

Delegated Report

Approval of Details Application

Application no:	20240443
Location:	Custom House, The Terrace Gravesend Kent
Description:	Application for approval of condition 6 attached to planning permission reference number 20210757 relating to details of the measures which shall be undertaken to divert the public sewer(s) underneath the site.
Applicant:	Custom House (Gravesend) Limited
Site Visit Date:	N/A

Planning permission was granted for 'Redevelopment of the site including demolition of the southern part of the workshop building and existing corridor link at first floor level between Custom House and the outbuildings and conversion of Custom House, the coachhouse and outbuildings to include extensions, the Old Boathouse and the Boathouse with external alterations and erection of a new three storey building to provide 27 residential units (6 x 1 bed, 15 x 2 bed and 6 x 3 bed) with associated landscaping and parking' under application ref. 20240285 on 24 November 2023.

It should be noted that this description was amended via application ref. 20240563 for 'Application for non-material amendment to planning permission reference number 20210757 to allow removal of reference to housing mix from application description.

Application ref. 20240285 was subject to a number of conditions including no. 6 which this application seeks to discharge.

Consultations

Southern Water – No response to this consultation but letter sent on 30 April 2024 prior to this application being submitted stated:

Further to our response dated 31 October 2022 regarding the above planning consultation and further information provided by the developer regarding onsite public water main. Southern Water has no objections to discharge condition 06 relating to protection of public apparatus.

Analysis

Condition 6 is:

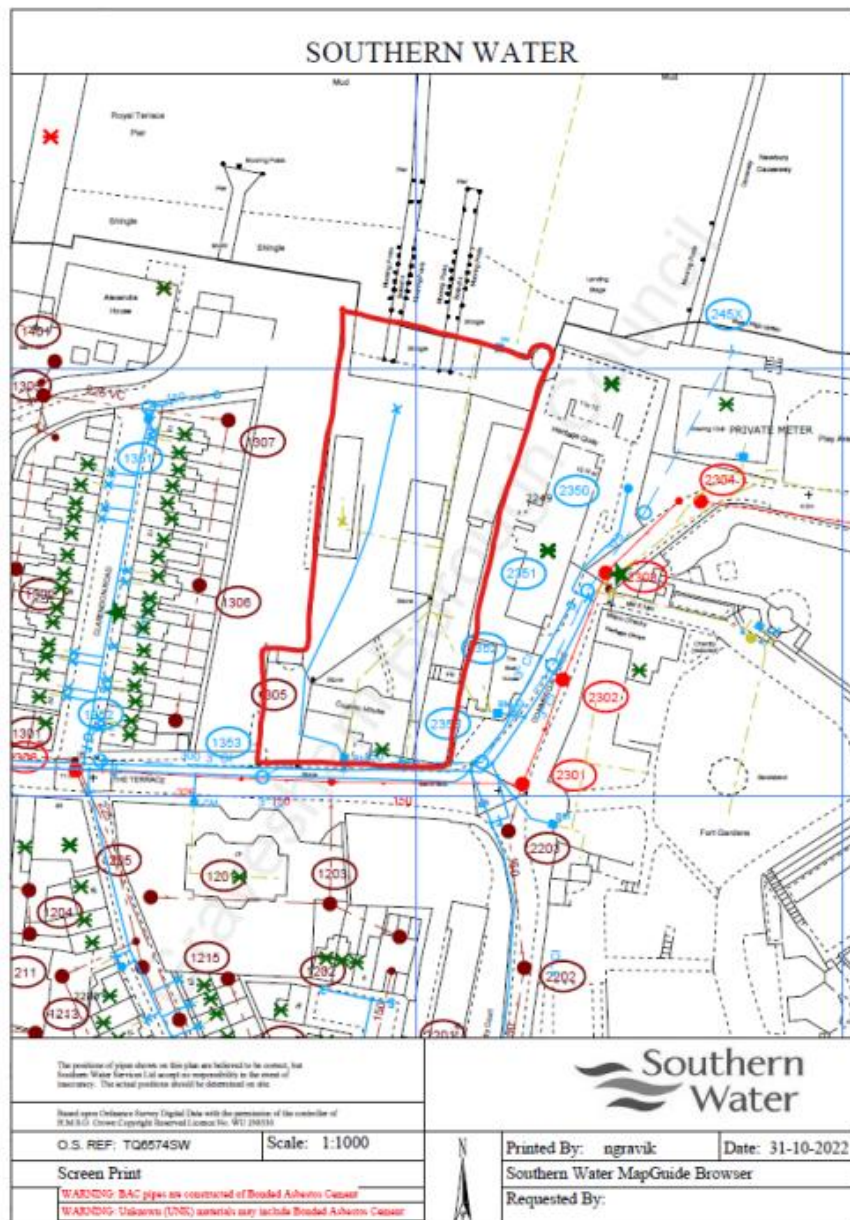
6. No development approved by this permission shall be commenced until details of the measures which shall be undertaken to divert the public sewer(s) underneath the site have been submitted to and approved in writing. The development shall be carried out in accordance with the approved details.

Reason: In order to protect drainage apparatus in accordance with Policies CS18 and CS19 of the Gravesham Local Plan Core Strategy (September 2014).

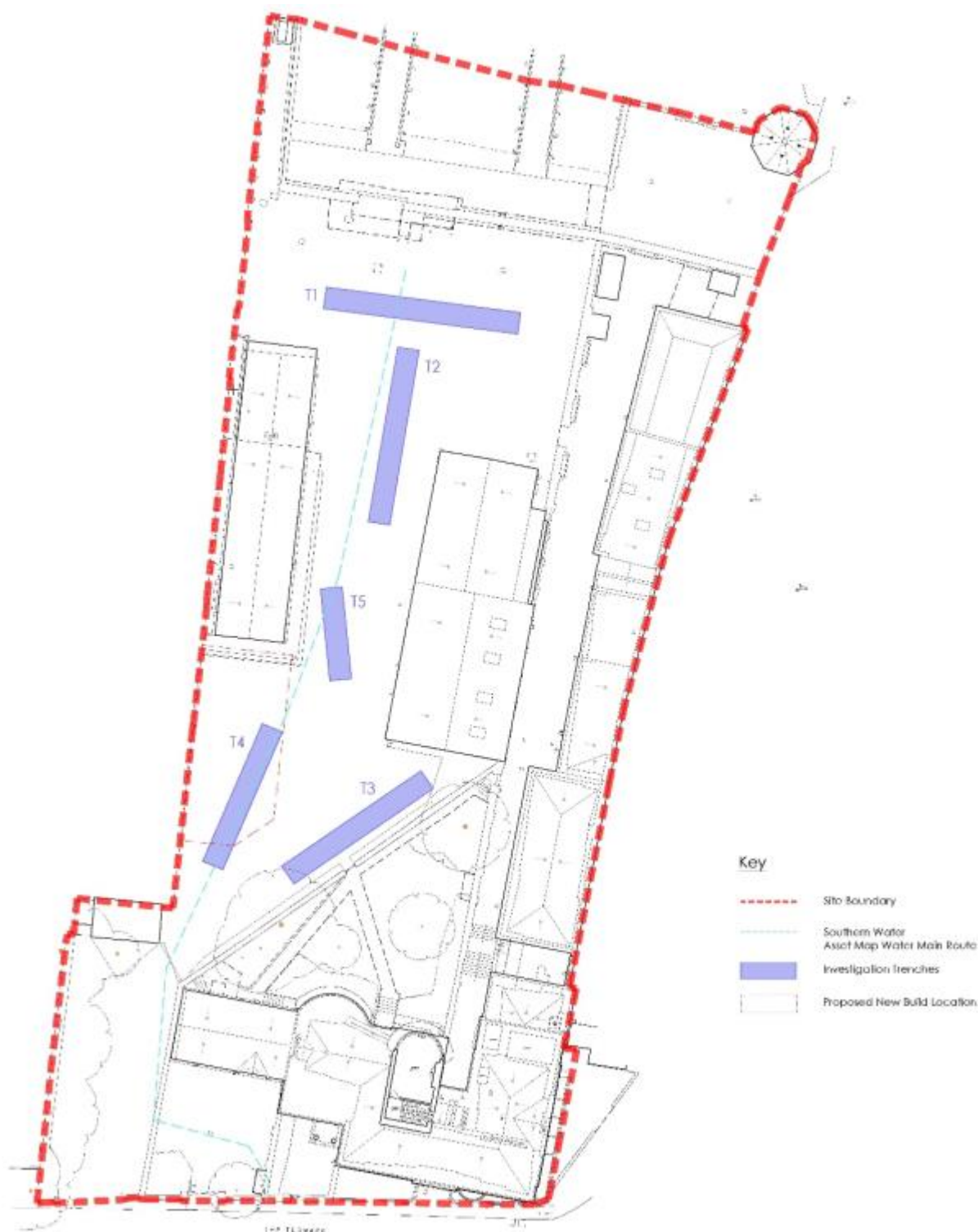
The information which has been submitted in pursuance of this condition is:

- Application form;
- Public Sewer Statement.

Condition no. 6 was attached as within application ref. 20210757 Southern Water had stated in their consultation response that there was a potential water main running into the site as shown below:



The Public Sewer Statement sets out that following the granting of application ref. 20210757 they have been in contact with Southern Water regarding condition 6. As part of those discussions as well as archaeological investigation works, a number of trial trenches were dug in search of the sewer located on the map above. The trial trenches were as follows:



Trial trenches T1, T4 and T5 were dug in the approximate location of the water main on Southern Water's map.

The Public Sewer Statement advises that no water main or any kind of public sewer was found during any of the excavation works for each trench. The Statement therefore concludes that the sewer as shown on the Southern Water asset map does not come into the site as shown and therefore there is not a requirement to divert the public sewer underneath of the site, as it is widely considered by both Southern Water and the agent that the water main does not exist as shown.

A copy of e-mail correspondence from Southern Water to the applicant is provided in Appendix B whereby Southern Water state that the findings of the trench digs are sufficient in removing their concerns of a public sewer being present within 3m proximity of the proposed new build element of the approved scheme and that they therefore do not require diversion details to be provided. The same was also confirmed in a letter to the Council from Southern Water dated 30 April 2024, a copy of which is in Appendix D.

Southern Water have not responded to the specific consultation sent to them on this current application

however, it is considered that the letter that was submitted from Southern Water to the Council on 30 April 2024 prior to this application being submitted is sufficient enough. Southern Water confirm in the letter that they have no objections to the condition being discharged. To be clear this is following three trial trenches being dug in the location of the water main shown on Southern Water's map and no water main having been found. Southern Water have confirmed in e-mail correspondence to the applicant and a letter to the Council (copies attached in the Public Sewer Statement) that the findings of the trial trenches have removed their concern that a water main exists within 3m of the new build and so there is no need for diversion details to be provided.

As such it is considered condition 6 can be discharged.

Recommendation:

Approval of details

See draft Decision

Case Officer:	Ms Rebecca Harrison	Team Leader:	Miss Faye Hobbs
Signed:	<i>Rebecca Harrison</i>	Signed:	
Dated:	16th August 2024	Dated:	16 August 2024