



Delegated Report

Discharge of Conditions Application

Application No:	20250746
Location:	Dalefield Industrial Park Dalefield Way Gravesend Kent DA12 2FL
Description:	Application for the approval of conditions 8 and 11 attached to planning permission reference number 20240199 relating to a Travel Plan, to reduce dependency on the private car, full details of the refuse storage and collection arrangements.
Applicant:	McConnell, Keady Construction

Submitted Documents/Plans

- Application Form – 23 July 2025.
- Covering letter dated 22 July 2025.
- Refuse Management Strategy Statement V2 (1 December 2025)
- Transport Statement (April 2024).
- Travel Plan (November 2025)
- Staff Travel Information Pack 2025.
- Refuse Management Strategy Statement SUPERSEDED.
- Draft Travel Plan (March 2024) SUPERSEDED.

Relevant Planning History

The most relevant planning history relating to this submission is summarised below:

Reference	Description	Decision	Decision Date
20240199	Erection of a new three storey office building, for use Class E and installation of solar panels to roof. Erection of a single storey storage building with integral roof lights, for use Class B8 and associated parking and landscaping.	Permitted	30.08.2024

Consultations, Publicity and Representations

GBC Waste and Recycling

Comments dated 12 November 2025 on original submission:

The bin store appears to be in a good position.

The only thing I need to raise is about Simpler Recycling and the requirement for all waste to be separated, so potentially provision needs to be provided for food waste.

Comments dated 8 December 2025 on additional information.

This is fine and will meet the Super Recycling legislation.

KCC Highways and Transportation

Comments dated 17 September 2025 on original submission:

I have been reviewing the documents attached to this and in order to Discharge Condition 8 we will need to see the Travel Plan and not the Travel Statement while it contains a lot of the same information a Travel Plan needs to contain more regarding initiative, targets and Monitoring details, if you are able to send over the Travel Plan we can comment further.

Comments dated 3 November 2025 on revised details:

Thank you for your consultation in relation to the above planning application. I have reviewed Travel Plan Document and have the following comments to make:

- 2.4.1 – Please insert a link to the bus providers website for destination, frequencies and ticketing information.
- 2.4.2 – Please insert a link to the train providers website for destination, frequencies and ticketing information.
- 2.5.3 – Please supply more details to exact number of parking spaces and details on how these will be managed.
- 5.2 – Please update the Travel Plan Coordinator's name and contact details once appointed.
- 5.4 – Please attach a copy of the Travel Information Pack once produced prior to occupation.
- I would also like to see some additional information regarding details of site operations including deliveries, opening hours.
- Please state the number of employees that will be on site.

I am happy to discuss further if required.

It is important to note that Local Planning Authority (LPA) permission does not convey any approval to carry out works on or affecting the public highway.

Any changes to or affecting the public highway in Kent require the formal agreement of the Highway Authority, Kent County Council (KCC), and it should not be assumed that this will be a given because LPA planning permission has been granted.

For this reason, anyone considering works which may affect the public highway, including any highway-owned street furniture or landscape assets such as grass, shrubs and trees, is advised to engage with KCC Highways and Transportation at an early stage in the design process.

Across the county there are pieces of land next to private homes and gardens and near the highway that do not look like roads or pavements but are actually part of the public highway.

Some of this highway land is owned by Kent County Council whilst some is owned by third party owners. Irrespective of the ownership, this land may have 'highway rights' over the topsoil.

Works on private land may also affect the public highway. These include works to cellars, to retaining walls which support the highway or land above the highway, and to balconies, signs or other structures which project over the highway. Such works also require the approval of the Highway Authority.

Kent County Council has now introduced a pre-application advice service in addition to a full formal technical approval process for new or altered highway assets, with the aim of improving future maintainability. Further details are available on our website below:

<https://www.kent.gov.uk/roads-and-travel/highway-permits-and-licences/highways-permissions-and-technical-guidance>.

This process applies to all development works affecting the public highway other than applications for vehicle crossings, which are covered by a separate approval process. Further details on this are available on our website below:

<https://www.kent.gov.uk/roads-and-travel/highway-permits-and-licences/apply-for-a-dropped-kerb/dropped->

kerb-contractor-information

Once planning approval for any development has been granted by the LPA, it is the responsibility of the applicant to ensure that before development commences, all necessary highway approvals and consents have been obtained, and that the limits of the highway boundary have been clearly established, since failure to do so may result in enforcement action being taken by the Highway Authority.

The applicant must also ensure that the details shown on the approved plans agree in every aspect with those approved under the relevant legislation and common law. It is therefore important for the applicant to contact KCC Highways and Transportation to progress this aspect of the works prior to commencement on site.

Further guidance for applicants, including information about how to clarify the highway boundary and links to application forms for vehicular crossings and other highway matters, may be found on Kent County Council's website:

<https://www.kent.gov.uk/roads-and-travel/highway-permits-and-licences/highways-permissions-and-technical-guidance>.

Alternatively, KCC Highways and Transportation may be contacted by telephone: 03000 418181.

Comments dated 9 December 2025 on further revised details:

I refer to the above planning application and having reviewed the amended Travel Plan, raise no objection on behalf of the local highway authority for Discharge of Condition 8.

Officer's Analysis

This is an application for the approval of conditions attached to planning permission reference number 20240199, relating to:

- A Travel Plan (condition 8).
- Details of the refuse storage and collection arrangements (condition 11).

It should be noted that the application as originally submitted also requested the discharge of condition 9 of permission 20240199. This condition relates to the formation of the approved vehicle parking area and is set out in full below

Prior to the first occupation of any part of the development hereby permitted or in accordance with a timetable to be first agreed in writing by the Local Planning Authority, the area shown on the Proposed Block Plan (Drawing No 8352-LRW-ZZ-ZZ-DR-A-00 112 Revision P07 - Proposed Block Plan) as enlarged and altered vehicle parking area's shall be formed, surface drained and marked out, with any necessary resurfacing and draining undertaken, and thereafter shall be kept available at all times for such use, and no development whether or not permitted by the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended, or any provision equivalent to that Class in any statutory instrument replacing, revoking or re-enacting that Order, with or without modification, shall be carried out on that area of land or in such a position as to preclude the use of or access to the reserved vehicle parking and turning area.

Reason: In the interests of the visual amenity of the site, to avoid indiscriminate car parking or to avoid hazards to highway safety by virtue of vehicles parked on the public highway and having regard to Gravesham Local Plan Core Strategy Policy CS11: Transport, the adopted vehicle parking standards (SPG 4 published in 2003 and adopted in 2006) and Gravesham Local Plan First Review saved policy P3.

As this is not a pre-commencement condition, it does not require details to be submitted and approved. The description has therefore been amended to delete reference to this condition. The applicant's agent has been informed.

Condition 8

Condition 8 states the following:

The development shall not be brought into use until a Travel Plan, to reduce dependency on the private car, has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall include objectives and modal-split targets, a programme of implementation and provision for monitoring, review and improvement. Thereafter, the Travel Plan shall be put into action and adhered to throughout the life of the development, or that of the Travel Plan itself, whichever is the shorter.

Reason: In order to contribute towards the Borough Council's objective in reducing traffic generation by new development and the use of modes of transport other than the private car and in accordance with Gravesham Local Plan Core Strategy Policy CS11: Transport.

The submitted details relating to this condition are shown in the following documents:

- Transport Statement (April 2024).
- Travel Plan (November 2025)
- Staff Travel Information Pack 2025.

A Travel Statement was initially submitted by the applicant but this did not incorporate a Travel Plan. A Travel Plan was subsequently requested and submitted. KCC Highways commented on this Travel Plan and required further information to be included within it (see 'Consultations, Publicity and Representations' above). A revised Travel Plan was therefore submitted together with a Staff Travel Information Pack. KCC Highways has confirmed there is no objection to this submitted information. As such it is considered that these details are acceptable and condition 8 of planning permission 20240199 can be discharged.

Condition 11

Condition 11 states the following:

Prior to the first use of the buildings as hereby permitted, full details of the refuse storage and collection arrangements shall be submitted to and approved in writing by the Local Planning Authority. The details as approved pursuant to this condition shall be provided/put in place prior to the first use of the buildings and shall thereafter be maintained in accordance with the details approved pursuant to this condition.

Reason: To safeguard the amenities of occupiers of adjoining and nearby residential properties and in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

The submitted details relating to this condition are set out in the following document:

- Refuse Management Strategy Statement V2.

GBC Waste and Recycling were consulted on the Refuse Management Strategy Statement originally submitted. Their response was that the bin store appears to be in a good position but the requirements relating to Simpler Recycling need to be addressed. This issue has now been addressed in a revised version of the Refuse Management Strategy Statement. GBC Waste and Recycling has raised no objection and confirmed that the legislation relating to Super Recycling would be met. As such it is considered that these details are acceptable and condition 11 of planning permission 20240199 can be discharged.

Conclusion and Recommendation

The details submitted in relation to conditions 8 and 11 attached to planning permission reference number 20240199 are considered to be acceptable. It is therefore recommended that these conditions can be discharged.

Case Officer:	Mr Gary Edwards	Team Leader:	Richard Hart
Signed:	G Edwards	Signed:	R Hart
Dated:	19 December 2025	Dated:	23rd December 2025

