

Delegated Report

EDC Consultation Application

Planning Application No: 20230374

Location: Former Northfleet Cement Works The Shore Northfleet Gravesend

Description: EDC Consultation - Discharge of Condition 11 (Cycle and Bin Stores) pursuant to reserved matters approval EDC/22/0015.

Applicant: Ebbsfleet Development Corporation

Introduction

This is a cross boundary condition details application submitted to both Ebbsfleet Development Corporation (EDC) and Gravesham Borough Council as joint determining authorities (EDC ref EDC/23/0050 and GBC ref 20230352), and this is a consultation in respect of the application for the discharge of Condition 11 (Cycle and Bin Stores) pursuant to reserved matters approval EDC/22/0015 (GBC Ref. 20220078).

Relevant Planning History

Reference	Description	Decision	Decision Date
20230375	EDC Consultation - Discharge of Condition 13 (Parking Management Plan) pursuant to reserved matters approval EDC/21/0081.	Under Consideration	
20230352	Application for approval of condition 11 attached to planning permission reference number 20220078 relating to details of the form, appearance, and materials to be used for the cycle and bin stores to all houses within the development	Under Consideration	
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

Consultation

GBC – Highways Officer

I have no objections, the proposed cycle storage is considered suitable.

Officer's Analysis

The relevant condition attached to **EDC/22/0015** (GBC Ref. **20220078**) are:

Cycle and Bin Stores

11. No development above ground level shall take place until details of the form, appearance, and materials to be used for the cycle and bin stores to all houses within the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. The approved cycle and bin stores shall thereafter be installed in accordance with the approved details prior to first occupation of the dwelling to which they relate.

Reason - In order to encourage sustainable travel and to ensure satisfactory appearance and function of these buildings, in accordance with adopted Gravesham Local Plan Core Strategy Policies CS11 and CS19.

The following details have been provided to EDC (joint determining authority) (see below):

	Date Published [⬇]	Document Type [⬇]	Description [⬇]	View
☐	14 Apr 2023	Consultation Responses	KCC HIGHWAYS	
☐	07 Apr 2023	Application Form	APPLICATIONFORMREDACTED	
☐	07 Apr 2023	Supporting Documents	COVER LETTER - CONDITION 11 CYCLE AND BIN STORES	
☐	07 Apr 2023	Drawings	HARBOUR VILLAGE - ADDITIONAL 3 UNITS - DETAILS ADDRESSING PLANNING CONDITION 11	

Condition 11 – Cycle and Bin Stores

In relation to Condition 11, the proposed cycle and bin storage is considered suitable and fit for purpose and therefore the submitted details are considered acceptable and therefore sufficient details have been submitted to satisfy Condition 11 of EDC/22/0015 and The Borough Council raises no objection to the discharge of Condition 11.

Conclusion

Gravesham Borough Council consider that the submitted details in respect of Condition 11 attached to planning application EDC/22/0015 (GBC Ref. 20220078), are sufficient to discharge the condition.

Recommendation

No Objections

The EDC is thanked for consulting the Borough Council.

Case Officer:	Mrs Amanda Grout	Team Leader:	Richard Hart
Signed:	<i>A Grout</i>	Signed:	<i>R Hart</i>
Dated:	3 rd May 2023	Dated:	3rd May 2023