



Delegated Report

Planning Application

Planning Application No: 20240788

Location: Morrisons Coldharbour Road Northfleet Gravesend

Description: Creation of charging zone, erection of EV chargers, erection of canopies, sub-station enclosure, LV panel, meter cabinet and associated works.

Applicant: C/o Agent

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Planning Application Form;
Drawing No. 14313-2298-LP Rev A – Location Plan;
Drawing No. 14313-2298-BP Rev A – Block Plan;
Drawing No. 14313-2298-200 – Existing Site Plan;
Drawing No. 14313-2298-201 Rev A – Proposed Site Plan;
Drawing No. 14313-2298-202 – EV Canopy and Charger Details;
Drawing No. 14313-2298-203 – Substation Enclosure Details;
Drawing No. 14313-2298-204 – LV Enclosure Details;
Drawing No. 14313-2298-205 – Meter Cabinet Details; and
Cover Letter.

Relevant Planning History

Reference	Description	Decision	Decision Date
20221168	Prior notification for the proposed installation of Solar Photovoltaics Panels on the flat roof area of Morrisons supermarket under Schedule 2, Class J, Part 14 of the Town and Country Planning (General Permitted Development) Order 2015	Prior Approval Granted	12.12.2022
20220017	Application for consent for non-illuminated hoarding adverts for 'WeBuyAnyCar' car collection point pod.	Permission	09.03.2022
20220016	Erection of a 'WeBuyAnyCar' car collection point pod.	Temporary Permission	09.03.2022
20210993	Removal of existing refrigeration condensers and redundant A/C mechanical plant on main store roof and installation of 2no. CO2 energy efficient plant of similar size to main store roof, installation of 3no. new Load cells for new CO2 energy efficient plant and installation of new Heat Pump pack.	Permission	12.10.2021
20210992	Erection of a car collection point pod.	Refused	19.10.2021
20210991	Application for consent for non illuminated hoarding adverts for the period of five years.	Refusal For Advert	19.10.2021

		Consent	
20190378	Siting of a prefabricated single storey 'Car Store' premises ('pod').	Temporary Permission	01.08.2019
20180012	Display of fascia signs with internally-illuminated lettering on the petrol filling station canopy; fascia signs with internally- illuminated lettering and logos on the car wash; a fascia sign with internally-illuminated lettering and logo and a non-illuminated totem panel sign on the front elevation of the petrol filling station kiosk; a non-illuminated panel on the side elevation of the petrol facing kiosk and a free standing petrol filling station internally-illuminated double sided totem pole sign east of the car wash.	Advertiseme nt Consent	06.03.2018
20170862	Display of signage to proposed car park valeting unit stating the company name and associated supermarket, price list, product branding and health & safety manifestation comprising fascia signs on two sides of the proposed canopy, fascia signs to three elevations of the proposed portacabin, 4 pvc panels with digitally printed graphics on hoarding and digitally printed vinyl wraps to the external elevations of the proposed portacabin, all signage to be non-illuminated.	Advertiseme nt Consent	04.12.2017
20170861	Change of use of area within the car park to create a car hand wash and car valeting unit incorporating the siting of a portacabin, construction of a canopy and partial enclosure by 1.8 metre high composite fencing.	Permitted	04.12.2017
2016113	Erection of single storey side extension to the existing petrol filling station kiosk.	Permitted	19.01.2017
20080807	Display of two sets of internally illuminated individual fascia lettering spelling MORRISONS on south and east elevations	Refused Advertiseme nt Consent	18.11.2008
20080707	Relocation of internally illuminated 'MORRISONS' sign on east elevation roof onto the east roof of new warehouse.	Advertiseme nt Consent	10.09.2008
20031101	Relocation of existing petrol filling station, shop and car wash to eastern side of store; erection of single storey extensions on north, west and east elevations to provide additional sales area, warehouse facilities with mezzanine floor above warehouse extension to provide storage; laying out of additional car parking spaces on previous site of petrol station and six additional special needs parking spaces on eastern side; removal of conditions (viii) and (ix) of planning permission reference number GR/91/697, which restricts the amount of floorspace from which the sale of goods other than food, drink, tobacco and other convenience goods can be sold and restricts the storage area to storage associated with the retail business of the premises only.	Refused	22.03.2004
19910697	Outline application for erection of retail store and petrol filling station with associated car parking, access and highway works.	Permission	01.06.1993

Development Plan

Gravesham Local Plan Core Strategy (2014)

- CS01 – Sustainable Development

- CS02 – Scale & Distribution of Development
- CS07 – Economy Employment and Skills
- CS08 – Retail, Leisure and the Hierarchy of Centres
- CS11 – Transport
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development & Design Principles

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards
- T1 – Impact of Development on the Highway Network

Paragraph 33 of the NPPF (2023) 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 (2023), the Council will also seek to replace these.

National Planning Policy Framework (2023)

- Section 2 – Achieving Sustainable Development
- Section 4 – Decision-making
- Section 6 – Building a strong, competitive economy
- Section 9 – Promoting sustainable transport
- Section 11 – Making effective use of land
- Section 12 – Achieving Well-Designed and Beautiful Places
- Section 14 – Meeting the challenge of climate change, flooding and coastal change

Supplementary Planning Guidance

- SPG 4 – KCC Parking Standards (2006)
- Design for Gravesham – Design Code (2024)

Consultations, Publicity and Representations

Consultees

KCC – Highways and Transportation

I refer to the above planning application and confirm that provided the following requirements are secured by condition or planning obligation, then I would raise no objection on behalf of the local highway authority:-

Provision and permanent retention of the vehicle parking spaces shown on the submitted plans (drawing number: 14313-2298-201 Rev A) prior to the use of the site commencing.

It is important to note that Local Planning Authority (LPA) 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 LPA planning permission has been granted.

For this reason, anyone considering works which may affect the public highway, including any highway-

owned street furniture or landscape assets such as grass, shrubs and trees, 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 and near the highway 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.

Environmental Health Protection

There is no objection to this application or adverse comments to make. From an air quality perspective, the addition of more EV charging points in public places is welcomed.

Kent Police Designing Out Crime

No comment received.

National Grid

No comments received.

Neighbouring properties

The application was advertised by the displaying of a site notice and one individual letter sent to the Ellenor Hospice with an overall expiry date of 18.10.24. No comments have been received.

Officer's Analysis

Site Description

The application site comprises of a part of the existing customer carpark for the Morrison's supermarket on Coldharbour Road. The supermarket is a standalone single storey building from the early 1990's, formerly a Safeway.

The supermarket also has its own petrol filling station and car wash building to the north of the store and adjacent to Coldharbour Road. It has a service yard on the eastern side of the store and there is a bus stop within a lay by. There is access to the store from Coldharbour Road via a roundabout and the customer car park adjoins on its western side two storey modern housing on the Dundale Estate.

The part of the customer car park that this current application relates is on the eastern edge, near to the petrol filling station.

Principle of Development

This application is located inside the urban boundary, where appropriate development would generally be acceptable in principle as per Policy CS02: Scale and Distribution of Development.

However, all other relevant matters should be considered. In this instance, the main points to consider would be the potential impact on; Design, Character and Appearance, Highway Safety and Residential Amenity of neighbours.

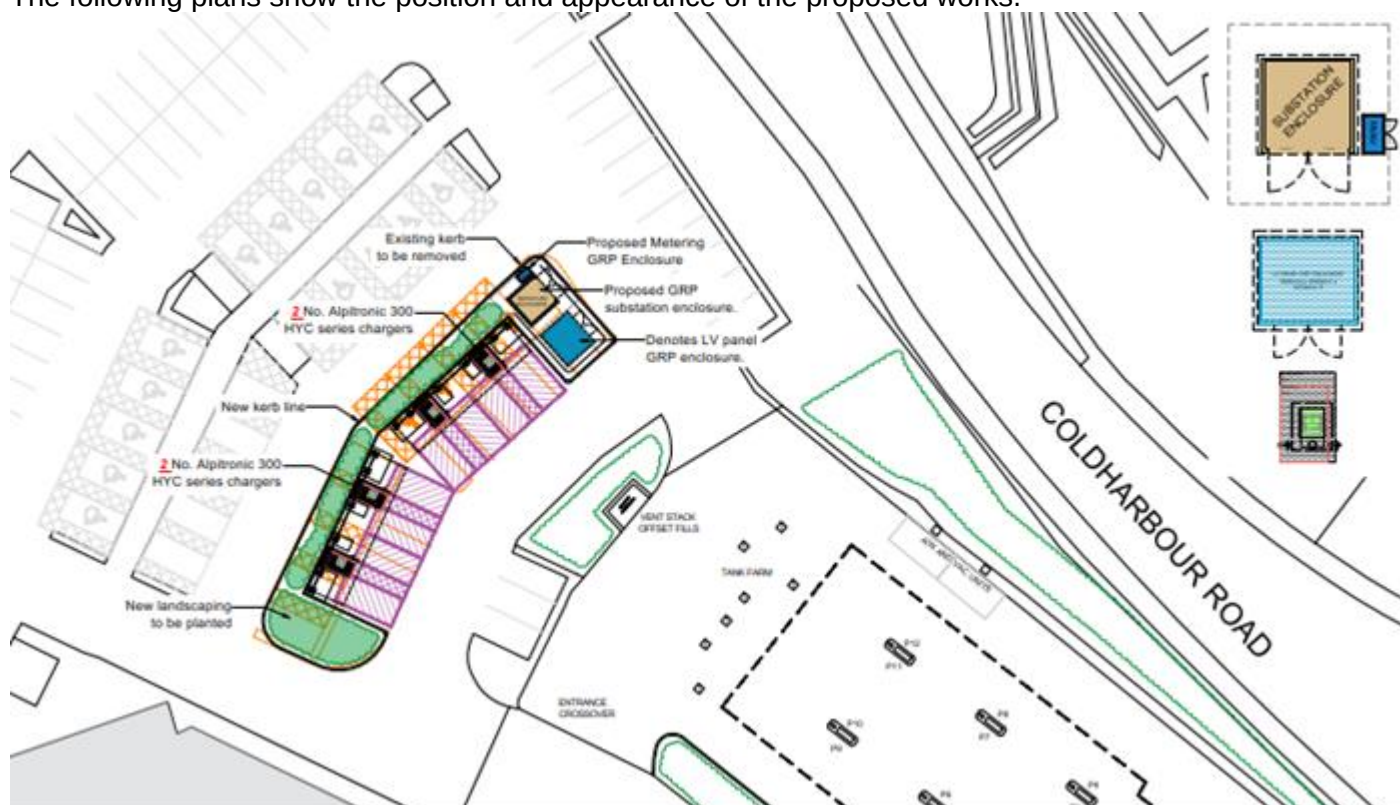
Design, Character and Appearance

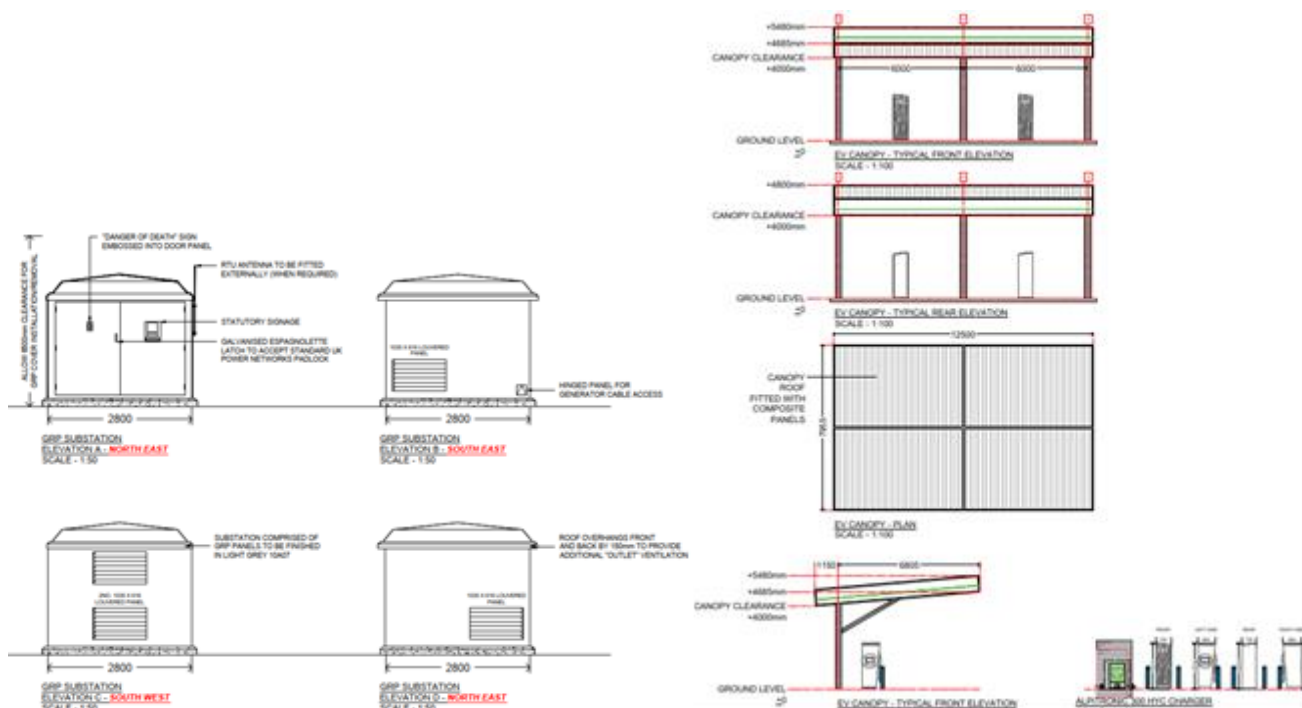
The application site is in an existing supermarket car park, however it is located within a mixed use area

with residential surrounding the site and therefore it is important to assess how the impact of the proposed works would on the surrounding area.



The following plans show the position and appearance of the proposed works.





The existing northern part of the site is currently an open area of hard landscaped surface parking area. It does not provide a positive contribution to the character of the area as such. The proposed scheme would largely remain as parking with the addition of the EV chargers, canopies, sub-station enclosure, LV panel, meter cabinet and associated works. Whilst it would not result in an improvement of the area, the proposed landscaping would soften the impact of the additional structures and on balance, it would also not harm the appearance of the area, and the scale of the scheme would be appropriate in this context.

On balance, the proposed development would comply with the requirements of Policy CS19 of the Core Strategy 2014 and Section 12 of the NPPF 2023 in terms of design, character and appearance.

Neighbouring Amenity

This plot is in an urban setting with residential neighbours nearby. However, the proposed works would likely not result in any significant increase in harm to the residential properties nearby. Reasoning for this assessment relates to the minor scale of development, the position of the plot away from residential neighbours and existing use of the site.

The proposal is therefore considered to safeguard the amenity of neighbouring properties in compliance with policy CS19 of the Core Strategy 2014.

Parking and Highways

The scheme would replace existing 16no. standard parking bays and 4no. disabled parking bays, with 8no. EV charging spaces. Whilst there would be a decrease in overall parking provision, there would be no intensification of vehicle parking provision and likely no significant increase in traffic flow. KCC Highway Officer was consulted on the scheme and raised no objection.

The proposed scheme would likely not result in an unacceptable impact on highway safety and the residual cumulative impacts on the road network would not be severe, in accordance with Section 9 of the National Planning Policy Framework (2021), Saved Policies T1 and P3 of the Local Plan First Review (1994) and Policies CS11 and CS19 of the Core Strategy 2014.

Conclusion

The proposed development complies with all relevant national and local planning policies.

Recommendation

Permission.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Ms Amanda Cue	Team Leader:	
Signed:	<i>A Cue</i>	Signed:	
Dated:	24 th October 2024	Dated:	