

Delegated Report

Planning Application

Application no:	20230470
Location:	St Mildred's Church Nurstead Church Lane Meopham Gravesend
Description:	Application for the approval of condition 3 attached to planning permission 20220931 relating to the implementation of an archaeological watching brief to be undertaken by an archaeologist.
Applicant:	A Davie, St Mildred's PCC
Site Visit Date:	N/A

Planning permission was granted for 'Installation of an external, detached and prefabricated module to provide toilet facilities for visitors to the church, with associated works' on 21 December 2022 under application reference number 20220931 which was subject to a number of conditions including no. 3 which this application seeks to discharge.

Consultations

KCC Heritage

The Written Scheme of Investigation for the archaeological watching brief by CAT at St Mildred's is appropriate and can be formally approved so that development can commence. It would, however, be preferable if the planning condition was not discharged in full until completion of the works and the submission of report on the findings.

Analysis

Condition 3 is as follows:

No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of an archaeological watching brief to be undertaken by an archaeologist approved by the Local Planning Authority so that groundworks are observed, and human remains, graves and any archaeological features or finds are recorded, and impacts minimised. The watching brief shall be in accordance with a written scheme of investigation, which has been submitted to and approved by the Local Planning Authority.

Reason: *To ensure that development impacts are appropriately mitigated, and features of archaeological interest are properly examined and recorded in accordance with adopted Gravesham Local Plan Core Strategy Policies CS19 (Development and Design Principles) and CS20 (Heritage and the Historic Environment), saved policies TC2 (Listed Buildings) and TC7 (Other Archaeological Sites) of the Gravesham Local Plan First Review Policy 1994 and section 16 (Conserving and Enhancing the Historic Environment) of the National Planning Policy Framework (NPPF), 2021.*

The information submitted in pursuance to the condition is as follows:

- Application form;
- Archaeological Watching Brief Written Scheme of Investigation (WSI) Version 01 by CAT Commercial, Reference WB SMCN23.

KCC Heritage have advised that the Archaeological Watching Brief which has been submitted is sufficient to discharge the condition. They state that it would be preferable if the planning condition was not discharged in full until completion of the works and the submission of a report on the findings however, due to the wording of the condition it would not be possible to break the condition up in this way as the condition either needs to be discharged or not discharged. As KCC Heritage have confirmed the Watching Brief is acceptable it is considered that condition 3 can be discharged and that an informative could be added to advise the applicant that on completion of the archaeological work a report shall be submitted to the Local Planning Authority of the findings.

Conclusion

It is considered sufficient information has been submitted to discharge condition no. 3.

Recommendation: Approval of details

See draft Decision

Case Officer:	Ms Rebecca Harrison	Team Leader:	Miss Faye Hobbs
Signed:	<i>Rebecca Harrison</i>	Signed:	
Dated:	6th July 2023	Dated:	06 July 2023