

Delegated Report

Adjoining Authority Consultation Application

Planning Application No:	20230535
Location:	Land at Crete Hall Road Northfleet Gravesend
Description:	EDC Consultation EDC/23/0060 - Discharge of condition 2 (Construction Management Plan) pursuant to reserved matters approval reference no. EDC/22/0050.
Applicant:	Ebbsfleet Development Corporation
Site Visit Date:	Desktop assessment

Submitted Documents/Plans

The Ebbsfleet Development Corporation (EDC) has submitted the following in support of the application:

- Consultation letter dated 17 May 2023

Relevant Planning History

EDC/22/0050: Application for approval of reserved matters (relating to layout, scale, appearance and landscaping) pursuant to conditions 4 and 6 of hybrid planning permission reference no. EDC/19/0049 for the refurbishment and change of use of the WT Henley Building comprising ground floor community floorspace, 4no. dwellings at first and second floor, single storey rear extension and associated external landscaping including details relating to noise mitigation, surface water drainage (condition 9), MVHR (condition 31), and soft landscaping (condition 40). (GBC ref. 20220630) Permitted by EDC 04.08.2022

EDC/19/0049: Application for the variation of conditions 2, 3, 4, 5, 6, 10, 11, 39 and 58 attached to planning permission reference no. EDC/17/0038 to relocate residential apartment block building (Block A) in the north-west corner of the site and associated works, including diversion of the public footpath, changes to car parking and installation of a landscaped bund. (GBC ref 20190488) Permitted by EDC 06.09.2019.

Note: The above s73 or minor material amendment application effectively results in the grant of a fresh planning permission, and it was necessary to re-impose the original planning conditions under ref EDC/17/0038, albeit subject to some variation where they are required to reflect the amended scheme, principally relating to updated drawing references.

EDC/17/0038: Hybrid planning application (part full and part outline) comprising: (1) full planning application for the erection of 598 residential dwellings including affordable housing; retail floorspace (Use Classes A1, A2 and/or A3); amendments to existing highway accesses and realignment of Crete Hall Road; demolition of rear of WT Henley Building; provision of open spaces, equipped areas of play and landscaping; and associated internal accesses/roads, parking, infrastructure, attenuation features and earthworks; and (2) outline planning application (with all matters except access reserved) for a two form entry primary school and for the refurbishment, change of use (for Use Classes A1/A2/A3/B1(a)/C3/D1) and demolition of the boundary wall and rear portion of the WT Henley Building (GBC Ref 20170316). Permitted by EDC 20.03.2019

There are several other planning applications that relate to the discharge of various planning conditions

approved by the EDC and which were the subject of consultation with GBC but are not relevant to the consideration of this application.

There are also previous GBC planning applications relating to the whole site.

Proposal

This application comprises an Ebbsfleet Development Corporation consultation on application EDC/23/0060, which is a discharge of condition application relating to condition 2 (construction management plan) pursuant to reserved matters approval reference no. EDC/22/0050 for the refurbishment and change of use of the WT Henley Building comprising ground floor community floorspace, 4no. dwellings at first and second floor, a single storey rear extension and associated external landscaping.

Internal Consultations

GBC Environmental Protection

Having reviewed the submitted Construction Environmental Management Plan, matters that fall with the remit of Environmental Protection (dust, noise etc) have been adequately addressed. We have no objection to the condition being discharged.

GBC Highways

The Keepmoat Homes Construction Environmental Management Plan is one of the better documents I have seen covering the subject. I have no objections. However, I would suggest that Stop-Works or Stop/Go boards should be available on site, as the banksman has no legal authority to stop traffic off site and can be ignored by passing motorists. The only people that are authorised to control traffic on the public highway are the Police, Driver and Vehicle Standards Agency offices and traffic officers and school crossing patrols with their lollipop sign.

The use of Stop/Go boards (Traffic Signs 7023/7024 Traffic Signs and General Directions) or Stop-Works Sign to diagram 7031 (Traffic Signs Manual Chapter 8 D5.9.4 Two "STOP-WORKS" signs may be required in circumstances such as manoeuvring plant or works vehicles), as appropriate are controlled by appropriate guidance and legislation and to my understanding are legally enforceable as to ignore them means a driver has not complied with a traffic sign, although the applicant should take advice on this.

Conclusion and Recommendation

There are no objections in relation to the submitted details relating to condition 2. However, the EDC is requested to consider the above recommendations from the Borough Council's Highways Officer.

Further expert advice will be provided as necessary by other consultations undertaken by the EDC.

The EDC is thanked for consulting the Borough Council.

Case Officer:	Mrs Katherine Parkin	Team Leader:	Miss Faye Hobbs
Signed:	<i>K. Parkin</i>	Signed:	
Dated:	14th June 2023	Dated:	14 June 2023