

Delegated Report

Adjoining Authority Consultation

Planning Application No: 20221349

Location: Marsh Farm Sewage Treatment Plant Fort Road Tilbury Essex

Description: REF: 22/01461/FUL Removal of existing structures and buildings, re-grading of the land, laying of a concrete pavement, installation of upgraded drainage, lighting and security fencing and use of the land for port-related storage including haulier parking and/or storage of new motor vehicles and/or storage of port-related product with access from Tilbury2 port.

Applicant: Mr John Speakman

Submitted Documents/Plans

Thurrock Council has submitted the following in support of the application:

Consultation Letter dated 9th December 2022.

It is noted that full plans are available on Thurrock Councils website.

Relevant Planning History

None

Consultations, Publicity and Representations

Consultees

None

Officer's Analysis

Visual Impacts

The proposed scheme relates to the existing sewage treatment plant, which in relation to Gravesham lies on the northern side of the River Thames, opposing Gravesend Promenade and the Embankment Marina. The proposed area of development is set back by approximately 350m from the edge of the Thames, fronted by other industrial structures, and so the proposed changes would likely not be visible from across the River in Gravesham. Thus, having a limited impact from this perspective.

Pollution

The concerns of the Environment Agency, with regard to Pollution Prevention are noted and we would suggest that permission is not given unless information is provided deemed appropriate by the Environment Agency, to ensure that this risk is appropriately mitigated.

Heritage

Also noted it is the concerns raised by Historic England with regard to the harm to the significance of Schedules Ancient Monument; Tilbury Fort and its associated Grade II* Listed Barracks and the lack of sufficient information provided by the applicant to address the harm. Again, it is suggested that consent for this proposal should be subject to requirement that sufficient information is provided to assess the impact and the appropriateness of the scheme before a decision is made. Although not visible from Gravesham, the impact of degradation to non-renewable sources of heritage are shared by all.

Conclusion & Recommendation

Thurrock Council is requested to consider the following recommendations from Gravesham Borough Council:

1. The future residential development of Northfleet Riverside and Gravesend Town Centre as set out in Policy CS03 and Policy CS05 of the Gravesham Local Plan Core Strategy 2014 should be taken into account when assessing the application, particularly with regard to pollution impacts.
2. With regard to Pollution and Heritage Impacts; the advice from the Environment Agency and Historic England should be given high regards and as per both comments; further detail is required.
3. Without adequate assurances that Pollution and Heritage Impacts are not mitigated appropriately, it is not possibly to state with confidence that there would be no significant impact on Gravesham Borough.

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

Case Officer:	Ms Lisa Williams	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	18th January 2023	Dated:	19th January 2023