

Delegated Report

Section 73 Removal of Planning Condition Application

Planning Application No:	20250777
Location:	Land and Buildings at Seacon Site, Tower Wharf, Lower Road, Northfleet
Description:	Application for removal of condition 3 attached to planning permission reference number 20241011 for extension of existing storage warehouse to provide a bagging and packaging facility for aggregates and cementitious products, incorporating extensions to both sides, a new warehouse section to the south and silos to the side; to allow the removal of the condition due to no new foul drainage.
Applicant:	Mr Lucky Gill, Gill Aggregates (Holdings) Ltd
Site Visit Date:	Desktop assessment

Submitted Documents/Plans

Application form

Relevant Planning History

Reference	Description	Decision	Decision Date
20250778	Application for the approval of condition 2 (Contamination Strategy), condition 4 (Sustainable Surface Water Drainage Scheme) and condition 5 (Construction Method Statement) attached to planning reference number 20241011.	Pending Consideration	
20241011	Extension of existing storage warehouse to provide a bagging and packaging facility for aggregates and cementitious products, incorporating extensions to both sides, a new warehouse section to the south and silos to the side.	Permitted	18.07.2025
20240466	Application for the approval of conditions 10 and 12 attached to planning permission 20201048 relating to a scheme detailing the proposed hard and soft landscaping associated with the development and an external lighting scheme, excluding street lighting or temporary construction lighting.	Permitted	10.07.2024
20230415	Application for a non-material amendment to planning permission reference 20201048 to allow correction to the existing AOD levels.	Permitted	17.05.2023
20200422	Consultation MLA/2019/00541- Marine Licence.	No objections	07.05.2020
20201048	Construction of replacement river jetty approach (existing landside approach ramp to be demolished - remainder of	Permission	10.05.2021

	existing 1950's jetty approach to be retained but retired from use); erection of replacement office/mess facilities to south eastern corner of site and associated re-arrangement of existing employee/guest car park; demolition of existing office, site clearance and works to provide relocated open storage area; and other ancillary works.		
19960324	Erection of single storey industrial building to form warehouse and erection of temporary warehouse structure.	Permission	04.07.1996
19910781	A) Demolition of existing buildings, land reclamation, construction of two transit ware- houses and gatehouse. B) Outline application for the erection of linked office block.	Permission	02.03.1992
19920585	Display of externally illuminated sign on the south east elevation.	Consent	05.11.1992
19890464	Erection of two storey side extension to form 2 no mess rooms and toilets with offices over.	Permission	03.08.1989
19890099	Erection of detached single storey building to form warehouse, formation and laying out of 305 car parking spaces and 8 lorry spaces.	Permission	05.04.1989
19870960	Erection of a single storey building to form replacement office accommodation	Permission	21.01.1988
19860927	Erection of two storey building to form administration block	Permission	13.01.1987
19840473	Erection of two storey building for use as administration block	Permission	28.06.1984
19810489	Stationing of mobile office for a temporary period of 3 years	Permission	10.06.1981
19810066	External staircase to amenity admin block	Permission	24.02.1981
19800676	Erection of two storey extension to existing administration amenity block for amenity purposes at ground floor level and offices at first floor level	Permission	16.09.1980
19791035	Erection of two storey extension to form enlarged canteen area locker room drying and shower rooms and toilets on ground floor with offices over	Permission	28.12.1979
19790852	Erection of a single storey building to form a warehouse	Permission	11.06.1980
19790717	Erection of a single storey building to form switchroom and storeroom in the north western corner of the Tee Head Jetty	Permission	21.09.1979
19790587	Construction of a T head jetty	Permission	25.07.1979
19770190	Erection of a single storey office building	Permission	27.04.1977
19770097	Erection of a lean-to extension to maintenance workshop	Permission	13.04.1977
19740505	Erection of a metallurgical plant and erection of three extensions to existing plant for stokes charge, shower room and workshop. KCC GRANTED PERMISSION 3.4.1975 (CONDITIONS).	No objections	26.11.1974
19740288	Erection of a building for offices and a flat.	Permission	14.10.1974
19740180	Erection of a security building and gatehouse.	Permission	06.06.1974

Development Plan

Gravesham Local Plan Core Strategy (2014)

- CS01 – Sustainable Development
- CS18 – Climate Change
- CS19 – Development and Design Principles

National Planning Policy Framework (2023)

- Section 2 – Achieving sustainable development
- Section 14 – Meeting the challenge of climate change, flooding and coastal change
- Section 15 – Conserving and enhancing the natural environment

Consultations, Publicity and Representations

External Consultees

Environment Agency

We have no objection to the removal of condition 3.

KCC Flood and Water Management

We have no further comment to make on this proposal as the condition does not relate to SUDS.

Neighbouring properties

The application has been advertised on site. The consultation period expired on 5 September 2025. No responses have been received.

Southern Water and Local Ward Councillors were also consulted but no responses were received.

Officer's Analysis

This application seeks permission for removal of condition 3 attached to planning permission reference number 20241011, which was recently granted for the extension of the existing storage warehouse to provide a bagging and packaging facility for aggregates and cementitious products, incorporating extensions to both sides, a new warehouse section to the south and silos to the side.

The submitted application form states that as there is no new foul drainage proposed as part of the works approved under application 20241011, the removal of the condition is sought.

Condition 3 of 20241011 states as follows:

Within one month of the date of this decision a foul drainage strategy, detailing how appropriate foul drainage is implemented with a connection to the foul sewer, shall be submitted to and approved in writing by the Local Planning Authority in consultation with the water undertaker and Environment Agency. The development shall be constructed in line with the agreed detailed design and recommendations of the strategy.

Reason: To ensure that the development does not contribute to, or is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution in line with paragraphs 186 and 196 of the National Planning Policy Framework 2024.

The condition was originally recommended by the Environment Agency.

The Environment Agency was consulted on the proposal and has responded with no objections to the removal of condition 3.

Conclusion

On the basis that the Environment Agency is satisfied with the application submission, the proposal to remove condition 3 relating to foul drainage would be acceptable in terms of the relevant NPPF 2024 drainage and contamination objectives. On this basis, a new permission will be generated for the development approved under application 20241011, with condition 3 removed. There are no other conditions relating to the original permission that have currently been discharged and therefore the remaining conditions will be re-imposed on the new decision.

Recommendation

Remove condition 3 and issue amended decision.

(For detailed conditions and informatives, see draft Decision.)

Case Officer:	Mrs Katherine Parkin	Team Leader:	Richard Hart
Signed:	<i>K. Parkin</i>	Signed:	<i>R Hart</i>
Dated:	14 th October 2025	Dated:	15 th October 2025