

Delegated Report

Planning Application

Planning Application No: 20230139

Location: Site Of Former Police Station 133 Windmill Street Gravesend Kent

Description: Application for approval of condition 7 attached to planning permission reference no. 20220432 relating to the archaeological watching brief.

Applicant: Mr James Fitz-Costa, Churchill Retirement Living

Site Visit Date: 23rd March 2023

Submitted Documents/Plans

Application form; and
Written Scheme of Investigation for Archaeological Watching Brief.

Relevant Planning History

Reference	Description	Decision	Decision Date
20220432	Demolition of existing structures on site and the erection of 75 Retirement Living apartments for older people (comprising 48 no. 1-bed and 27 no. 2-beds) including communal facilities, access, car parking and landscaping.	Permission	15.02.2023

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS20 - Heritage

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
- 16 – Conserving and enhancing the historic environment.

Consultations, Publicity and Representations

KCC Heritage (22nd March 2023)

I am happy with the submitted WSI and the work is being undertaken now in accordance with this WSI. This can be formally approved.

Ward Cllrs

No response

Officer's Analysis

Condition 7

7. *No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of an archaeological watching brief to be undertaken by an archaeologist approved by the Local Planning Authority so that groundworks are observed, and items of interest and finds are recorded. The watching brief shall be in accordance with a Written Scheme of Investigation, which has been submitted to and approved in writing by the Local Planning Authority.*

The following information has been submitted to discharge condition 7;

Application form; and
Written Scheme of Investigation for Archaeological Watching Brief.

KCC Heritage have been consulted and confirm that the watching brief submitted is acceptable. On 23rd March 2023 KCC Heritage Archaeologist (Victor Smith) met the contractor on site, along with the applicants appointed archaeologist and the case officer. The following was confirmed;

- The visible walls shown below are 19th/20th century and nothing is 'pre-modern'. Below is a site photograph from 23rd March 2023



- KCC Heritage are happy with the recording method for all remains on site and once the recording has been completed the site will be cleared to enable the new development to commence.
- Due to the piling required the majority of the remains on site will need to be removed.
- The applicants archaeologist will be on site to watch over the demolition of the existing building and if any further foundations are required.

It is considered that no further information is required and condition 7 can be discharged as there is no conflict with local and national planning policy.

Conclusion & Recommendation

Discharge condition 7

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

Case Officer:	Mr Richard Hart	Team Leader:	Miss Faye Hobbs
Signed:	<i>R Hart</i>	Signed:	
Dated:	23rd March 2023	Dated:	24 March 2023