



Delegated Report

Application No:	20211227
Location:	Land adjacent to Former Northfleet Cement Works, The Shore, Northfleet, Gravesend
Description:	EDC Consultation EDC/21/0173 - Continued use of land for external storage, vehicle parking and stationing of a welfare cabin in connection with the approved Mixed Aggregates Plant Facility for a temporary period.
Applicant:	Ebbsfleet Development Corporation
Site Visit Date:	Desktop assessment

Introduction

This is an application submitted to the Ebbsfleet Development Corporation (EDC) as the determining authority (EDC ref EDC/21/0173), and is a consultation in respect of the continued use of land for external storage, vehicle parking and stationing of a welfare cabin in connection with the approved Mixed Aggregates Plant Facility for a temporary period..

The application is submitted to the EDC by David Lock Associates on behalf of Tarmac Building Products Ltd.

Submitted Documents/Plans

The applicant has submitted the following in support of the application:

Consultation letter dated and received 4 October 2021.

Relevant Planning History

ECD/19/0001

Temporary use for a Mixed Aggregates Packing Plant Facility with associated works.
Approved subject to conditions 13 March 2019 (GBC ref. 20190051)

Internal Consultations

GBC Engineering

The details are minor on a site that already has planning approval. No comments.

GBC Regulatory Services

No comments.

Planning Assessment/Comments

The temporary permission granted under application EDC/19/0001 included a layout plan, which indicated the different areas of use within the site. However, since operations began, the layout has changed from what was previously approved, and the application site boundary has been extended. The current application seeks to rectify this. No operational details have changed from those previously approved.

The additional area is 0.17ha, and contains an additional storage area, the site's parking area and a welfare unit for staff and visitors, as well as the operational access extent. As previously, temporary permission is being sought until the end of 2022.

The Borough Council commented on the previous application EDC/19/0001, and raised a number of comments and suggested conditions. Given the nature of the use for this site is not changing under the current application, it is not considered necessary to make any further comments, other than to recommend that the previous conditions should be re-imposed.

Recommendation

There is no objection to the continued use of the land for external storage, vehicle parking and the stationing of a welfare cabin in connection with the approved Mixed Aggregates Plant Facility for a temporary period.

It is recommended that controls will continue to be necessary in relation to hours of use, noise impacts and HGV vehicle movements as highlighted in the GBC internal consultation comments raised by the Borough Council under the previous application EDC/19/0001.

The EDC should also ensure that there are controls in respect of the type of lorries to be used and ensuring that there is no spillage of loose material or dust on the highway.

The EDC is thanked for consulting the Borough Council.

Case Officer: Katherine Parkin	Team Leader: Faye Hobbs
Signed: K. Parkin	Signed: 
Dated: 19/10/2021	Dated: 20 September 2021