



Delegated Report

Householder Planning Application

Planning Application No: 20240896

Location: Britannia Refined Metals Ltd Lower Road Northfleet Gravesend

Description: KCC Consultation GR/23/376/R10 - Details of a built survey report confirming a continuous tidal flood defence level of 7m AOD pursuant to Condition 10 of planning permission GR/23/376.

Applicant: Kent County Council

Site Visit Date: None (desktop assessment)

Introduction

Kent County Council (KCC), as the determining Planning Authority, has consulted Gravesham Borough Council (GBC) for its views on the discharge of condition 10 (details of a built survey report confirming a continuous tidal flood defence level of 7m AOD) of planning permission reference GR/23/376 for an enclosed electronic waste (E-Scrap) transfer facility at Britannia Refined Metals, Lower Road, Northfleet (KCC reference GR/23/376/R10).

Submitted Documents/Plans

The planning application documents are available on the KCC website using reference GR/23/376/R10 via the following link;

[Planning Register : Kent County Council](#)

Relevant Planning History

Reference	Description	Decision	Decision Date
20240249	KCC Consultation GR/23/376/RVAR (KCC/GR/0035/2024) - Details of a final design and program for repairing and raising flood defence level to 7M AOD (inclusive of the existing sheet piled wall and the northern flood gate) (Condition 7), details of the detailed final design for the removal of the southern flood gate and its replacement with a fixed flood defence Condition 8) and details of a program of repairs and maintenance for the northern flood gate (Condition 9) pursuant to planning permission GR/23/376 for an enclosed electronic waste (E-Scrap) transfer facility.	Observations sent	02.04.2024
20230376	KCC Consultation - Development of an enclosed electronic waste (E-Scrap) transfer facility, involving shredding, sampling, sorting, and bulking up of electronic waste streams for onward transportation to recycling/management facilities. The proposed development includes the demolition of existing buildings,	Observations sent	10.05.2023

	construction of a new steel framed waste transfer building, firewater storage tank and associated plant, dust extraction unit, office and staff welfare building, new areas of concrete hard standing and footways, upgrade to site drainage, construction of a re-aligned access point off Manor Way and retention of vehicular access to the adjacent wharf.		
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Consultations, Publicity and Representations

As the determining authority, KCC have the responsibility to undertake relevant statutory consultations and publicity. No further consultations have been undertaken by GBC.

Officer's Analysis

The application should be considered by KCC against relevant local and national planning policy as appropriate.

Expert advice will be provided as necessary by other consultations undertaken by KCC.

Conclusion and Recommendation

The application should be considered by KCC against relevant local and national planning policy and consultation responses as appropriate.

KCC should be thanked for consulting GBC.

(For detailed response, see draft Decision)

Case Officer:	Mrs Kelly Joyce	Team Leader:	Richard Hart
Signed:	<i>K Joyce</i>	Signed:	<i>R Hart</i>
Dated:	23rd October 2024	Dated:	24 th October 2024