



Delegated Report

Change of Use Planning Application

Planning Application No: 20251064

Location: Land Adjacent To Northfleet Premier Mart 69A Stonebridge Road
Northfleet

Description: Change of use of land to site a container for storage purposes.

Applicant: Mr Thurkatharn Murugaiyah

Site Visit Date: 12th December 2025

Submitted Documents/Plans

Planning Application Form;
Drawing No. LP 100-P1 – Location Plan;
Drawing No. Ex SP 100-P1 – Existing Site Plan;
Drawing No. Pr SP 100 – Proposed Site Plan;
Drawing No. Ex 100 – Existing Plan;
Drawing No. Pr 100 – Proposed Plan;
Drawing No. Pr 200 – Existing Front Elevation Rear Elevation;
Drawing No. PR 201 – Existing Side Elevation;
Drawing No. Pr 201 – Proposed Side Elevations;
Drawing No. Pr 200 – Proposed Front Elevation Rear Elevation; and
Planning Statement.

Relevant Planning History

Reference	Description	Decision	Decision Date
20150317	Erection of an attached single storey building to provide an A3 cafe.	Application Refused	15.07.2015

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS07 – Economy, Employment and Skills
- CS11 – Transport
- 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 12 – Achieving Well-Designed Places

Supplementary Planning Guidance

- SPG 4 – KCC Parking Standards (2006)

Consultations, Publicity and Representations

Consultees

External

KCC Biodiversity

We advise that no information is required prior to determination of the planning application.

Ecological Surveys

The proposal is for a shipping container on an area of unmanaged vegetation. The vegetation may support protected/notable species however due to the small area which will be impacted we are satisfied that any impact can be avoided through a phased clearance approach.

We advise that the vegetation is cleared in 2 stages on a dry sunny day when the temperatures are consistently over 9degrees. It must be implemented as follows:

- Cut down to a minimum high of 15cm cutting towards the retained vegetation and leave for at least 1 day
- Cut down to ground level – cutting towards the retained vegetation.
- Maintain the vegetation until the storage container has been installed

Biodiversity Net Gain

Under the Environment Act 2021 and the Town and Country Planning Act 1990 (as amended), all planning applications⁵⁸ for development (unless exempt^{59,60}), must deliver at least a 10% biodiversity net gain (BNG), shown via use of the Statutory Biodiversity Metric prior to commencement of any development.

The proposal is for the installation of a storage container which is 12m² therefore we consider this application to be exempt from mandatory biodiversity net gain, so that mandatory biodiversity net gain of 10% will not apply. We consider this application exempt because:

- The development will not impact any onsite priority habitat; AND
- The development will not impact more than 25 square metres of onsite habitat with a biodiversity value greater than zero; AND
- The development will not impact more than 5 metres of onsite linear habitat.

We acknowledge that more vegetation may need to be cleared initially to installed the container but as that will re-establish within 2 years we are satisfied that it does not need to be taken in to account.

KCC Minerals and Waste

Thank you for consulting the County Council's Minerals and Waste Planning Policy Team on the above matter.

I have no land-won minerals or waste management capacity safeguarding objections or comments to make regarding this planning application.

KCC Highways and Transportation

I refer to the above planning application and having considered the development proposals and the effect on the highway network, raise no objection on behalf of the local highway authority.

KCC Heritage

Thank you for your letter consulting us on the above planning application. In this instance I suggest that no archaeological measures are required.

KCC Flood and Water

The application under the above reference number therefore falls outside the definition of major development and also falls outside of KCC's remit as statutory consultee.

Internal

GBC – Environmental Protection

There is no objection to this application or adverse comments to make.

GBC – Licensing

No comment.

Ward Councillors

No comments received.

Neighbouring properties

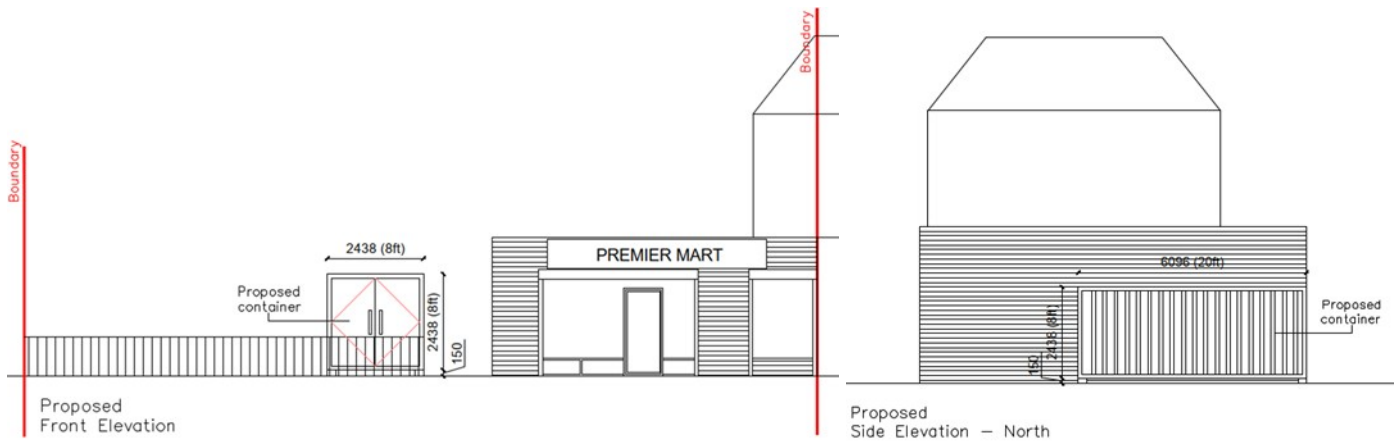
Public consultation was by way of the displaying of a site notice and individual letters sent to ten surrounding properties with an overall expiry date of 2nd January 2026. No letters of representation have been received.

Officer's Analysis

Proposal

The proposal is for change of use of land to site a container for storage purposes situated to the side (north) of the shop. The container would measure 2.46m wide, 6.1m in length and 2.58m in height. The container would be a standard container with double doors to the front and no windows. The supporting application form or planning statement has not proposed any operating hours.

Proposed Elevations



Design, Character and Appearance

Policy CS19 (LPCS) states that new development will be visually attractive, fit for purpose and locally distinctive. It will conserve and enhance the character of the local built, historic and natural environment, integrate well with the surrounding local area and meet anti-crime standards.

Paragraph 131 of the NPPF (2024) requires good design, creating better places in which to live and work.

The proposed container would be located in a mixed residential and commercial area, to the side of the existing shop. The land is currently scrubland and is quite untidy. The proposal has the potential to improve the visual impact by the imposition of a hard and soft landscaping condition.

Existing Site



The majority of the area is commercial with the Ebbsfleet Business Park located to the west, Ebbsfleet United Football Club to the north and Thames Works and further commercial sites to the northeast. The nearest residential units are to the south west and to the south as can be seen from the following satellite image:



Due to the proposed location, the container would be visible from the streetscene, however due to the height and proximity to the existing shop, it would not detract from the area.

Due to the temporary nature of a container use, the container itself could be conditioned to be temporary until an alternative solution is sought and/or for the impact of its location and use to be assessed over time.

No proposed hours have been put forward, however due to the ancillary use to the existing shop and the commercial nature of the area, there is no objection to the hours of use being in line with the existing shop.

It is considered the proposed development would be located in an appropriate location to facilitate the running of the shop and it is considered that the granting of a temporary permission of three years would allow for any impact to be fully assessed. A condition of hard and soft landscaping to improve the site and potential screening will be imposed to have a visual improvement. It is therefore considered that the development would be in accordance with Policy CS19 (LPCS) and paragraphs 131 and 135 of the NPPF (2024).

Neighbouring Amenity

Policy CS19 (LPCS) states that new development will be located, designed and constructed to safeguard amenity and would avoid adverse environmental impacts from pollution, including noise.

Paragraph 135 of the NPPF (2024) requires development to create places that are safe, inclusive and accessible and which promote health and well-being, with a high standards of amenity for existing and future users.

The proposed container would be located sufficiently away from any surrounding residential properties and as such would not have any detrimental impact.

The granting of a temporary permission of three years would allow for any noise and pollution to be assessed.

Therefore, taking all the above into account, it is considered there is no objection in relation to Policy CS19

(LPCS) and paragraph 135f of the NPPF (2024).

Highways and Parking

Policy CS11 (LPCS) requires new developments to mitigate their impact on the highways and public transport networks and ensure an adequate supply of public car parking.

The proposed container would be located in an area of scrubland adjacent to the existing shop. As such, there would be no impact on any highways or parking in the area.

There would therefore be no objection in relation to Policy CS11 (LPCS).

Other Material Considerations

Biodiversity & Ecology

Biodiversity net gain is a way of creating and improving biodiversity by requiring development to have a positive impact ('net gain') on biodiversity.

In England, biodiversity net gain is required under a statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021). This statutory framework is referred to as 'biodiversity net gain' in Planning Practice Guidance to distinguish it from other or more general biodiversity gains.

Under the statutory framework for biodiversity net gain, subject to some exceptions, every grant of planning permission is deemed to have been granted subject to the condition that the biodiversity gain objective is met ("the biodiversity gain condition"). This objective is for development to deliver at least a 10% increase in biodiversity value relative to the pre-development biodiversity value of the onsite habitat. This increase can be achieved through onsite biodiversity gains, registered offsite biodiversity gains or statutory biodiversity credits.

The proposal is for the installation of a storage container which is 12m² therefore is considered that the application to be exempt from mandatory biodiversity net gain, so that mandatory biodiversity net gain of 10% will not apply. We consider this application exempt because:

- The development will not impact any onsite priority habitat; AND
- The development will not impact more than 25 square metres of onsite habitat with a biodiversity value greater than zero; AND
- The development will not impact more than 5 metres of onsite linear habitat.

The site is currently on a site of unmanaged vegetation which may support protected/notable species, however KCC Biodiversity are satisfied that due to the small area of development that any impact can be avoided by phased clearance. An informative will be added to the decision to this effect

Conclusion & Recommendation

For the reasons laid out above, it is considered that a temporary permission of three years would be acceptable in this case, subject to conditions of materials and hours of operation.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Ms Amanda Cue	Team Leader:	Richard Hart
Signed:	A Cue	Signed:	R Hart



Dated:	10 th February 2026	Dated:	11th February 2026