



Delegated Report

Adjoining Authority Consultation Application

Planning Application No:	20231309
Location:	Britannia Refined Metals Ltd Lower Road Northfleet Gravesend
Description:	KCC Consultation GR/23/376 (KCC/GR/0050/2023) Application under Regulation 3 of the Town & Country Planning General Regulations 1992 - Development of an enclosed electronic waste (E-Scrap) transfer facility, involving shredding, sampling, sorting, and bulking up of electronic waste streams for onward transportation to recycling/management facilities. The proposed development includes the demolition of existing buildings, construction of a new steel framed waste transfer building, firewater storage tank and associated plant, dust extraction unit, office and staff welfare building, new areas of concrete hard standing and footways, upgrade to site drainage, construction of a re-aligned access point off Manor Way and retention of vehicular access to the adjacent wharf.
Applicant:	Kent County Council
Site Visit Date:	Desktop assessment

Submitted Documents/Plans

Kent County Council has submitted the following in support of the application:

Re-Consultation letter dated 15 December 2023.

Relevant Planning History

Reference	Description	Decision	Decision Date
20230376	KCC Consultation - Development of an enclosed electronic waste (E-Scrap) transfer facility, involving shredding, sampling, sorting, and bulking up of electronic waste streams for onward transportation to recycling/management facilities. The proposed development includes the demolition of existing buildings, construction of a new steel framed waste transfer building, firewater storage tank and associated plant, dust extraction unit, office and staff welfare building, new areas of concrete hard standing and footways, upgrade to site drainage, construction of a re-aligned access point off Manor Way and retention of vehicular access to the adjacent wharf.	Observations sent	10.05.2023
20221087 (KCC/GR/0168)	KCC Consultation - Development of an enclosed electronic waste (E-Scrap) transfer facility, involving	Observations sent	11.11.2022

/2022)	shredding, sampling, sorting, and bulking up of electronic waste streams for onward transportation to recycling / management facilities. The proposed development includes construction of a new steel framed waste transfer building, firewater storage tank and associated plant, dust extraction unit, office and staff welfare building, new areas of concrete hard standing and footways, upgrade to site drainage, construction of a re-aligned access point off Manor Way and retention of vehicular access to the adjacent wharf		
20211588	KCC/SCR/GR/0250/2021 - Retrospective Request for a screening opinion in accordance with The Town and Country Planning Act (Environmental Impact Assessment) Regulations 2017 as to whether the proposed development of a facility to sample waste electronics material (also known as an E-Scrap facility) requires an Environmental Impact Assessment at Britannia Refined Metals (BRM) site, Botany Road, Northfleet, Kent DA11 9BG.	Permitted	23.12.2021

Development Plan

Gravesham Local Plan Core Strategy (2014)

- CS01 – Sustainable Development
- CS02 – Scale and Distribution of Development
- CS03 – Northfleet Embankment and Swanscombe Peninsula East Opportunity Area
- CS07 – Economy, Employment and Skills
- CS10 – Physical and Social Infrastructure
- CS11 – Transport
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development and Design Principles
- CS20 – Heritage and the Historic Environment
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Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards
- T1 – Impact of Development on Highway Network
- TC7 – Other Archaeological Sites

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 (2021), the Council will also seek to replace these.

Kent Minerals and Waste Local Plan 2013-30 (amended September 2020)

- CSW 1 – Sustainable Development
- CSW 2 – Waste Hierarchy

- CSW 4 – Strategy for Waste Management Capacity
- CSW 6 – Location of Built Waste Management Facilities
- CSW 12 – Hazardous Waste Management
- DM 1 – Sustainable Design
- DM 2 – Environmental and Landscape Sites
- DM 3 – Ecological Impact Assessment
- DM 5 – Heritage Assets
- DM 6 – Historic Environment Assessment
- DM 8 – Safeguarding Minerals Management, Transportation Production & Waste Management Facilities
- DM 10 – Water Environment
- DM 11 – Health and Amenity
- DM 13 – Transportation of Minerals and Waste
- DM 15 – Safeguarding of Transport Infrastructure
- DM 16 – Information Required in Support of an Application
- DM 17 – Planning Obligations

National Planning Policy Framework (2023)

- 2 – Achieving sustainable development
- 6 – Building a strong, competitive economy
- 11 – Making effective use of land
- 12 – Achieving well-designed and beautiful places
- 15 – Conserving and enhancing the natural environment
- 16 – Conserving and enhancing the historic environment

Supplementary Planning Guidance

- SPG4 - KCC Parking Standards (2006)

Consultations, Publicity and Representations

Consultees

As the determining authority, KCC have the responsibility to undertake relevant statutory consultations and publicity. No further consultations have been undertaken by GBC.

Officer's Analysis

This KCC re-consultation application relates to the previous GBC consultation application 20230376. Additional details on the application have been submitted following an objection from the Environment Agency. A Noise Risk Assessment and Dust System details have also been submitted.

Gravesham Borough Council previously consulted their Environmental Protection Officers on the initial consultation application. Their comments were submitted to KCC, alongside comments from the GBC Highways Officer. There are no further comments to add in relation to the submitted additional information.

Conclusion and Recommendation

Please defer to GBC's previous comments. There are no further observations on the additional information submitted.

KCC is thanked for consulting the Borough Council.

Case Officer:	Mrs Katherine Parkin	Team Leader:	Miss Faye Hobbs
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Signed:	K. Parkin	Signed:	
Dated:	11th January 2024	Dated:	11 January 2024