

Delegated Report

Adjoining Authorities Application

Application no:	20230947
Location:	Land West Of Springhead Road (Springhead Park) Springhead Road Northfleet
Description:	EDC Consultation EDC/23/0133 - Condition 1 Details of remedial works for construction access following road completion, pursuant to approved Planning Permission EDC/16/007.
Applicant:	Ebbsfleet Development Corporation
Site Visit Date:	N/A

Introduction

EDC have had an approval of details application submitted to them (EDC's reference - EDC/23/0133) for approval of condition 1 of application reference EDC/16/007 which was for 'Application for approval of condition 6 attached to planning permission reference no. GR/20060980 relating to extension of time for use of construction vehicles until the end of 2026 which was permitted on 17/06/2016.

This current application reference 20230947 is a consultation by EDC to Gravesham Borough Council on the details submitted to them on condition 1.

The information submitted to GBC is:

- EDC Consultation Letter.

Condition 1 of EDC's application reference EDC/16/007 is:

Within three months of the date that the Wingfield Bank Bridge and construction access route shall cease to be used as a construction works access, or by 31 December 2025, whichever is the sooner, details of the remedial works to be carried out to the Wingfield Bank Bridge and construction access route shall be submitted to the local Planning Authority for approval.

The information submitted to EDC in pursuance of this condition is:

- Application form;
- Drawing no. S00004_003_S_PL_600 Rev. T1 – Remedial Works to Amend Bridge to Pedestrian Use Only Sheet 1 of 3;
- Drawing no. S00004_003_S_PL_601 Rev. T1 - Remedial Works to Amend Bridge to Pedestrian Use Only Sheet 2 of 3; and
- Drawing no. S00004_003_S_PL_602 Rev. T1 - Remedial Works to Amend Bridge to Pedestrian Use Only Sheet 3 of 3.

Relevant Planning History

Reference	Description	Decision	Decision Date
EDC/16/007 (EDC decision)	Application for approval of condition 6 attached to planning permission reference no. GR/20060980 relating to extension of time for use of construction vehicles until the end of 2026	Permitted	17/06/2016
20060980 (EDC Decision)	Bridge strengthening and improvement works in connection with the temporary use as a construction works access.	Permitted	17/06/2016

Consultations

GBC Highways Officer

No objections to the proposed remedial works.

Analysis

The submitted drawings show a number of remedial works including:

- Access road to be resurfaced;
- Collapsible bollards to be installed on access road;
- New 1.4m high galvanised pedestrian railing and timber post and rail fencing to be installed;
- All retained galvanised metal parapet fence to be jet washed/cleaned including removal of paint/graffiti;
- Cantilevered walkway to be removed and fixings made good.

The Council's Highways Officer raises no objections to the proposed remedial works. The fencing, railings, bollards and re-surfacing appear acceptable in visual amenity terms and the character of the area.

As such it is considered there are no objections to approval of condition 1 of EDC application reference EDC/16/007.

Recommendation:

Observations sent.

See draft Decision

Case Officer:	Ms Rebecca Harrison	Team Leader:	Miss Faye Hobbs
Signed:	<i>Rebecca Harrison</i>	Signed:	
Dated:	26th September 2023	Dated:	27 September 2023