Gravesham Borough Council

Delegated Report

Full Planning Application

Planning Application No: 20221364

Location: Orchard House Springhead Enterprise Park Northfleet Gravesend

Description: Erection of detached warehouse

Applicant: Ms S Kirby

Site Visit Date: **Desktop Assessment**

Gravesham Borough Council

Submitted Documents/Plans

Planning Application Form;
Planning, Design and Access Statement;
Drawing No. 01 – Site Location and Existing Block Plan;
Drawing No. 03 – Proposed Site Plan;
Drawing No. 04 – Proposed Floor Plan;
Drawing No. 05 – Proposed Elevations; and
Drawing No. 01 Rev 01 – Vehicle Swept Paths – Max Legal Artic.

Relevant Planning History

Reference	Description	Decision	Decision Date
19910819	SECTION 64 Determination for erection of extension to cheese processing factory with ancillary two storey office extension.	Planning Permission Not required	04.02.1992
19881168	Section 53 determination.	Planning Permission Not required	31.01.1989
19880141	Section 53 Determination as to whether planning permission is required for erection of 4 no warehouse/industrial units and formation of 21 car parking spaces with ancillary lorry parking spaces	Planning Permission Not required	07.03.1988
19880140	Section 53 Determination as to whether planning permission is required for erection of two storey extension to form enlarged cool store, packaging area and locker room with enlarged coal store and enlarged store over.	Planning Permission Not required	07.03.1988
19980146	Erection of single storey extension on eastern elevation to form enlarged transformer housing and switch room.	Permission	27.04.1998
19860085	Section 53 determination as to whether planning permission is required for the erection of extensions to cheese processing factory including ancillary staff facilities and toilets with provision for two lorry and 20 car parking spaces	Planning Permission Not required	06.02.1986
19840850	Display of non illuminated fascia panel on the south elevation	Consent for Advert	23.11.1984

19840311	Section 53 determination as to whether planning permission is required for the erection of a cheese processing factory including a two storey office and toilet block with provision for four lorry and 23 car parking spaces	Planning Permission is Required	05.04.1984
19810550	Use of land for general industrial purposes construction of improved access to Springhead Road and erection of 31 light general industrial units associated roads and parking on phase 2 Springhead Road Industrial Estate	Permission	07.09.1981

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS06 – Ebbsfleet (Gravesham) Opportunity Area
- CS07 – Economy, Employment and Skills
- CS18 – Climate Change
- CS19 – Design & Development Principles

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards
- T1, T2 & T3 – Impact of Development on Highway Network
- T5 – Access to the Identified Highway Network

Paragraph 33 of the NPPF (2021) 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.

National Planning Policy Framework (2021)

- 2 – Achieving Sustainable Development
- 6 – Building a strong, competitive economy
- 8 – Promoting healthy and safe communities
- 12 – Achieving sustainable development and well-designed places

Supplementary Planning Guidance

- SPG 4 - KCC Parking Standards (2006)

Consultations, Publicity and Representations

Consultees

GBC - Highways

No comments received.

GBC – Environmental Protection

After reviewing this application we have the following comments;

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Code of Practice on Construction and Demolition

To prevent possible nuisance to residential and nearby commercial units, please apply.

Contaminated Land Watching Brief

The applicant shall undertake a watching brief during construction in case any contamination issue is encountered. If during development any contamination is found, the local planning authority should be informed as soon as practical and the work shall not continue until written agreement is provided by the LPA as to the appropriate measures to be taken to resolve the matter and they are satisfied that those measures have been carried out.

Lighting

Artificial lighting can cause a statutory nuisance under the Environmental Protection Act 1990. It is important that the applicants are not permitted to install external lighting that illuminate anything other than the ground within the curtilage of the new building in order to assist in preventing a nuisance from occurring.

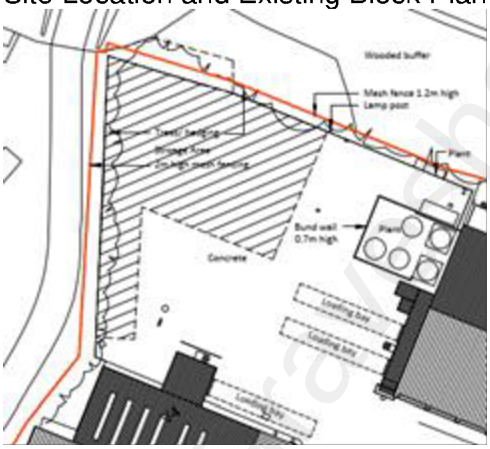
Neighbours

Consultation was carried out by way of the displaying of a site notice and individual letters sent to 8 surrounding properties with an overall expiry date of 3rd February 2023. No comments have been received.

Officer's Analysis

Procedural Matters

The submitted site plan (red line plan) has the red line around the whole of the Orchard House site which contains a number of existing commercial units. The site as a whole is within the ownership of the applicant as confirmed within the ownership declaration in the accompany application form, However for avoidance of doubt, the area that is subject to this current application is hatched out in Drawing No. 01 – Site Location and Existing Block Plan as shown below;



Site context

The application site comprises of an area to the north west of the Springhead Enterprise Park in Northfleet, accessed from the B262 Springhead Road. The larger enterprise park consist of several industrial buildings of varying sizes and designs. The site is bounded by extensive hedging to the west and approximate 23m deep wooded buffer to the north which screens the majority of the Enterprise Park from Thames Way. The existing part of the site for development is a tarmacked area to the north and west of existing units and appears to be currently used for storage as can be seen from the images below.

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Proposal

The proposal is for the erection of a detached warehouse to be used for storage (Use Class B8 (storage or distribution). The building would be 27.65m in length, 15.54m wide, 6.26m in height to the eaves and 9.21m to the ridge with 10no. rooflights. The proposal would include 2no. loading bays and a parking bay.

The existing site as a whole is operated under the Use Class B8 (storage or distribution) and the proposed site area is already used for storage. The proposed warehouse would allow for internal storage and would be operated in connection with the existing use of the site.

Character and Appearance

Policy CS19 (LPCS) states that the design, layout and form of new development will be derived from a robust analysis of local context and character and will make a positive contribution to the street scene, the quality of the public realm and the character of the area. The National Planning Policy Framework (NPPF) 2021 sets out that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve and add to the overall quality of the area, not just for the short term but over the lifetime of the development.

It also states that permission should be refused for development for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents.

The proposed warehouse would be similar in design and scale to the surrounding units would be located on an existing area of hardstanding that is currently used for the storage. Due to the existing wooded buffer to the north and hedging to the west, the majority of views would be obscured from Thames Way.

The proposed use would be for storage which would fall under Use Class B8 which would be in keeping with the existing site.

Overall it is considered that the proposal would not detract from the area and would be in keeping with the existing build form within an existing Enterprise Park. As such the development would be acceptable and complies with Policies CS06 and CS19 (LPCS) and Section 12 of the NPPF (2021).

Amenity of Future Occupiers/Visitors

Policy CS19 (LPCS) requires that all development should be 'fit for purpose' and be 'adaptable to allow changes to meet the need of users'. At the same time, the NPPF seeks high quality design and a good standard of amenity for all existing and future occupants.

Under this proposal the warehouse would be located to the north west corner of the site, away from any surrounding units and as such, there would be no impact on the amenity of users of the Enterprise Park.

Neighbouring Amenity
Policy CS19 (LPCS) requires new development to safeguard the amenity, including privacy, daylight and sunlight, of its occupants and those of neighbouring properties and land.

Due to the proposed alterations being within the enterprise park and there being no adjacent residential properties there will be no impact on the amenity of surrounding properties. No conflict with CS19 (LPCS).

Parking & Highways
The proposed use would not give rise to any additional vehicles movements and there are no alterations to the existing parking provision due to the site already being used for storage. No conflict with CS11 (LPCS) and P3, T1, T2, T3 and T5 (LPFR).

Any Other Matters

Trees & Biodiversity
The proposal would be set up the boundary. Outside of the boundary is substantial and mature trees and hedging. The proposal would not result in any loss of trees or hedging, however as there is a level of overhang of the hedging to the west into the site, some pruning would be required to aid construction, as confirmed in writing by the agent.

The existing site is already tarmacked and as such there would be no further loss of biodiversity.

Overall, it is considered that there would be no detrimental impact on the surrounding trees or would result in a loss of biodiversity.

Suggested Conditions
The following conditions are suggested:
- Time Limit
- Approved Plans
- Use class
- Hours of use (no hours have been proposed on the application form, therefore the existing hours of use will be used)
- Contaminated Land
- Lighting

Any Other Material Planning Considerations
No other material planning considerations arise which warrant further consideration.

Conclusion

Subject to the above suggested conditions the proposal can be supported as it complies with local and national planning policy.

Conclusion & Recommendation

(For detailed conditions / reasons for refusal and informatives, see draft Decision)

Case Officer:	Mrs Amanda Grout	**Team Leader:**	**Richard Hart**
Signed:	[redacted]	**Signed:**	[redacted]

Gravesham Borough Council

Dated:	22nd February 2023	**Dated:**	**22nd February 2023**

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