

## SUPPLEMENTARY INFORMATION

### PLANNING COMMITTEE 28<sup>th</sup> August 2024

This report provides supplementary information following publication of the main report, for consideration by committee members in determining the following application.

#### **Agenda Item 4 – Record of Meeting**

Item 6 – First paragraph states: “The recommendation is for EDC to issue the letter confirming EDC are not minded to enforce specific obligations in respect of financial payments as outlined in the main report.”

This is amended to:-

“The recommendation is for EDC to issue the letter confirming EDC are not minded to enforce specific obligations in respect of the delivery of infrastructure as outlined in the main report.”

#### **Agenda Item 5 - EDC/24/0030**

Recommendation: The recommendation in the report differs to that on the agenda. The officer recommendation on this item is as follows: -

*Authority be delegated to the Director of Planning and Place to approve the application and grant planning permission, subject to the imposition of the planning conditions as set out in the report with delegated authority to the Director of Planning and Place to make minor changes to the wording.*

Pre Commencement Condition: Condition 3 is the only pre-commencement condition that has been recommended. The applicant has agreed to this condition.

#### **Recommended Planning Conditions .**

The following sets out where amendments are proposed to the wording of conditions as set out in the main report.

**Condition 2:** Add the following drawing numbers to the condition:

- 3209-MA-1000 General Arrangements Site Wide
- 3209-MA-1001 General Arrangements Sheet 1 of 2
- 3209-MA-1002 General Arrangements Sheet 2 of 2
- 3209-MA-3000 Boundary Treatment Plan

#### **Condition 4:**

Condition 4 has been broken down into two parts being A and B to allow the applicant to part discharge the condition at relevant stages of the development. The condition now reads as follows:

#### Services and Trees

- A) Notwithstanding the details shown on the approved plans, no installation of underground services shall be carried out until a detailed plan of underground services showing the relationship with trees within streets and open spaces, together with details of the final layout and spacing of trees in relation to street lighting, have been submitted to and approved in writing by the Local Planning Authority.

The submitted details shall demonstrate that no conflicts will arise between underground utilities and tree roots. Details and locations of root barriers and all below ground root cells shall be submitted clearly demonstrating that trees and cells have access to sufficient soil volumes and that trees have sufficient room to establish. Details of permeable paving surrounding the planters and the tree planting or details showing positive drainage into the root cells shall also be provided. The development shall be carried out in accordance with the approved details.

- B) Prior to the installation of hard landscaping, photographic evidence of below ground tree root cells being implemented in accordance with part A above shall be submitted to and approved in writing by the Local Planning Authority to ensure that the local planning authority are satisfied with the installation of the tree root cells.

Reason: To ensure a satisfactory landscape quality and appearance within the development and to ensure that underground servicing will not result in conflict with landscaping design and trees will establish with sufficient access to water and oxygen to flourish in the interests of neighbouring amenity, in accordance with Local Plan Policy M1 and M14 of the Dartford Local Plan 2024.

**Condition 5:**

Part B has been amended with the removal of 'Screens at ground floor level' in the last bullet point which relates to balcony details. This has been removed as this is captured in condition 6 to avoid duplication.

Details of part E of condition 5 are duplicated under part A of condition 9. For clarity it has been removed from condition 5 and has been left in condition 9.

Part I of condition 5 is relocated to Condition 9. This is to group hard surfacing conditions more appropriately.

Part K of condition 5 has amended wording. The amended wording removed 'Surface' and replaces them with 'Walls and Ceilings'. This makes the condition clearer.

Condition 5 now reads as follows:

5. External Materials and Details - Notwithstanding the details submitted with the application, no development above foundation level shall take place until full details (drawings at 1:20 scale) and samples of the materials to be used for the following elements have been submitted to and approved in writing by the Local Planning Authority:

a. Unless otherwise agreed in writing, external brickwork to all buildings as follows:

- Apartment blocks at the western and eastern end of the Site (Blocks 1 &2) and bricks for terrace block three should be Tobermore Slate Kingston (or an equivalent black/blue multi);
- Terrace houses rows two and four and coach houses should be Marshalls Etton White creased (or an equivalent buff/white multi stock that includes light greys and white tones);
- Terrace houses rows one and five and coach houses should be red/blue multi stock brick (Escher or Equivalent)

b. Other external surfaces of all apartment blocks and houses and associated storage structures including:

- roof tiles;
- mortar colour;
- feature bricks/materials;
- fenestration;
- cills;
- external entrance and balcony doors;
- panel next to communal entrance doors;
- louvred doors;
- porch canopies (including method of affixing to the building);
- upper floor window surrounds.

c. Details of the following feature brick elements including mortar joint profiles, a sample panel for each will be prepared on site for inspection:

- Soldier Course detailing;
- Projecting brick work and pattern of projecting brick work on all gable features of the buildings which should demonstrate a minimum depth of 25mm;
- Details of Brick Quoin detailing surrounding the windows at a depth of 15mm;
- Details of the recessed brick details including on plinths of the houses.

d. Elevational location and details of all items which are fixed to the façades including, air vents, ventilation grills, flues and/or louvres extraction systems (e.g. ASHP), rainwater pipes, lighting, dry-riser inlet box, apartment signage, electricity meter cupboards, alarms including any provision for cable runs boxes.

e. External flues;

f. External rainwater goods;

g. External lighting (in relation to design/appearance);

h. All entrance canopies and entrance porches including fixing and soffit details;

i. Details of the materials/finish to the internal ceiling and walls of the car ports under the coach houses (to be in a light colour).

The development shall be carried out in accordance with the approved details.

Reason: To ensure that the appearance of the development is satisfactory and without prejudice to conditions of visual amenity in the locality, in accordance the Policy M1 of the Dartford Local Plan 2024.

**Condition 9:** Condition 9 has been amended. Under the original condition 5 the wording from part I has been inserted into condition 9. This groups the hard surfacing conditions in a more appropriate manner. Condition 9 now reads the same as previous but now has a point D.

9. Hard Landscaping Scheme including Street Furniture - Notwithstanding the details set out in the approved plans, no development above ground floor slab level shall take place until details and samples of proposed hard surfacing materials have been submitted to and approved in writing by the Local Planning Authority. These details shall substantially accord with the details illustrated and annotated on the approved drawings and include the following details:

- a) Hard surfacing materials to be used in the external finishes of all roads, footpaths, courtyards, parking areas, terrace areas for ground floor apartments together with specification of edging and kerbs;
- b) Full product specifications of street furniture including 1:20 scaled elevation of the parking pergolas on Portbridge Gardens, proposed benches, product specification of lighting fixtures, visitor cycle stands and any bollards required to prevent mopeds or similar from accessing pedestrian routes.
- c) Full details and specifications of the planters in the rear laneway at a scaled elevation of 1:20 shall be submitted, providing details of materials, how they are affixed in place to the ground and the adjoining walls. The planters should be sufficiently tall to serve as informal seating.
- d) Details of how parking will be demarcated in parking areas and on-street.

Reason: In order to ensure an acceptable and functional standard of development upon completion, and in the interests of visual amenity, in accordance with Policy M1 of the Dartford Local Plan 2024.

**Condition 20:** Condition 20 has been amended to remove reference to car club. This application has no car club membership or spaces. Connections with condition 18 have also been recommended. Condition 20 now reads:

20. Parking - The dwellings hereby approved shall not be occupied until the areas shown on the approved layout as vehicle parking spaces have been provided, surfaced, and drained and made available for use. The spaces identified as parking for visitors and unallocated on the approved Parking Strategy (drawing number AP3-BPTW-S01-ZZ-DR-A-5401-C03-A3) shall be kept available at all times as unallocated parking (unless otherwise approved in connection with the parking management plan arrangements in accordance with Condition 18). Thereafter, no permanent development, whether or not permitted by the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order amending, revoking or re-enacting that Order) including any enclosure of the car parking spaces without the prior notification of the Local Planning Authority shall be carried out on the area of land reserved for vehicle parking or in such a position as to preclude its use for vehicle parking.

Reason: In the interests of highway safety in accordance with policies M15 and M16 of the Dartford Local Plan 2024.

### **Additional Condition**

Sustainability Strategy - No development above ground floor slab level shall take place until a final sustainability strategy as a result of detailed design shall be submitted to and approved in writing by the Local Planning Authority. The sustainability strategy must demonstrate that the scheme results in the reduction in carbon emission at 62.4% as detailed in the Hodkinson's Energy Statement as submitted with application. If there is non-compliance with this, additional measures should be proposed, details of which shall be submitted to and approved in writing by the Local Planning Authority and thereafter the approved details shall be implemented prior to occupation of the dwellings to which they relate.

Reason: To ensure the sustainable development of the site, in accordance with policies M1 and M3 of the Dartford Local Plan 2024.

**Additional Condition**

No development shall take place until planning permission (or such other permission as granted by the LPA) has been granted for vehicular and pedestrian accesses along the northern and southern boundaries of the application site which accords with the layout approved under this application and thereafter provided prior to first occupation.

*Informative: The applicant is advised that the vehicular access from the northern access road is inconsistent with the highway details approved pursuant to the Education Campus reserved matters approval reference EDC/20/0002 and the Fastrack reserved matters approval reference EDC/21/0148. It is necessary for the inconsistency to be resolved.*

**Draft NPPF**

Regard has been made with regards to the draft NPPF currently out to consultation. The assessment is not considered to be affected by this draft.