

Delegated Report

Planning Application

Planning Application No: 20250203

Location: Gravesend Rugby Football Club, Donald Biggs Drive, Gravesend
DA12 2TL

Description: Installation of above ground storage tank and plant for sustainable
water borehole and drainage layout

Applicant: Mr Gordon McQuade

Site Visit Date: 5 April 2025

Procedural Note

This application as original submitted proposed to locate the storage tank alongside the clubhouse building. However due to concerns regarding noise impact on residential amenity, a new location was chosen, which forms the basis of this assessment.

Submitted Documents/Plans

Application form
Drawing no. GRFC – LP01 rev A (location plan)
Drawing no. GRFC – BPP2 rev C (proposed block plan)
Drawing no. GRFC – BPE2 rev C (existing block plan)
Drawing no. GRFC – EL02 rev C (existing elevations)
Drawing no. GRFC – EL02 rev C (proposed and sectional elevations)

Relevant Planning History

19900096 Erection of a first floor level over the existing changing rooms to form a self-contained stewards flat and changing rooms incorporating the erection of external staircases.
Approved 11 May 1990

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 - Development & Design Principles

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards

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 12 – Achieving well-designed places
- Section 15 – Conserving and enhancing the natural environment

Supplementary Planning Guidance

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

Consultations, Publicity and Representations

Consultees

KCC Flood and Water Management

Kent County Council as Lead Local Flood Authority have reviewed the application and regard the development as low risk.

GBC Environmental Protection

It's noted that the location of the tank/pump has been moved to a location more centrally on the site and further away from the houses. However, the requested information on the technical specification, noise levels etc of the pump have still not been provided. Therefore, in the interests of preventing noise problems the following conditions are recommended:

Prior to first operation of the development hereby permitted, full details and specifications of the water pump to be installed shall be submitted to and approved in writing by the Local Planning Authority and thereafter shall be retained.

Prior to first operation of the development, a noise impact assessment shall be carried out and submitted to the Local Planning Authority for approval, demonstrating that the rating level of the noise emitted from plant/machinery/equipment installed, shall not exceed the existing background noise level by more than - 10dB at the nearest noise sensitive premises when measured and assessed in accordance with BS4142:2014.

In addition to this, the applicant should also be advised that they may need permission from the Environment Agency regarding for the borehole depending on the depth and position/type of aquifer and the amount of water to be extracted.

I understand the Commercial Health Team will also be making comments regarding the application.

GBC Commercial Health

Public Health Comments – Private Water Supply

Under the Private Water Supplies Regulations 2018 the competent authority (Gravesham Council) has a duty to ensure that the location of all private water supplies is recorded, and those that serve commercial businesses or more than one domestic property are risk assessed and monitored to ensure that they are of sufficiently high quality to protect the health of consumers.

This application relates to a storage tank and plant associated with a private water borehole. **This borehole is not currently known to us.**

The applicant should provide detailed information regarding the private water supply, including the name and contact details of the responsible person, the nature and location of the supply, any storage tanks/pipe works, and the filtration and disinfection treatment proposed to ensure provision of an adequate and consistently wholesome water supply.

Information should be submitted to Environmental Health Commercial Section via email: commercialhealth.admin@gravesham.gov.uk so that arrangements can be made to undertake a risk assessment and water sampling in line with the above regulations.

Neighbouring properties

The application has been advertised by site notice and letters to 53 individual dwellings.

Two letters have been received – one neutral and one objection. The comments are below:

- The proposal as stated in this first draft appears a little light on detail outside of the requirement of a tank and electrical plant box, there is no indication of where the actual bore hole will be, whether there will be visible pipe work or additional 'plant' at the bore hole site.

There is no indication of whether the electrical plant, which one assumes includes a mechanical pump, will produce any noise and if so at what level and at what times it will run.

One assumes this is for irrigation water for the adjacent fields, but whatever it's going to be used for will the resultant use be gravity fed, or will pumping be required, and if so where will this take place and again how noisy?

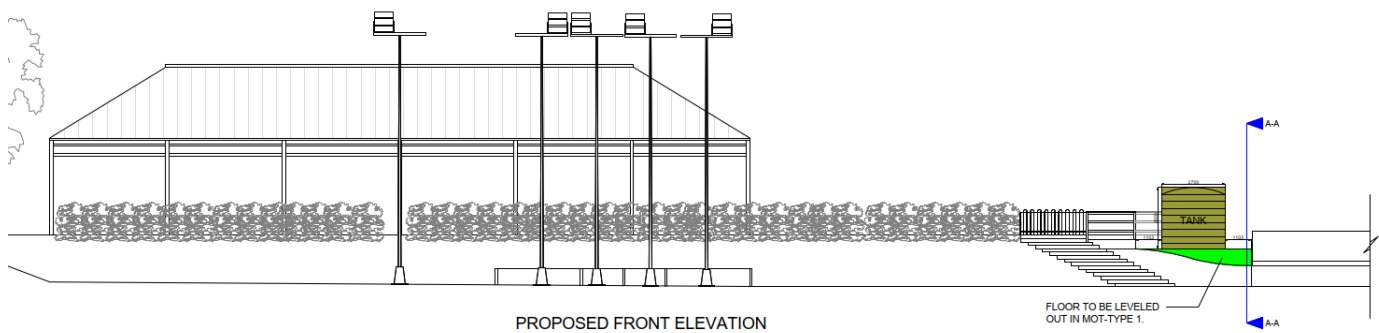
- The plans are preposterous as always. No care for the residents and continued nepotism for people with money and power that sway the local council for ridiculous planning applications. Disgusting

Following the submission of amended plans the neighbours were reconsulted and a new site notice was displayed. No further letters of representation have been received.

Officer's Analysis

Proposal

This application seeks planning permission for the installation of above ground storage tank and plant for sustainable water borehole and drainage layout. The tank will be located to the northern corner of the existing pétanque lawn. It will be approx. 2.6m high and 2.7m wide. The plant will be approx. 1m high 2m wide. It will be located adjacent to the boundary treatment surrounding the playing fields.



Design, Character and Appearance

The application site is a piece of land outside of a playing field and within the corner of the grounds of a pétanque club as shown below:



The tank and plant will be located between the boundary treatment surrounding the pétanque club and the playing field and therefore will have some screening. In terms of appearance it is utilitarian but not out of character with other sports paraphernalia that is already on site. The plans indicate the tank and plant will be green and a condition is recommended to ensure this is the case to aid in blending in with its surroundings. The proposed tank and plant will not be readily visible from outside the wider site and therefore no objection is raised.

The proposed development therefore accords with the objectives of Policy CS19 of the Gravesham Core Strategy 2014 and paragraph 135f of the National Planning Policy Framework 2024 in terms of design, character and appearance.

Amenity

Neighbouring Amenity

The nearest property is 71 Milton Hall Road. This dwelling is approx. 85m away and therefore will suffer no detrimental impact in term of loss of outlook, privacy, sunlight or daylight.

Concerns have been raised by residents in Sycamore Close however this was when the tank and plant was proposed close to the club house building. It is now proposed to be relocated to the middle of the site away from these dwellings.

No information has been provided with regards to the noise that may be omitted from the plant/equipment, technical specification, operation times etc. A condition is recommended that this information is supplied.

The proposed development, subject to conditions, therefore accords with the objectives of Policy CS19 of the Gravesham Core Strategy 2014 and paragraph 135f of the National Planning Policy Framework 2024 in terms of amenity.

Ecology and Biodiversity

Biodiversity Net Gain

The proposed development will not impact a priority habitat and impacts less than 25sqm of on-site habitat or 5m of on-site linear habitats such as hedgerows and is therefore exempt from mandatory net gain requirements.

Parking and Highways

The proposed storage tank will have no impact on the requirement for parking or the amount of parking currently at the site and therefore no objection is raised on highways grounds.

Conclusion

The proposed storage tank and plant will have no detrimental impact on the character and appearance of the area, amenity, parking or highway safety and therefore accords with the abovementioned policies and is recommended for approval.

Recommendation:

Permit

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

Case Officer:	Mrs Alison Webster	Team Leader:	Mrs Faye Walsh
Signed:		Signed:	
Dated:	30 June 2025	Dated:	01 July 2025