

Delegated Report

Approval of Details Application

Application no:	20251292
Location:	Scouts Hall Hampton Crescent Gravesend Kent
Description:	Application for the approval of condition 3 (Construction Management Plan) and condition 4 (External Materials) attached to planning reference number 20250130.
Applicant:	Mr Andrew Jarvis
Site Visit Date:	N/A

Planning permission was granted for provision of a new modular-built scout and community facility to replace the existing building on-site, including associated landscaping and parking areas on 6 November under application ref. 20250130. This was subject to a number of conditions including nos. 3 & 4 which this application seeks to discharge.

The information which has been submitted is as follows:

- Cover letter;
- Application form;
- Drawing no. 12300 02 ZZ DR 2001 Rev. C01 – Proposed Elevations;
- Construction Phase Plan;
- Response to KCC Highways Comments – 04.03.2026;
- Response to KCC Highways Comments – 24.03.2026; and
- Traffic Management Plan.

Consultations

GBC Environmental Protection

Although the reason for Condition 3 is partly to 'protect the amenity of local residents and business', the wording of the condition is such that it relates to traffic/transport related issues which do not fall within Environmental Protection's remit. There are therefore, no comments to make and the condition is better addressed by the Highways Officer.

KCC Highways – 25.03.2026

I refer to the above planning application and having considered the development proposals and the effect on the highway network, raise no objection on behalf of the local highway authority to the discharge of Condition 3.

KCC Highways – 05.03.2026

Having reviewed the response to our previous comments I request further details regarding parking:

While we acknowledge that no parking will be provided on-site, please include further detail on where

contractors will be advised to park during the construction period, ensuring that these arrangements do not adversely impact the local highway network.

KCC Highways – 26.02.2026

I have the following comments to make with respect to highway matters:

- Liaison with the highway authority (streetworkswestcentral@kent.gov.uk) for any temporary access arrangements, traffic management arrangements and signage on the highway etc. Also, any necessary licences and consents for hoardings fencing cranes etc. The routing of large vehicles to and from the site and any arrangements for waiting vehicles is to be agreed with the highway authority prior to commencement of any works on site. (Early consultation is therefore recommended, if not done so already)
- What will be the access route(s) for deliveries, size of vehicle, frequency, numbers and times that these will be active as this will impact peak hour traffic flows.
- The site layout plan should also show the location for the turning of vehicles, and all vehicles should be able to enter and leave the highway in a forward gear. The plan should also identify area for operative parking. It should also show the location of the temporary vehicle access point(s) to the site and the location of the proposed wheel washing facilities.
- The inclusion of adequate drainage arrangements within the site to avoid any drainage including surface water over the public highway.
- Deliveries to the site should avoid peak periods and school start and finish times.

KCC Streetworks offer the following general information:

- Permits will need to be submitted for any restrictions or traffic management implanted on the public highway and these need to be submitted within the appropriate timescales. A link to KCC's website is below with the information that will assist;
- <https://www.kent.gov.uk/roads-and-travel/highway-permits-and-licences/kent-permit-scheme>
- Traffic management plans will need to be supplied with any permit submission as well as operatives Streetworks accreditations.
- Any hoarding, scaffolding, skips or cranes licences (impacting or for cranes, oversailing the highway) will require a licence to be submitted. The link to complete this is shown below;
<https://www.kent.gov.uk/roads-and-travel/highway-permits-and-licences/apply-for-a-highways-permit-or-licence>
- Any works in the highway will need to comply with the Safety at Street Works and Road Works A Code of Practise.
- Any works on or impacting the highway will require traffic management plans due to the impacts this would have on road users and pedestrians. Should normal traffic flows be impacted by traffic management, including give/take, priority working, temporary signals or road closures, this will incur Kent Lane Rental fees and further details can be found on the link below;
<https://www.kent.gov.uk/roads-and-travel/highway-permits-and-licences/kent-lane-rental-scheme>

Analysis

Condition 3

Condition 3 is as follows:

3. *No development shall commence on site until a Construction Management Plan (CMP) to include the following has been submitted to and approved in writing by the Local Planning Authority:*

- (a) Routing of construction and delivery vehicles to / from site;*
- (b) Timing of deliveries, avoiding network and school peaks where possible; and*
- (c) Temporary traffic management / signage if required.*

The development shall be carried out in accordance with the approved details.

Reason: *To ensure that construction of the development does not result in avoidable congestion on the local highway network and to protect the amenity of local residents and businesses, in accordance with Policies CS11 and CS19 of the Gravesham Local Plan Core Strategy (September 2014).*

This condition was attached at the request of KCC Highways. They have been consulted on the application and at first they raised a number of issues whether further information or clarification on where the access route(s) for deliveries will be, size of vehicle, frequency, numbers and times that these will be active as this will impact peak hour traffic flows; that the site layout plan should show the location for the turning of vehicles, an area for operative parking, location of temporary vehicle access points to the site and the local of wheel washing facilities.

The agent provided further information on the points raised by KCC advising that some of the information is in the CPP; that there will be no on-site parking; and wheel wash is unlikely to be needed as vehicles will be unlikely to pass through mud.

KCC Highways were re-consulted and they advised that whilst it was acknowledged that although no parking will be provided on-site, they needed further detail on where contractors will be advised to park during the construction period, to ensure that these arrangements do not adversely impact the local highway network.

The agent provided a Traffic Management Plan and further information stating that that there will be no off-site holding area as Wernick Buildings have secured a Road Closure with KCC HA for the 2 days when the modules will be arriving at site; they confirm there will be no deliveries arriving or leaving the site before 9am or after 4pm weekdays; if mud is an issue on site a delegated workman will be responsible for wheel washing vehicles with a hand held wheel wash before vehicles exit the site; and the surface water drainage arrangements during construction will be the same as existing but in the unlikely event that surface water discharged onto the public highway, Wernick will be responsible for removing any debris or silt from the public highway.

KCC Highways were re-consulted, and they now advise that they raise no objection to the discharge of condition 3.

As such it is considered that as KCC Highways are satisfied with the highway details of the development then those details are compliant with Policy CS11 (LPCS) and condition 3 of application ref. 20250130 can be discharged.

Condition 4

Condition 4 is as follows:

4. *Prior to above ground works commencing, details and samples of all materials and finishes to be used in the external faces of the building (cladding, roof covering, windows, doors and rainwater goods, shall be submitted to and approved in writing by the Local Planning Authority; the development thereafter shall be carried out in accordance with the approved details.*

Reason: *To ensure a satisfactory visually attractive development which preserves and enhances the Conservation Area in accordance with Saved Policy TC3 of the Gravesham Local Plan First Review (1994) and Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy (2014).*

Drawing no. 12300 02 ZZ DR 2001 Rev. C01 – Proposed Elevations shows:

- Walls - Thermowood D Pine' with stainless steel fixings;
- Fascia – Steel in Black RAL 9005;
- Rainwater Goods – UPVC gutters and downpipes in black RAL 9005;
- Doors – Aluminium in black RAL 9005;
- Roller Shutters – Aluminium lath/slats in black RAL 9005;
- Canopy at main entrance – Stainless steel in grey/silver RAL 9006;
- External skirt – 9mm recycled plastic Solway board in black RAL 9005.

The building would be in clad in real timber which is pleasing and the light colour is sympathetic. The features of the building such as windows, doors, fascias and roller shutters in black aluminium is considered acceptable on this new building. Whilst the materials do not match the surrounding dwellings, it is a new standalone Scout Hall building, and so it is not considered necessary to match those with brick and tiles.

Overall the proposed materials are considered acceptable and would protect the character and appearance of the streetscene in accordance with Policy CS19 (LPCS) and condition 4 of application ref. 20250130 can be discharged.

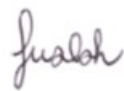
Conclusion

It is considered that sufficient information has been submitted to discharge condition nos. 3 & 4 of planning permission reference number 20250130.

Recommendation:

Approval of details

See draft Decision

Case Officer:	Ms Rebecca Harrison	Team Leader:	Mrs Faye Walsh
Signed:	<i>Rebecca Harrison</i>	Signed:	
Dated:	2nd April 2026	Dated:	02 April 2026