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Our Ref: 20.6018

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Mr. Peter Price
Gravesham Borough Council
Civic Centre
Windmill Street
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Dear Peter,

Re: Application for a Non-Material Amendment (NMA) following a Grant of Planning Permission seeking the relocation of bin stores at Land at Coldharbour Road Northfleet

This application for a Non-Material Amendment (NMA) has been prepared on behalf of Vistry whom in partnership with Persimmon Homes are currently constructing the site at Coldharbour Road in Gravesend.

Vistry and Persimmon Homes have been involved with the site for a number of years and are actively working with the Council to develop the site and discharge various other planning conditions along with some applications for minor amendments to the details. As the site evolves, a number of amendments are required to address site specific aspects, such as considering amendments to brick details.

Planning History

The application site has an extensive planning history over the last few years in relation to outline planning permission, reserved matters applications and other applications to discharge conditions and agree non-material amendments. Information relating to each of these can be found on the Council's website but the most relevant in relation to this proposed Non-Material Amendment are:

Application 20141214, which approved the outline planning permission for up to 400 residential units on the site.

An application for the approval of details reserved by condition (reference: 20190128) which provided the details of all external materials to be used in the construction of development, and amongst other issues, was approved by the Council on 7 October 2020.

Proposed Amendments

In July 2018, a reserved matters application 20180041 was approved by Gravesham Borough Council. As part of this reserved matters application, the details of "Refuse Plans" were approved which showed the locations of bin storage points, communal bin storage points and bin collection points across all phases of the proposed development. Specifically, the following drawings which relate to plots in this part of the site are approved:



- Refuse Strategy Plan Sheet 2 of 4: Drawing No 16.2047/SK32-2 Rev J;
- Refuse Strategy Plan Sheet 3 of 4: Drawing No 16.2047/SK32-3 Rev J

Vistry wishes to amend the above plans to the following:

- GCHR-SITE-632 Rev P1

The amended plan GCHR-SITE-632 Rev P1 shows the relocation of the bin stores and collection points from the rear garden of Plots 247, 248, 249, 250, 252 and 253 to the front. The amendment is required as steps have been inserted in the paths leading to the gardens of each plot which will require the future occupiers of these properties to drag the bins up the steps. This is not ideal and may cause difficulties to some people particularly when manoeuvring the larger bins. The new location of the bins and collection point to the front of the above properties are considered appropriate as they will be adequately screened and would not be visually intrusive in the street scene.

Conclusion

Details have been submitted to the Council electronically via the Planning Portal (Reference: PP-11271561) and the appropriate fee payment made.

We would be grateful if you could acknowledge this application for a Non-Material Amendment in due course and should you wish to discuss any aspect further then please do not hesitate to contact me.

Yours sincerely,



Yee Cheung
Senior Planner

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