 Planning Committee one additional comment has been received raising the following objections and concerns with the proposal.
- The application is not a mixed use development and is contrary to Policy CS05 of Gravesham Local Plan Core Strategy (2014).
 - Archaeological pre-commencement condition has not been discharged.
 - Previous scheme has not been implemented.
 - Current scheme should not be compared against previous scheme as this scheme was considered against an old set of superseded planning policies.

- Design South East may well have reviewed the scheme; however, this is not a substitute for an independent review by a properly constituted South East Design Panel.
- 10 storey element will dominate the surrounding area.
- Scale of the development out of keeping with the character of the area.
- Loss of views across the town including views of the tower of St. Georges Church.
- Heritage statement submitted with the application is deficient.
- Proposal is contrary to Policies CS19 and CS20 the Core Strategy (2014) and saved policies TC2 and TC3 of Gravesham Local Plan First Review (1994).
- Failure to accept that any kind of heritage harm will be caused by the scheme means that no kind of balancing exercise of heritage harm versus public good has been carried out.
- Daylight and sunlight assessment is vague.
- Affordable housing should be 30% and not 20%.
- No viability assessment has been submitted and it is not clear if S.106 contributions can be delivered.
- Planning Committee is solely to consider the planning merits of this proposal.

2. Planning Manager (Development Management) Comments

Procedural Issues

- 2.1 Paragraph 4.6 of the December 2020 report (item 5a) stated 'Drawing No.14364-WIE-ZZ-ZZ-DR-D-950. Due to an administrative error '16 P01' was not included and the full Drawing No. is '14364-WIE-ZZ-ZZ-DR-D-95016 P01'.

Third Party Comments received

- 2.2 The additional 3rd party representation received raises various objections to the proposal, all of which have been addressed at the 22 July Planning Committee (see appendix b, c, d and e), the December 2020 Planning Committee report (Item 5a), and the proposal was discussed at length by Members at the July 2020 Planning Committee.
- 2.3 Notwithstanding the above, the objector does not share the view that the proposal is a policy compliant scheme, and does not agree with the Members resolution of July 2020 Planning Committee.
- 2.4 It is considered that Members have been fully informed by officers when coming to their resolution at the July 2020 Planning Committee which was as follows:

Resolved that application 20200343 be DELEGATED to the Service Manager (Development Management) in consultation with the Chair of the Planning committee, for the issue of planning permission subject to planning conditions as set out in the report and the completion of a Section 106 Legal Agreement.

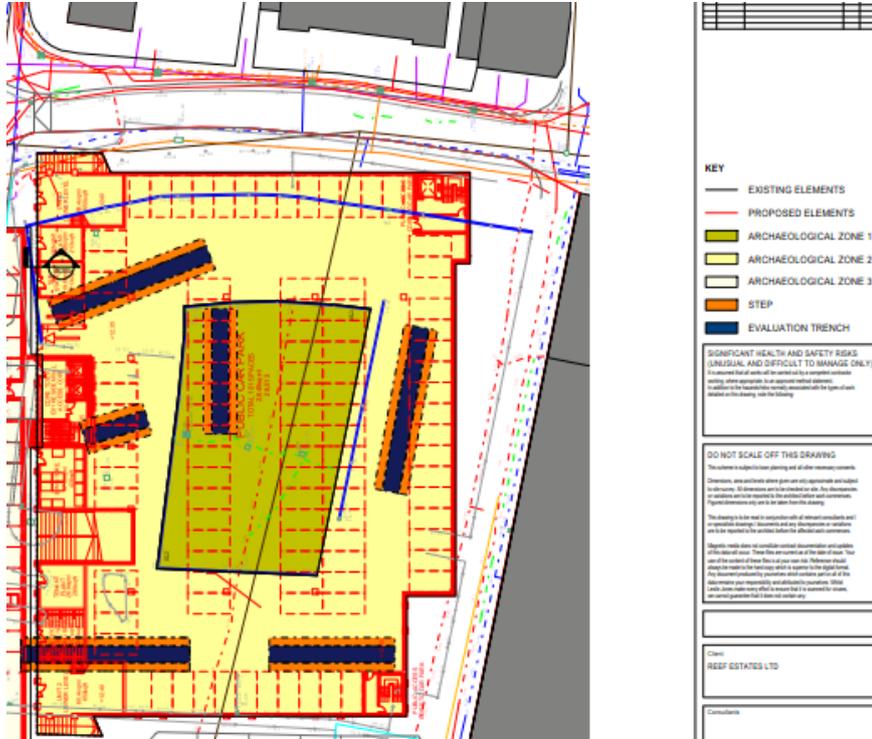
- 2.5 However, one point raised by the objector is worth clarifying.

Archaeological pre-commencement condition has not been discharged and the previous scheme has not been implemented.

- 2.6 The extant scheme (ref: 20120931) addressed archaeology with condition C7 which was a pre-commencement condition. However, with the approval of non-material amendment (reference No. 20190088) the condition wording has been amended

with revised trigger point being 'No development shall take place outside Archaeological Zone 1'.

2.7 Archaeological Zone 1 is identified on drawing DR-A-04100 Rev B and the relevant extract from this plan is shown below



2.8 Once all other pre-commencement conditions had either been discharged or the trigger point of pre-commencement conditions were amended (by non-material amendment applications), works subsequently commenced within archaeological Zone 1.

2.9 The commencement of development involved digging of a trench and laying part of the foundation slab for building E01. The following photographs show work commencing on site in 2019.



2.10 In summary planning approval 20120931 has been lawfully implemented.

Recommendation

See July 2020 Supplementary Report (Appendix C).

SUPPLEMENTARY REPORT

Application Ref:	20200561
Site Address:	Former St Johns Ambulance Brigade H Q, Armoury Drive, Gravesend
Application Description:	Demolition of vacant brick buildings and erection of 2 no. one bedroom bungalows and a two storey block containing 4 no. two bedroom flats with associated access from Albert Murray Close and Armoury Drive, car parking, landscaped amenity and ancillary enclosures.
Applicant:	Mr Simon Doherty, Gravesham Borough Council
Agent:	Ms Anna Kadziolka, BPTW
Ward:	Central
Parish:	Non-Parish Area
Decision Due Date:	18 December 2020
Publicity Expiry Date:	7 December 2020
Decision Level:	Planning Committee 16 th December 2020
Reason for referral:	The Council are the applicant.
Recommendation:	PERMISSION subject to conditions

Summary of Reasons for Supplementary Report

Amendments to suggested conditions.

1. Amendments to conditions

1.1 Following the publication of report (item 5b) for the December 2020 Planning Committee the applicant has requested that the trigger point for condition 3 (soft and hard landscaping) is amended from pre-commencement to prior to occupation of the dwellings. This request is deemed acceptable and in order to ensure conditions are fully transparent the soft and hard landscaping condition will be split into two separate planning conditions which are as follow:

Soft landscaping Condition

Prior to the occupation of the dwellings herein approved a plan shall be submitted to the Local Planning Authority for approval showing a scheme of soft landscaping. The planting shall include two trees for every tree lost to the development including tree T4

shown for removal on drawing AMD-BPTW-XX-00-DR-A-0106. All planting, seeding and turfing comprised in the approved scheme of landscaping shall be implemented during the first planting season following occupation of the buildings or completion of the development, whichever is the earlier. Any trees or plants which within 5 years of planting are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless the Authority gives written consent to any variation.

Reason: To protect and enhance the appearance and character of the site and locality in accordance with Policy CS19 of the Core Strategy and paragraph 127 of the National Planning Policy Framework (2019).

Hard landscaping Condition

Prior to the occupation of the dwellings herein approved a plan shall be submitted to the Local Planning Authority for approval showing a scheme of hard landscaping and boundary treatment including details of how the boundary walls will be made good after the demolition of the existing buildings on site . The approved works shall be completed in accordance with the approved details prior to the completion of the development or the first occupation of any of the residential dwellings, whichever is sooner.

Reason: To protect and enhance the appearance and character of the site and locality in accordance with Policy CS19 of the Core Strategy and paragraph 127 of the National Planning Policy Framework (2019).

1.2 In addition to the trigger points for soft and hard landscaping the applicant has requested that the secure cycle storage condition trigger point is changed from pre-commencement to prior to occupation. This request is deemed acceptable and the condition wording for secure cycle storage is changed to the following:

Secure Cycle Storage

Prior to the occupation of the dwellings details of secure, covered and accessible cycle storage facilities (comprising a minimum of 6 spaces) to serve the development shall be submitted to and approved in writing by the Local Planning Authority. The approved cycle storage facilities shall be completed in accordance with the approved details prior to the completion of the development or the first occupation of any of the residential dwellings, whichever is sooner.

Reason: In order to encourage options for sustainable travel in accordance with Local Plan: Core Strategy Policy CS19 of the Core Strategy.

Recommendation

It is recommended that the application is DELEGATED to the Service Manager (Development Management), for the issue of planning PERMISSION subject to the planning conditions in the main report and those amended planning conditions reflected in the supplementary report.