

Delegated Report

KCC Consultation

Planning Application No: 20250313

Location: Gravesend Bus Hub Barrack Row And Garrick Street Gravesend Kent

Description: KCC Consultation KCC/GR/0038/2025 - Application under Regulation 3 of the Town and Country Planning General Regulations 1992 - Non Material Amendment for the relocation of one of the opportunity chargers at the Gravesend Bus Hub along with the removal of an existing bus shelter.

Applicant: Kent County Council

Site Visit Date: N/A

Introduction

Kent County Council (KCC), as the determining Planning Authority, has consulted Gravesham Borough Council (GBC) for its views on a non-material amendment to planning permission KCC/GR/0038/2025 for the relocation of one of the opportunity chargers at the Gravesend Bus Hub along with the removal of an existing bus shelter.

Submitted Documents/Plans

The information submitted to the Council is:

- KCC Consultation Letter

The planning application documents which are available on KCC's website consist of:

- Application Form
- Covering Letter
- Drawing No. 14355 402 B Section and Elevations
- Drawing No. 14355 403 Previous Charger Position
- Drawing No. 14355 499 B General Arrangement Layout

Relevant Planning History

The relevant planning history, as per KCC's letter is as follows:

Reference	Description	Decision	Decision Date
20240216 (GR/20/848/R (KCC/NMA/GR /0014/2024))	Non-material amendment to planning application GR/20/848 to change the Heavy Commercial Vehicle Charger initially selected in the original planning application	Approved	05/04/2024

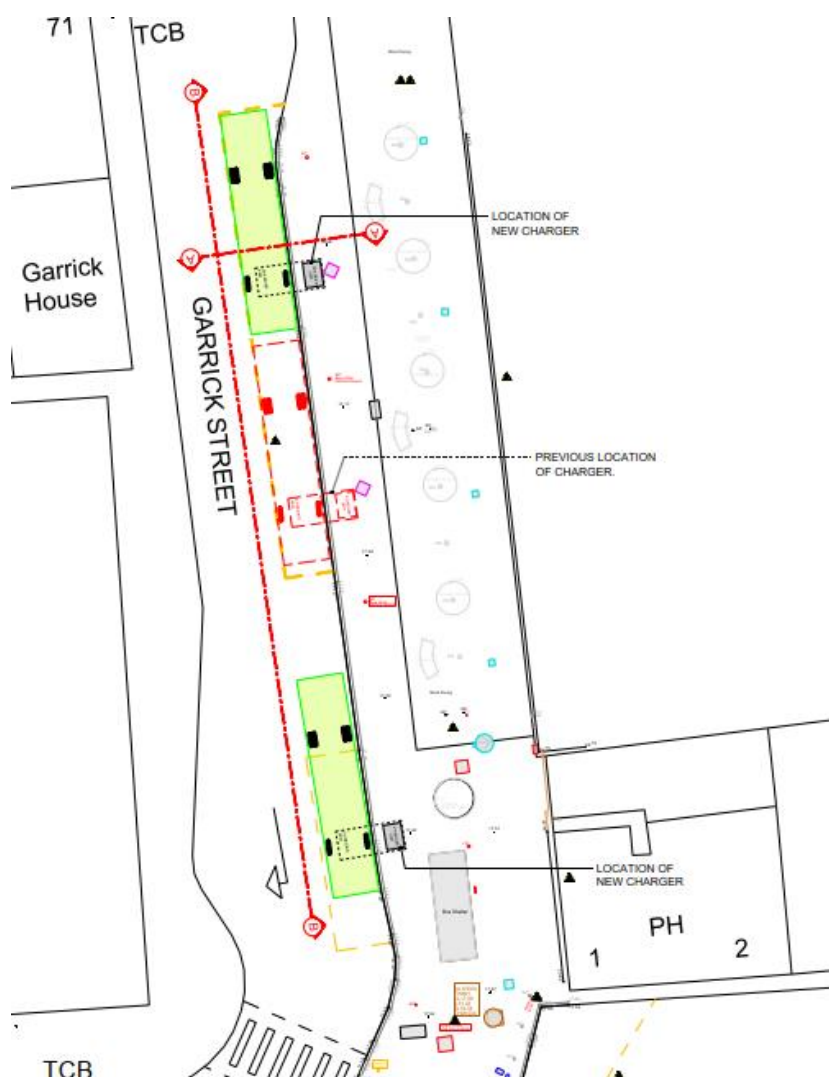
20200848 (GR/20/848 (KCC/GR/0162 /2020))	The installation of one canopy and two heavy commercial vehicle (bus) charging points in Garrick Street and two canopies in Barrack Row, and associated landscaping works and street furniture in connection with the Gravesend Bus Hub	Approved	26/11/2020
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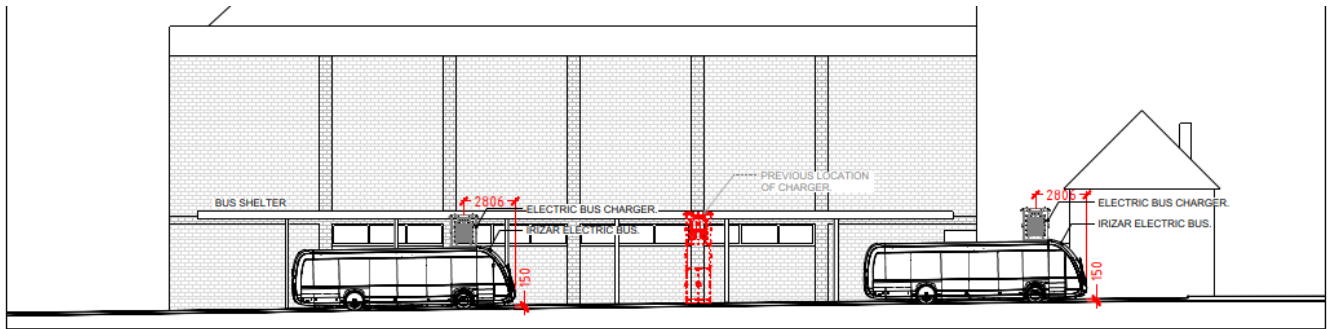
Analysis

Planning permission was granted by KCC for the installation of one canopy and two heavy commercial vehicle (bus) charging points in Garrick Street and two canopies in Barrack Row and associated landscaping works and street furniture in connection with the Gravesend Bus Hub under application ref. GR 20200848 (KCC/GR/0162/2020). A non-material amendment application followed under GR ref. 20240216 (KCC/NMA/GR/0014/2024), to change the Heavy Commercial Vehicle Charger initially selected in the original planning application, which was approved.

This current application seeks to amend the proposal (by way of a non-material amendment) to relocate one of the opportunity chargers at the Gravesend Bus Hub, along with the removal of an existing bus shelter.

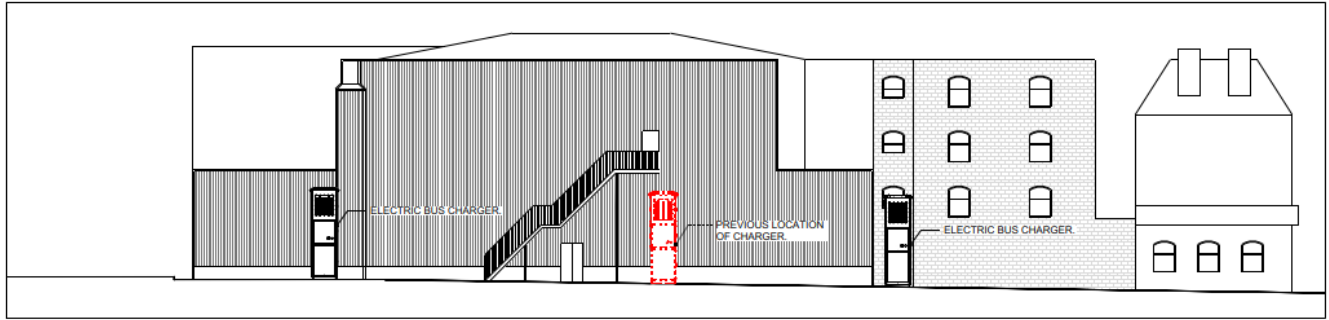
The plans and documents show the proposed position of the relocated charger, along with the bus shelter to be removed:





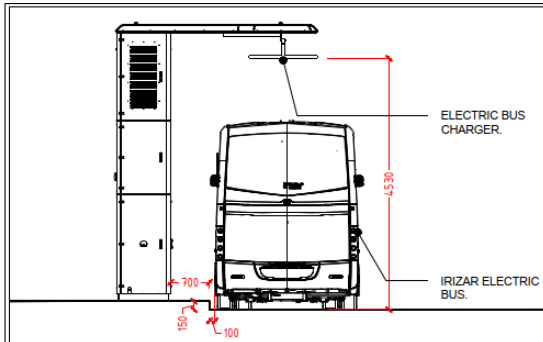
FRONT ELEVATION

1:200



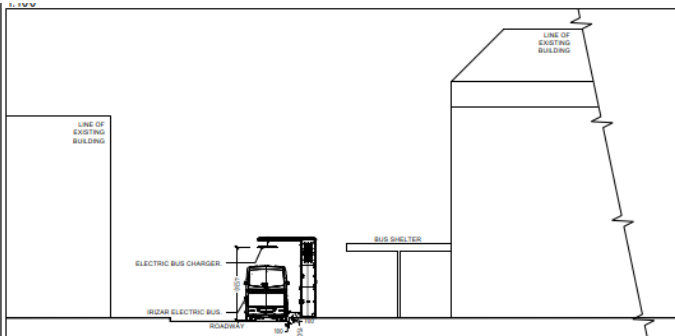
BACK ELEVATION

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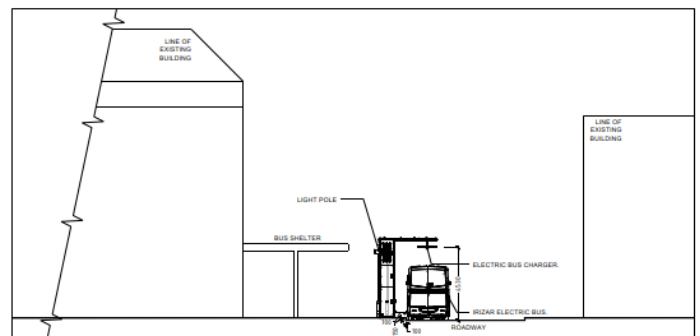
SECTION A-A

1:50



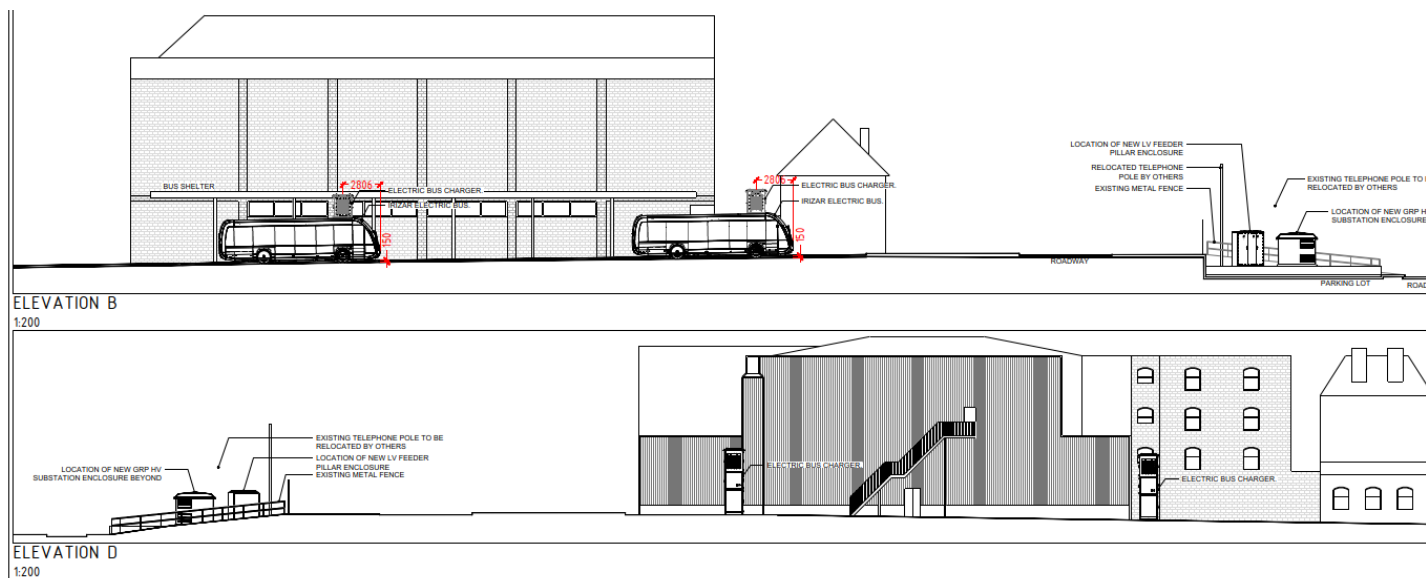
ELEVATION A

1:200



ELEVATION C

1:200



The reason given for the relocation of the charger, is to ensure that two vehicles can safely charge at the same time. In addition, the covering letter states that *'the existing bus shelter, which was not part of the original application, is located in the middle of the footway and contradicts with the pedestrian traffic flow. Therefore, the removal of this shelter and relocation of the chargers to the edge of the footway benefits the design in this area significantly.'*

Google Image showing existing canopy, existing bus shelter and Listed Building in the background



Although it is noted that the opportunity charger would be of a greater height than the existing bus shelter and canopy, and it would be placed between Garrick Street and the Grade II listed Railway Bell Public House, it would be sited forward of the existing circular flower bed, and would have a smaller depth and width in comparison with the existing shelter. On balance, given the existing situation, it is considered the impact of the proposed changes to the Listed Building, would be negligible. The Borough Council therefore raises no objections to the proposed relocation of one of the opportunity chargers at the Gravesend Bus

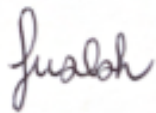
Hub along with the removal of an existing bus shelter. KCC should ensure that the development meets the requirements of a non-material amendment:

There is no statutory definition of “non-material”. This is because it will be dependent on the context of the overall scheme-an amendment that is non-material in one context may be material in another. The local planning authority must be satisfied that the amendment sought is non-material to grant an application under Section 96A of the Town and Country Planning Act 1990. (Planning Practice Guidance Reference ID: 17a-002-20140306).

Moreover, the Borough Council requests that KCC ensure that the development accords with the local and national planning policy.

Recommendation: Observations Sent

See draft Decision

Case Officer:	Mrs Lucy Hankin	Team Leader:	Mrs Faye Walsh
Signed:	L Hankin	Signed:	
Dated:	9th April 2025	Dated:	11 April 2025