



Delegated Report

Approval of Conditions Application

Planning Application No: 20230253

Location: Site Of Former Police Station 133 Windmill Street Gravesend Kent

Description: Application for approval of condition 11 attached to planning permission reference no. 20220432 relating to full details including section drawings of the existing and proposed ground levels/floor levels of the development, together with all proposed earthworks or changes to ground levels on the site or re-profiling including details of any earth retention measures

Applicant: Mr James Fitz-Costa, Churchill Retirement Living

Submitted Documents/Plans

Application Form
Email from Agent Responding to queries (received 21/07/23)
Cover Letter
CRL:20085GD:201 Rev B – Existing Site Sections
30 – Proposed Levels
31 – Cut and Fill Volumes
32 – Site Sections
Method Statement
Construction Environmental Management Plan

Relevant Planning History

Reference	Description	Decision	Decision Date
20220432	Demolition of existing structures on site and the erection of 75 Retirement Living apartments for older people (comprising 48 no. 1-bed and 27 no. 2-beds) including communal facilities, access, car parking and landscaping.	Permitted	15/02/23

Proposal

This application seeks consent to approve and discharge condition 11 of approved planning application 20220432.

Condition 11 is as follows:

Design and Detailed External Appearance

Submission of Details of Ground Levels, Finished Floor Levels and Earthworks

Notwithstanding the details shown in the approved drawings, topographical survey or other supporting

documents, no works in connection with the development, other than demolition works, shall commence until full details including section drawings of the existing and proposed ground levels/floor levels of the development, together with all proposed earthworks or changes to ground levels on the site or re-profiling including details of any earth retention measures, have been submitted to and approved in writing by the Local Planning Authority; the details shall include any import or export of materials, the depth, direction, and method of the cut and fill, the drainage arrangements during the earth moving operations and the method of movement of materials by vehicles. Unless otherwise agreed in writing, only dry, clean, non-putrescible waste materials (comprising inter alia topsoil, subsoil, chalk, brickwork, concrete, cement, stone, clay, plaster, sand and silica or mixtures of the above materials) shall be brought on to or deposited on the site. No sludges or slurries may be used. The development shall be carried out in accordance with the approved details before the commencement of any above ground development.

Reason: No such details have been submitted and to ensure the development contributes to local character and local visual amenity and protects the privacy and amenity of adjoining premises and pursuant to Policy CS19: Development and Design Principles of the Gravesham Local Core Strategy, September 2014 and section 12 (Achieving well-designed places) of the National Planning Policy Framework (NPPF), 2021.

Officer's Analysis

During the assessment of the details provided, it became evident that some details required by condition had not been provided. These included:

- Details of any import of materials (if any)
- The direction and method of the cut and fill.
- The drainage arrangements during the earth moving operations (these are not clearly identified on the plan with a key or label)
- The method of movement of materials by vehicles.

In addition, there appeared to be a discrepancy in the cut and fill volumes provided:

- Drawing 31 – Cut and Fill volumes stated that there is 2663.44m³ total cut material and 970.96m³ to fill material. If the cut material were to be used as the fill material this would leave 1692.48m³ remaining material to export. However, this document states that 1221.2m³ material would be exported. This would have left the remaining 471.28m³ of material.

The agent clarified these issues as follows:

1. The agent confirmed no materials were to be imported.
2. Cut and fill details were confirmed to be split into 2 phases:

Phase 1 – The southern area of the site is to be excavated, masonry & concrete to be stripped out down to the required formation level. Materials arising to be stored in the southern area of the site for crushing, reuse or removal. Material used to form access ramps for machinery to lower basement area.

Phase 2 - Northern area Basement Masonry & concrete stripped out. Previous materials arising used as fill to make up the basement levels to the piling mat formation level. Excess material stockpiled to the south west corner of the site ready for removal by 50 tonne tipper lorries.

Masonry & concrete arising from the demolition work & removal of the floor slabs & basement were processed on site through mobile crushing plant. Crushed material to be stored on site reused as fill as required.

Fill to be laid in layers of no more than 300mm and compacted before further layers are added, to the structural engineer's specification.

3. No permanent excavation drainage required. Temporary drainage pumps are on site for use as required.
4. Details of Method of Movements described in cut and fill volumes and in the additional Construction and Environmental Management Plan Provided.
5. Cut and fill volumes on drawing 31 confirmed as design stage assessment actual material removed was 960cmu. The remaining material will be stored on site to make up the proposed finished landscaped levels as per the approved design.

Based on the originally submitted information and this additional information it is considered that the details provided meet the requirements of condition 11 and the result would ensure that development contributes to local character and local visual amenity and protects the privacy and amenity of adjoining premises as per the purpose of the condition.

Conclusion & Recommendation

The details provided comply with the requirements and reason of condition 11. As such it is recommended that sufficient information has been provided to discharge condition 11 and no further information or clarification is required.

(For detailed conditions / reasons for refusal and informatives, see draft Decision)

Case Officer:	Ms Lisa Williams	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	24th July 2023	Dated:	24th July 2023