



Delegated Report

Planning Application

Planning Application No: 20241059

Location: Petrol Filling Station Morrisons Coldharbour Road Northfleet

Description: Creation of charging zone, erection of EV chargers, erection of canopies, sub-station enclosure, LV panel, meter cabinet, jet wash bays, plant room and associated works.

Applicant: C/o Agent

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Planning Application Form;
Covering Letter;
Drawing No. 14313-2298-LP – Rev A – Location Plan;
Drawing No. 14313-2298-BP – Rev A – Block Plan;
Drawing No. 14313-2298-200 – Existing Site Plan;
Drawing No. 14313-2298-201 – Proposed Site Plan;
Drawing No. 14313-2298-206 – EV Canopy And Charger Details;
Drawing No. 14313-2298-207 – Substation Enclosure Details;
Drawing No. 14313-2298-208 – LV Enclosure Details;
Drawing No. 14313-2298-209 – Meter Cabinet Details;
Drawing No. 14313-2298-210 – Jet Wash Plan & Elevations;
Drawing No. 14313-2298-211 – Air Water & Vac Elevations; and
Drawing No. TFD-01 – Timber Fence Detail.

Relevant Planning History

Reference	Description	Decision	Decision Date
20240932	Application for variation of condition 6 attached to planning permission reference number 20161113 for Erection of single storey extension to the existing petrol filling station kiosk; to allow the petrol filling station to operate between the hours of 06.00 and 23:00 daily.	Permission	10.12.2024
20240788	Creation of charging zone, erection of EV chargers, erection of canopies, sub-station enclosure, LV panel, meter cabinet and associated works.	Permission	24.10.2024
20240594	Application for variation of condition 6 attached to planning permission reference number 20161113 for Erection of single storey extension to the existing petrol filling station kiosk; to allow the petrol filling station to operate between the hours of 06.00 and 22:00 daily.	Permission	23.08.2024
20221168	Prior notification for the proposed installation of Solar Photovoltaics Panels on the flat roof area of Morrisons	Prior Approval	12.12.2022

	supermarket under Schedule 2, Class J, Part 14 of the Town and Country Planning (General Permitted Development) Order 2015	Granted	
20220017	Application for consent for non-illuminated hoarding adverts for 'WeBuyAnyCar' car collection point pod.	Permission	09.03.2022
20220016	Erection of a 'WeBuyAnyCar' car collection point pod.	Temporary Permission	09.03.2022
20210993	Removal of existing refrigeration condensers and redundant A/C mechanical plant on main store roof and installation of 2no. CO2 energy efficient plant of similar size to main store roof, installation of 3no. new Load cells for new CO2 energy efficient plant and installation of new Heat Pump pack.	Permission	12.10.2021
20210992	Erection of a car collection point pod.	Refused	19.10.2021
20210991	Application for consent for non illuminated hoarding adverts for the period of five years.	Refusal For Advert Consent	19.10.2021
20190378	Siting of a prefabricated single storey 'Car Store' premises ('pod').	Temporary Permission	01.08.2019
20180012	Display of fascia signs with internally-illuminated lettering on the petrol filling station canopy; fascia signs with internally- illuminated lettering and logos on the car wash; a fascia sign with internally-illuminated lettering and logo and a non-illuminated totem panel sign on the front elevation of the petrol filling station kiosk; a non-illuminated panel on the side elevation of the petrol facing kiosk and a free standing petrol filling station internally-illuminated double sided totem pole sign east of the car wash.	Advertiseme nt Consent	06.03.2018
20170862	Display of signage to proposed car park valeting unit stating the company name and associated supermarket, price list, product branding and health & safety manifestation comprising fascia signs on two sides of the proposed canopy, fascia signs to three elevations of the proposed portacabin, 4 pvc panels with digitally printed graphics on hoarding and digitally printed vinyl wraps to the external elevations of the proposed portacabin, all signage to be non-illuminated.	Advertiseme nt Consent	04.12.2017
20170861	Change of use of area within the car park to create a car hand wash and car valeting unit incorporating the siting of a portacabin, construction of a canopy and partial enclosure by 1.8 metre high composite fencing.	Permitted	04.12.2017
2016113	Erection of single storey side extension to the existing petrol filling station kiosk.	Permitted	19.01.2017
20080807	Display of two sets of internally illuminated individual fascia lettering spelling MORRISONS on south and east elevations	Refused Advertiseme nt Consent	18.11.2008
20080707	Relocation of internally illuminated 'MORRISONS' sign on east elevation roof onto the east roof of new warehouse.	Advertiseme nt Consent	10.09.2008
20031101	Relocation of existing petrol filling station, shop and car wash to eastern side of store; erection of single storey extensions on north, west and east elevations to provide additional sales area, warehouse facilities with mezzanine floor above warehouse extension to provide storage; laying out of additional car parking spaces on previous site	Refused	22.03.2004

	of petrol station and six additional special needs parking spaces on eastern side; removal of conditions (viii) and (ix) of planning permission reference number GR/91/697, which restricts the amount of floorspace from which the sale of goods other than food, drink, tobacco and other convenience goods can be sold and restricts the storage area to storage associated with the retail business of the premises only.		
19910697	Outline application for erection of retail store and petrol filling station with associated car parking, access and highway works.	Permission	01.06.1993

Development Plan

Gravesham Local Plan Core Strategy (2014)

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS07 – Economy Employment and Skills
- CS08 – Retail, Leisure and the Hierarchy of Centres
- CS11 – Transport
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development & Design Principles

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards
- T1 – Impact of Development on the Highway Network

Paragraph 34 of the NPPF (2024) sets out that policies within adopted local plans should be reviewed to assess whether they need updating at least once every five years, and should then be updated as necessary. Such reviews are also a legal requirement as set out in Regulation 10A of the Town and Country Planning (Local Planning) England Regulations 2012.

The Council undertook such a review in September 2019 and found that the adopted Local Plan Core Strategy is in need of a partial review in terms of Policy CS02, due to the increased need for housing since the Local Plan Core Strategy was adopted and the need to ensure that a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1st Review (1994) generally conform with the NPPF (2024), the Council will also seek to replace these.

National Planning Policy Framework (2024)

- Section 2 – Achieving Sustainable Development
- Section 4 – Decision-making
- Section 6 – Building a strong, competitive economy
- Section 9 – Promoting sustainable transport
- Section 11 – Making effective use of land
- Section 12 – Achieving Well-Designed Places
- Section 14 – Meeting the challenge of climate change, flooding and coastal change

Supplementary Planning Guidance

- SPG 4 – KCC Parking Standards (2006)
- Design for Gravesham – Design Code (2024)

Consultations, Publicity and Representations

Consultees

KCC – Heritage

The site lies within an area of multi-period archaeological potential. The area was subject to field evaluation and archaeological excavation in 1993/4 which revealed evidence for a Bronze Age trackway to the southwest of this present development site area, and Iron Age activity to the northeast. The trial trenching was used to define two main areas for detailed excavation and this present development site lies between those two areas. It is possible that discrete archaeological remains, such as pits, ditches and post-holes, may survive below the site and be impacted by groundworks. From the existing evidence the archaeological potential would not represent a significant constraint on development, but I recommend that if planning permission is granted the following condition is applied to any forthcoming consent, to ensure that features of archaeological interest are properly examined and recorded during development works:

A) Prior to any development works the applicant (or their agents or successors in title) shall secure an archaeological watching brief so that excavations and other development groundworks are observed and heritage assets with archaeological interest are recorded. The watching brief shall be undertaken by an archaeologist approved by the Local Planning Authority and in accordance with a Specification which has been submitted to, and approved in writing, by the Local Planning Authority.

B) The archaeological watching brief, recording, post excavation assessment, analysis and reporting shall be carried out in accordance with the agreed Specification.

C) Within 6 months of the completion of the watching brief a Report shall be submitted to and approved in writing by the local planning authority.

REASON: To ensure that features of archaeological interest are properly examined and recorded in accordance with local and national planning policy

GBC - Environmental Health Protection

More information is needed in order to fully assess this application and its impacts. The houses opposite the area proposed for this use are only c.50m away, so there could be noise impacts – particularly from the use of the jet wash bays. There do not appear to be any details regarding hours that the jet wash bays will be open for use. Can this be clarified with the applicant/agent please.

In addition, further details are needed regarding the type of plant to be installed in the plant room.

A noise impact assessment to address the noise from the jet wash and the plant room may be needed. The applicant/agent should be provided with the following information and note this with regards to the submission of any additional information:

The rating noise from any new fixed building services/mechanical plant/equipment associated with the development shall be at least 10dB below the existing LA90 background level at the nearest noise sensitive receptors (i.e. dwellings) when measured and assessed in accordance with BS4142:2014.

Officer's Comment: Following the above comments, the hours of operation of the jet wash and vacuum bays was discussed with the agent and proposed hours of 7am to 8pm daily have been suggested to allow for any noise impacts to be monitored over a 6 to 12 month period. Subject to the monitoring, a variation of condition may be submitted to extend these operating hours.

Following the hours of operation being clarified, the following updated comments were received from GBC Environmental Protection:

This consultation response supersedes the previous response dated 13 December 2024.

Additional information has now been supplied by the applicant regarding the plant/equipment to be installed and used. It is agreed that the noise from the plant room is unlikely to be a problem in this area as the water pump will be enclosed within the plant room itself.

However, noise from the jet wash bays could be an issue with the originally proposed operational hours until 11pm 7 days a week, particularly later in the evening when the traffic dies down a bit. Jet washes can give rise to noise problems from the impact of high-pressure water on the bodywork of the cars. There is also noise from the vacuum cleaners to consider as well.

It is however understood that the applicant has agreed to revise the operating times of the jet washes and vacuum cleaners so that the hours are 07:00 to 20:00 hours. These hours are acceptable and should be placed as a condition on any planning permission.

Based on the above, there is no objection to this application.

Neighbouring properties

The application was advertised by the displaying of a site notice and one individual letter sent to 39 surrounding properties with an overall expiry date of 17.12.24. No comments have been received.

Officer's Analysis

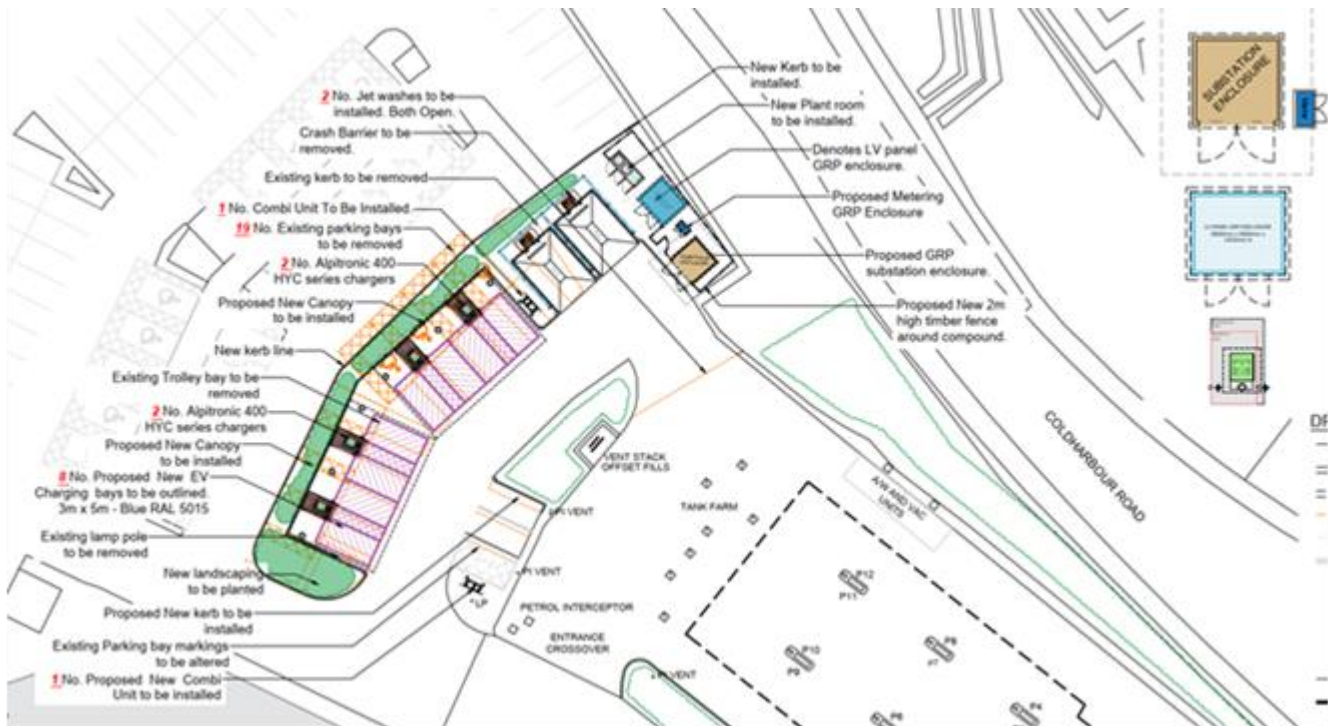
Background

A previous application 20240788 for the Creation of charging zone, erection of EV chargers, erection of canopies, sub-station enclosure, LV panel, meter cabinet and associated works, was submitted and approved in October 2024. This and the current proposals are very similar with the addition of a jet wash and vacuum bays, which would extend further to the east, removing an additional 6no. parking spaces, as can be seen in the comparison block plans below;

20240788 Proposed Plan



Current Proposed Plan



Site Description

The application site comprises of a part of the existing customer carpark for the Morrison's supermarket on Coldharbour Road. The supermarket is a standalone single storey building from the early 1990's, formerly a Safeway.

The supermarket also has its own petrol filling station and car wash building to the north of the store and adjacent to Coldharbour Road. It has a service yard on the eastern side of the store and there is a bus stop within a lay by. There is access to the store from Coldharbour Road via a roundabout and the customer car park adjoins on its western side two storey modern housing on the Dundale Estate.

The part of the customer car park that this current application relates is on the eastern edge, near to the petrol filling station.

Principle of Development

This application is located inside the urban boundary, where appropriate development would generally be acceptable in principle as per Policy CS02: Scale and Distribution of Development.

However, all other relevant matters should be considered. In this instance, the main points to consider would be the potential impact on; Design, Character and Appearance, Highway Safety and Residential Amenity of neighbours.

Design, Character and Appearance

The application site is in an existing supermarket car park, however it is located within a mixed use area with residential surrounding the site and therefore it is important to assess how the impact of the proposed works would on the surrounding area.



The existing northern part of the site is currently an open area of hard landscaped surface parking area. It does not provide a positive contribution to the character of the area as such. The proposed scheme would largely remain as parking with the addition of the EV chargers, canopies, sub-station enclosure, LV panel, meter cabinet, jet wash and vacuum bays, plant room and associated works. Whilst it would not result in an improvement of the area, the proposed landscaping would soften the impact of the additional structures and on balance, it would also not harm the appearance of the area, and the scale of the scheme would be appropriate in this context.

On balance, the proposed development would comply with the requirements of Policy CS19 of the Core Strategy 2014 and Section 12 of the NPPF 2024 in terms of design, character and appearance.

Neighbouring Amenity

This plot is in an urban setting with residential neighbours nearby. Within the previous application for a similar development, without the jet wash and vacuum bays, it was considered that the proposed works would likely not result in any significant increase in harm to the residential properties nearby. Reasoning for this assessment relates to the minor scale of development, the position of the plot away from residential neighbours and existing use of the site.

However, concerns have been raised over the noise that would result from the jet wash and vacuum bays, which would create a significant increase of noise over the approved EV charging only. As such, it has been proposed that the operating hours of the jet wash and vacuum service is limited between the hours of 7am and 8pm. This will allow for any noise impact to be adequately assessed over a period of time before considering a change in operating hours. As such, a condition of operating hours for the jet wash and vacuum service will be imposed.

The proposal, subject to condition, is therefore considered to safeguard the amenity of neighbouring properties in compliance with policy CS19 of the Core Strategy 2014.

Parking and Highways

The scheme would replace existing 22no. standard parking bays and 4no. disabled parking bays, with 8no. EV charging spaces. Whilst there would be a decrease in overall parking provision, there would be no intensification of vehicle parking provision and likely no significant increase in traffic flow. KCC Highway Officer was consulted on the previous scheme (App. Ref. 20240788) and raised no objection. The current proposal would result in the loss of 6no. additional parking spaces, however it is considered that this not a significant increase to warrant a refusal.

The proposed scheme would likely not result in an unacceptable impact on highway safety and the residual cumulative impacts on the road network would not be severe, in accordance with Section 9 of the National

Planning Policy Framework (2024), Saved Policies T1 and P3 of the Local Plan First Review (1994) and Policies CS11 and CS19 of the Core Strategy 2014.

Conclusion

The proposed development complies with all relevant national and local planning policies.

Recommendation

Permission.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Ms Amanda Cue	Team Leader:	Richard Hart
Signed:	<i>A Cue</i>	Signed:	<i>R Hart</i>
Dated:	10 th February 2025	Dated:	10th February 2025