



Delegated Report

Approval of Details Planning Application

Planning Application No: 20230442

Location: Land At Former Northfleet Cement Works The Shore Northfleet
Gravesend

Description: Application for approval of condition 9 attached to planning permission reference number 20220078 relating to details of the appearance and form of street lighting equipment.

Applicant: Bellway Homes Limited (Thames Gateway)

Submitted Documents/Plans

Planning Application Form;
Covering Letter;
Drawing No. 2956-PH1B-PP-10 Rev P1 – Planting Plans 1 of 2;
Drawing No. 2956-PH1B-LA-10 Rev P1 – Landscape General Arrangements Surface Finishes;
Drawing No. 2956-PH1B-PP-11 Rev P1 – Planting Plans 2 of 2;
Drawing No. 2956-PH1B-PP-11 Rev P1 – Landscape General Arrangements Surface Finishes;
Drawing No. 2956-PH1B-LA-00 Rev T1 – Legend (Lighting Details 1 of 2);
Drawing No. 2956-PH1B-LA-00 Rev T1 – Legend (Lighting Details 2 of 2); and
Lighting Specifications – CU Phosco Lighting (P852).

Relevant Planning History

Reference	Description	Decision	Decision Date
20230389	Application for approval of condition 3 attached to planning permission reference number 20220078 relating to details of the archaeological watching brief.	Approval of Details	15.06.2023
20230392	Application for approval of condition 10 attached to planning permission reference number 20220078 relating to details of the boundary treatment.	Approval of Details	09.06.2023
20230476	Application for approval of condition 4 attached to planning permission reference number 20220078 relating to further assessments for contamination (in accordance with the CLEA guidelines and LCRM methodology) and, if necessary, an associated remedial strategy, together with a timetable of works.	Under Consideration	
20230448	Application for approval of condition 12 attached to planning permission reference number 20220078 relating to a detailed soft landscaping scheme	Under Consideration	
20230391	Application for approval of condition 7 attached to planning permission reference number 20220078 relating to the architectural details.	Approval of Details	08.06.2023
20230352	Application for approval of condition 11 attached to planning permission reference number 20220078	Approval of Details	09.06.2023

	relating to details of the form, appearance, and materials to be used for the cycle and bin stores to all houses within the development		
20230374	EDC Consultation - Discharge of Condition 11 (Cycle and Bin Stores) pursuant to reserved matters approval EDC/22/0015.	Under Consideration	
20230375	EDC Consultation - Discharge of Condition 13 (Parking Management Plan) pursuant to reserved matters approval EDC/21/0081.	Observations Sent	04.05.2023
20220373	EDC Consultation EDC/22/0015 - Application for the erection of 3 dwellings along with hard and soft landscaping, car parking and associated infrastructure.	No Objections	24.02.2023
20220078	Erection of 3 dwellings together with associated infrastructure including details relating to parking and landscaping and the reconfiguration of parking to a consented dwelling approved under permission Ref: EDC/21/0081. Former Northfleet Cement Works, The Shore, Northfleet, Gravesend, Kent, DA11 9AN	Permission	24.02.2023

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS11 - Transport
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development & Design Principles

Paragraph 33 of the NPPF (2021) 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 (2021), the Council will also seek to replace these.

National Planning Policy Framework (2021)

- 2 – Achieving Sustainable Development
- 4 – Decision-making
- 12 – Achieving sustainable development and well-designed places

Consultations

KCC – Highways and Transportation

The plans and detailed submitted do not appear to relate to the three plots approved with application EDC/22/0015/20220078. Please can the detail be confirmed if there are any changes to the streetlighting at Lawn Road.

Informative: It is important to note that planning permission does not convey any approval to carry out works on or affecting the public highway.

Any changes to or affecting the public highway in Kent require the formal agreement of the Highway Authority, Kent County Council (KCC), and it should not be assumed that this will be a given because planning permission has been granted. For this reason, anyone considering works which may affect the public highway, including any highway-owned street furniture, is advised to engage with KCC Highways and Transportation at an early stage in the design process.

Across the county there are pieces of land next to private homes and gardens that do not look like roads or pavements but are actually part of the public highway. Some of this highway land is owned by Kent County Council whilst some is owned by third party owners. Irrespective of the ownership, this land may have highway rights over the topsoil.

Works on private land may also affect the public highway. These include works to cellars, to retaining walls which support the highway or land above the highway, and to balconies, signs or other structures which project over the highway. Such works also require the approval of the Highway Authority.

Kent County Council has now introduced a formal technical approval process for new or altered highway assets, with the aim of improving future maintainability. This process applies to all development works affecting the public highway other than applications for vehicle crossings, which are covered by a separate approval process.

Should the development be approved by the Planning Authority, it is the responsibility of the applicant to ensure, before the development is commenced, that all necessary highway approvals and consents have been obtained and that the limits of the highway boundary have been clearly established, since failure to do so may result in enforcement action being taken by the Highway Authority. The applicant must also ensure that the details shown on the approved plans agree in every aspect with those approved under the relevant legislation and common law. It is therefore important for the applicant to contact KCC Highways and Transportation to progress this aspect of the works prior to commencement on site.

GBC – Highways Officer

I admit, I find this application confusing as it includes much detail on what's outside the red line, which whilst assisting in determining the context of the application, much of it is unnecessary.

With regards to the specific condition, I have no objections to the proposal.

GBC – Environmental Protection

There seems to be some duplication with this application. We have received 2 consultation requests regarding Condition 9 (street lighting) under references 20230495 (this one) and also under 20230442. I will respond to both requests for completeness.

Having reviewed the submitted information, I can confirm that the details regarding the luminaires to be used for the street lighting are deemed acceptable from our perspective (lighting nuisance). No objection to the condition can be discharged.

Officer's Analysis

Procedural Notes

This is a cross boundary condition details application submitted to both Gravesham Borough Council and Ebbsfleet Development Corporation (EDC) as joint determining authorities (GBC ref 20230442 and EDC ref EDC/23/0063), and this is the submission of details for the discharge of Condition 9 (Street Lighting) pursuant to reserved matters approval GBC Ref. 20220078 (EDC/22/0015).

Application 20220078 was for three additional dwellings within the redevelopment of the Former Northfleet Cement Works. Whilst some of the information may appear to be outside of the red line plan, this is due to the application forming part of the wider development and as part of the masterplan which was approved under EDC application EDC/16/0004. In terms of this submission of details, they relate to the three additional dwellings only.

Submitted Details

The following information has been submitted to discharge condition 9:

Planning Application Form;
Covering Letter;
Drawing No. 2956-PH1B-PP-10 Rev P1 – Planting Plans 1 of 2;
Drawing No. 2956-PH1B-LA-10 Rev P1 – Landscape General Arrangements Surface Finishes;
Drawing No. 2956-PH1B-PP-11 Rev P1 – Planting Plans 2 of 2;
Drawing No. 2956-PH1B-PP-11 Rev P1 – Landscape General Arrangements Surface Finishes;
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Lighting Specifications – CU Phosco Lighting (P852).

Condition 9

Street Lighting

9. No development above ground level shall take place until details of the appearance and form of street lighting equipment has been submitted to and approved in writing by the Local Planning Authority. The street lighting shall be installed in accordance with the approved details and in the approved locations shown on drawing no. 46600/5501/1300/002 Rev. D prior to first occupation of any dwelling hereby approved.

Reason: In order to ensure an acceptable standard of development upon completion, in accordance with adopted Gravesham Local Plan Core Strategy Policy CS19.

In relation to Condition 9, the details regarding the luminaires to be used for the street lighting are deemed acceptable from Gravesham Borough Council's perspective (lighting nuisance). The submitted details are considered acceptable and therefore sufficient details have been submitted to satisfy Condition 9 of 20220078.

No further information is required and condition 9 can be discharged.

Conclusion Recommendation

Sufficient information has been submitted to discharge condition 9 of planning approval 20220078.

Recommendation

ADET - Approval of Details

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

Case Officer:	Mrs Amanda Grout	Team Leader:	Miss Faye Hobbs
Signed:	A Grout	Signed:	
Dated:	23 rd June 2023	Dated:	23 June 2023

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