

# Delegated Report

## EDC Consultation Application

**Planning Application No:** 20230495

**Location:** Former Northfleet Cement Works The Shore Northfleet Gravesend

**Description:** EDC Consultation Letter - Discharge of condition 9 (Street Lighting) 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/23/0063 and GBC ref 20230442), and this is a consultation in respect of the application for the discharge of Condition 9 (Street Lighting) pursuant to reserved matters approval EDC/22/0015 (GBC Ref. 20220078).

### Relevant Planning History

| Reference | Description                                                                                                                                                                                                                                | Decision            | Decision Date |
|-----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|---------------|
| 20230528  | EDC Consultation - Application for the discharge of condition 7 attached to outline planning permission reference no. EDC/16/0004 relating to a detailed Phasing and Implementation Plan.                                                  | Under Consideration |               |
| 20230511  | Application for the approval of condition 4 attached to planning permission reference number EDC/22/0015 relating to contamination pursuant to reserved matters approval.                                                                  | Under Consideration |               |
| 20230375  | EDC Consultation - Discharge of Condition 13 (Parking Management Plan) pursuant to reserved matters approval EDC/21/0081.                                                                                                                  | Observations Sent   | 04.05.2023    |
| 20230374  | EDC Consultation - Discharge of Condition 11 (Cycle and Bin Stores) pursuant to reserved matters approval EDC/22/0015.                                                                                                                     | No Objections       | 03.05.2023    |
| 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                                                                              | Permission          | 24.02.2023    |

|  |                                                                                                                                                 |  |  |
|--|-------------------------------------------------------------------------------------------------------------------------------------------------|--|--|
|  | consented dwelling approved under permission Ref: EDC/21/0081. Former Northfleet Cement Works, The Shore, Northfleet, Gravesend, Kent, DA11 9AN |  |  |
|--|-------------------------------------------------------------------------------------------------------------------------------------------------|--|--|

## Consultation

### GBC – Highways Officer

I admit, I find this application confusing as it includes much detail on what's outside the red line, which whilst assisting in determining the context of the application, much of it is unnecessary.

With regards to the specific condition, I have no objections to the proposal.

### GBC – Environmental Protection

There seems to be some duplication with this application. We have received 2 consultation requests regarding Condition 9 (street lighting) under references 20230495 (this one) and also under 20230442. I will respond to both requests for completeness.

Having reviewed the submitted information, I can confirm that the details regarding the luminaires to be used for the street lighting are deemed acceptable from our perspective (lighting nuisance). No objection to the condition can be discharged.

## Officer's Analysis

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

### Street Lighting

- No development above ground level shall take place until details of the appearance and form of street lighting equipment has been submitted to and approved in writing by the Local Planning Authority. The street lighting shall be installed in accordance with the approved details and in the approved locations shown on drawing no. 46600/5501/1300/002 Rev. D prior to first occupation of any dwelling hereby approved.

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

|                          | Date Published <sup>+</sup> | Document Type <sup>+</sup> | Description <sup>+</sup>                             | View                                                                                  |
|--------------------------|-----------------------------|----------------------------|------------------------------------------------------|---------------------------------------------------------------------------------------|
| <input type="checkbox"/> | 02 May 2023                 | Application Form           | APPLICATIONFORMREDACTED                              |  |
| <input type="checkbox"/> | 02 May 2023                 | Drawings                   | LIGHTING DETAIL                                      |  |
| <input type="checkbox"/> | 02 May 2023                 | Drawings                   | LIGHTING DETAIL 2                                    |  |
| <input type="checkbox"/> | 02 May 2023                 | Drawings                   | LANDSCAPE GENERAL ARRANGEMENTS SURFACE FINISHES      |  |
| <input type="checkbox"/> | 02 May 2023                 | Drawings                   | LANDSCAPE GENERAL ARRANGEMENTS SURFACE FINISHES      |  |
| <input type="checkbox"/> | 02 May 2023                 | Drawings                   | PLANTING PLANS 1 OF 2                                |  |
| <input type="checkbox"/> | 02 May 2023                 | Drawings                   | PLANTING PLANS 2 OF 2                                |  |
| <input type="checkbox"/> | 02 May 2023                 | Supporting Documents       | COVER LETTER – CONDITION 9 STREET LIGHTING EQUIPMENT |  |
| <input type="checkbox"/> | 02 May 2023                 | Supporting Documents       | P852 DATASHEET (I)                                   |  |

### Condition 9 – Street Lighting

In relation to Condition 9, the details regarding the luminaires to be used for the street lighting are deemed acceptable from Gravesham Borough Council's perspective (lighting nuisance). The submitted details are considered acceptable and therefore sufficient details have been submitted to satisfy Condition 9 of EDC/22/0015 and The Borough Council raises no objection to the discharge of Condition 9.

## Conclusion

Gravesham Borough Council consider that the submitted details in respect of Condition 9 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.**

|                      |                           |                     |                                 |
|----------------------|---------------------------|---------------------|---------------------------------|
| <b>Case Officer:</b> | Mrs Amanda Grout          | <b>Team Leader:</b> | <b>Richard Hart</b>             |
| <b>Signed:</b>       | <i>A Grout</i>            | <b>Signed:</b>      | <i>R Hart</i>                   |
| <b>Dated:</b>        | 31 <sup>st</sup> May 2023 | <b>Dated:</b>       | <b>31<sup>st</sup> May 2023</b> |