
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.