



Delegated Report

Planning Application

Planning Application No: 20250157

Location: ALDI 100 - 102 London Road Northfleet Gravesend

Description: Replacement and installation of plant within the existing plant compound and within new plant compound.

Applicant: C/O AGENT

Site Visit Date: 14 March 2025

Submitted Documents/Plans

- Cover Letter;
- Application form;
- Drawing no. 21014 -SHE - 36 -07 Rev. C – Proposed Elevations;
- Drawing no. 21014-SHE-36-09 Rev. A – Landscape Plan;
- Drawing no. 21014-SHE-36-06 Rev. C – Proposed Site Plan;
- Drawing no. 21014-SHE-36-08 Rev. C – Proposed Plant Area;
- Drawing no. 21014-SHE-36-05 Rev. C – Existing Plant Area;
- Drawing no. 21014 -SHE - 36 -04 Rev. A – Existing Elevations;
- Drawing no. 21014-SHE-36-03 Rev. C – Existing Site Plan;
- Plant noise assessment by Sharps Redmore; and
- BNG Metric.

Relevant Planning History

Reference	Description	Decision	Decision Date
20020018	Erection of a single storey building to provide a food retail unit; construction of a new vehicular access onto a classified road and laying out of 84 no. car parking spaces; erection of 2.1m high brick wall to boundary rear of 1-15 St Marks Avenue and erection of 1.5m high post and rail fence to the Thames Way boundary.	Permitted	12.08.2004

Development Plan

Gravesham Local Plan Core Strategy (2014)

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS07 – Economy, Employment and Skills
- CS08 - Retail, Leisure and the Hierarchy of Centres
- CS11 - Transport
- CS12 – Green Infrastructure
- CS18 – Climate Change

- CS19 – Development & Design Principles

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards

Paragraph 34 of the NPPF (2024) 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 (2024), the Council will also seek to replace these.

National Planning Policy Framework (2024)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving Well-Designed Places
- Section 6 – Building a Strong, Competitive Economy
- Section 7 – Ensuring the Vitality of Town Centres

Supplementary Planning Guidance

- SPG 4 – KCC Parking Standards (2006)
- Design for Gravesham – Design Code (2024)

Consultations, Publicity and Representations

Consultees

GBC Environmental Protection

The Application details and 'Plant Noise Assessment' dated 19th February by Sharps Redmore (Report Ref: 2422788) have been reviewed. Based on this, the proposal is considered to be acceptable. Based on the plant noise limits, noise should not be an issue at the nearest dwellings. To ensure this, the following condition is recommended:

Plant noise limits

Plant noise rating levels emitted from the proposed plant and equipment to be installed on the site (determined using the guidance of the current version of BS 4142 for rating and assessing industrial and commercial sound) shall be in accordance with the details in the 'Plant Noise Assessment' dated 19th February by Sharps Redmore (Report Ref: 2422788).

Neighbouring properties

8 surrounding properties were consulted plus site notice – overall consultation expiry date was 04.04.2025 – no responses received.

Officer's Analysis

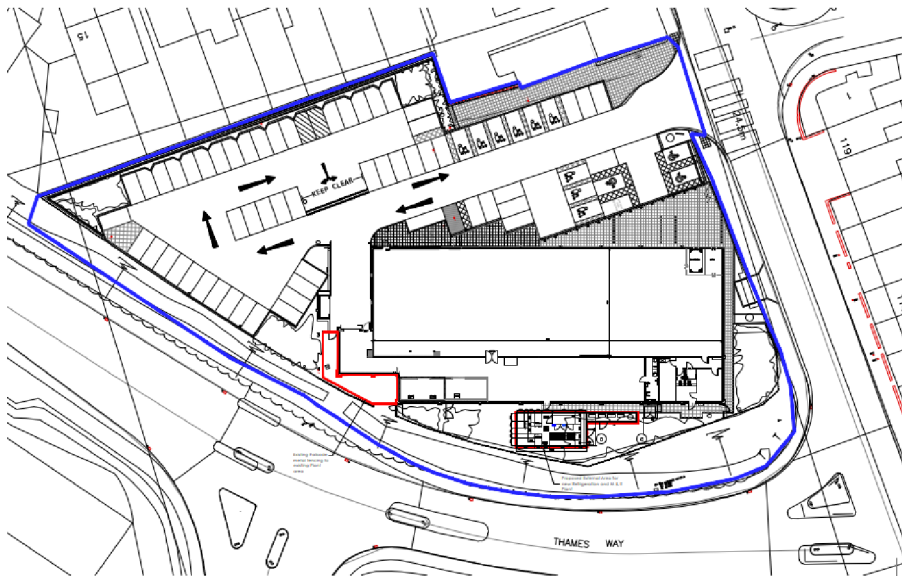
The application site consists of the ALDI store which is situated on the southern side of London Road adjacent to the junction with Thames Way.

The proposal is for replacement and installation of plant within the existing plant compound and within new plant compound.

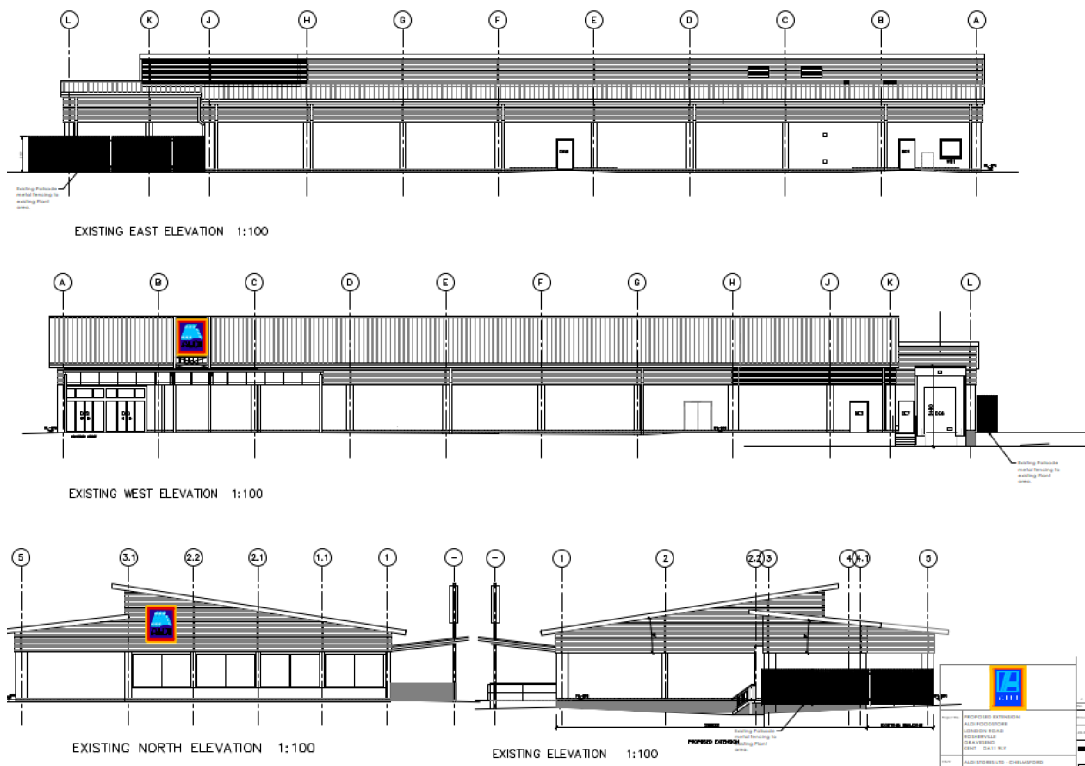
The principle considerations in the assessment of the application are as follows:

- Design, Character and Appearance
- Neighbouring Amenity
- Parking and Highways

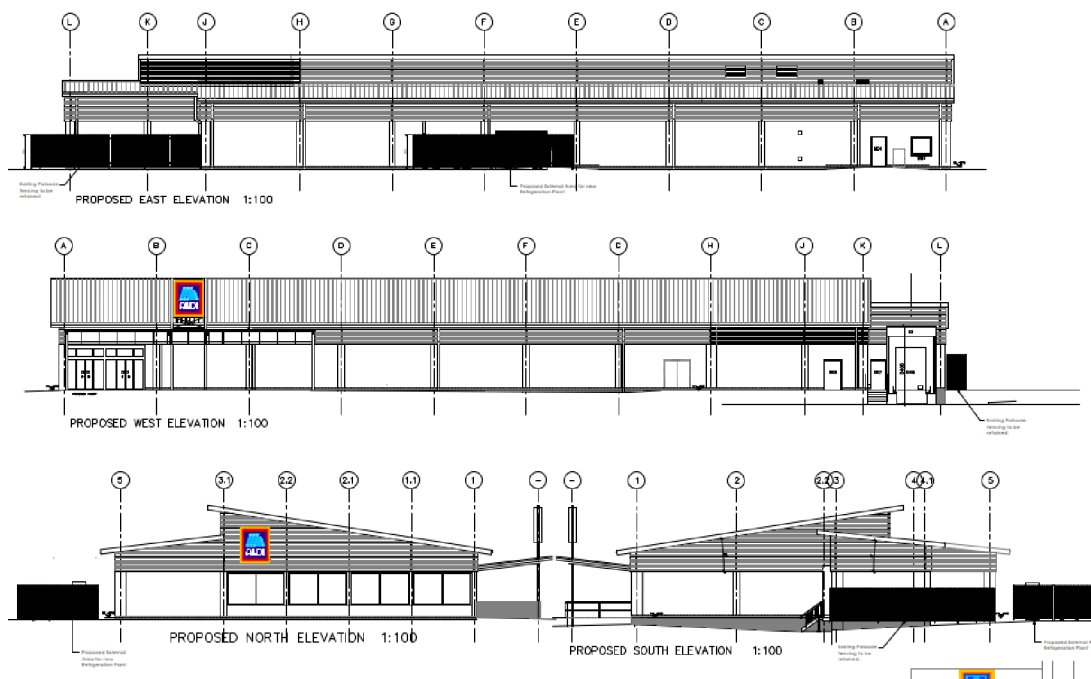
Proposed Block Plan:



Existing Elevations:



Proposed Elevations:



Design, Character and Appearance

The existing plant area is located to the south of the store, it contains a number of pieces of equipment. It is proposed to replace this equipment and this includes Air Source Heat Pumps and upgraded plant equipment to enable more efficient energy use on site. The existing plant area is surrounded by Palisade metal fencing and this will remain. The existing plant area will not change in size at all and the palisade fencing shall remain, it will just be the equipment inside that is proposed to be replaced. The plant area is visible from within the site from the car park but is not visible from outside the site from Thames Way due to the large amount of trees along Thames Way.

It is also proposed to erect a further plant area to the east (rear of the store) which will be for refrigeration and Mechanical & Engineering Plant. It will be surrounded by the same Palisade fencing as the existing plant area is to the same height. Again, due to the fact the plant area will be located at the back of the store it would not be visible from any publicly visible areas within the site and would be screened from Thamesway by the trees.

Overall in respect of design, character and appearance the proposal is considered compliant with Policy CS19 (LPCS).

Neighbouring Amenity

Due to the distance of any neighbouring properties from the site (the nearest to the proposed plant area is 80m and the nearest to the existing plant area is some 45m) it is considered there would be no impact on any of the neighbouring properties with regards overshadowing or loss of outlook etc.

No neighbour representations have been received.

A Noise Assessment has been submitted with the application which finds that the noise from the existing plant area to be replaced and the proposed plant area would not impact on any neighbouring properties with regards noise disturbance. GBC Environmental Health have commented on the application and advise that they accept these findings and find the proposal acceptable. They do nonetheless recommend a condition that the plant noise rating levels shall be in accordance with the Plant Noise Assessment which can be attached should permission be forthcoming.

Subject to this, in respect of neighbouring amenity the proposal is considered compliant with Policy CS19 (LPCS).

Parking and Highways

The replacement of the equipment in the existing plant area and the proposed plant area to be erected would not impact on the existing parking provision or access. Therefore, in respect of parking and highways the proposal is considered compliant with Policy CS11 (LPCS).

Any Other Material Planning Considerations

Conclusion

The proposal is acceptable in respect of design, character and appearance, neighbouring amenity and parking and highway safety. As such the proposal is compliant with local and national planning policy.

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Ms Rebecca Harrison	Team Leader:	Mrs Faye Walsh
Signed:		Signed:	
Dated:	9th April 2025	Dated:	10 April 2025