



Delegated Report

Non Material Amendment

Planning Application No: 20240472

Location: Land At Coldharbour Road Northfleet Gravesend

Description: Application for non-material amendment to 20180041 to allow an amendment seeking to amend the location of two communal electric vehicle charging points.

Applicant: Mr Matthew Besant, Persimmon South East

Submitted Documents/Plans

Application Form
386-SK41 - Site Layout Plan
386-SK34 - Parking Plan
Cover Letter

Relevant Planning History

Reference	Description	Decision	Decision Date
20180041	Reserved Matters Application for the approval of details of appearance, landscaping, layout and scale pursuant to outline planning permission reference number 20141214 for residential development for up to 400 new homes, including details pursuant to conditions 4, 6, 7, 8, 10, 11, 14, 27, 28, 31, 32, 33, 35, 39, 44 and 45 and being: 4 - compliance with outline plans, 6 - compliance with density/storey heights, 7 - levels, 8 - design code, 10 - compliance with space standards, 11 - sustainable energy measures, 14 - noise levels, 27 - northern road link, 28 - pedestrian/cycle access, 31 - design of roads etc., 32 - vehicle parking, 33 - electric cabling, 35 - cycle parking, 39 - external lighting, 44 - existing trees/hedges, and 45 - ecology/biodiversity measures.	Permitted	23.07.2018
20141214	Outline planning application for the development of up to 400 new homes and associated infrastructure including provision of open space, with access off Coldharbour	Permitted	10.01.2018

	Road.		
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Development Plan

As an application under S.96A of the Town and Country Planning Act the considerations turn to whether the proposals are non-material. The application is not assessed under the development plan.

Officer's Analysis

There is no statutory definition of 'non-material'. This is because it is so dependent on the context of the overall scheme – what may be non-material in one context may be material in another. The local planning authority must be satisfied that the amendment sought is non-material in order to grant an application under s.96A.

The proposed changes for to this application are to relocate 2 charging points from the northern boundary of the site (serving allocated spaces 225, 226, 384 and 385), and replacing them in visitor spaces towards the southern end of the site. The cover letter provided, explains that the reasoning for this change is that as the proposed scheme has progressed the numbered spaces have become allocated spaces, resulting in EV charging points available only to those with allocated spaces served by charging points. By creating EV charging points in visitor spaces, EV charging availability would be available to a greater number of people.

Concerns about the lack of provision for those properties at the north of the site as a result and the inconvenient position of the relocated EV charging points for these properties were raised with the applicant. Amendments were requested which would include retention of the EV charging points to the north of the site in addition to new charging points in the visitor spaces to the south of the site. The response from the applicant advised that the properties to which the approved EV chargers relate to had been sold at which point it was realised that the EV chargers had not been installed in error. The current owners of these properties are unwilling to allow the installation of the EV charging points, according to the applicant. Considering the above, it is apparent that the proposed location would serve a greater number of people in the locality and would not materially alter the proposed scheme as approved.

To conclude, it is considered that the proposed changes are non-material in terms of the overall scale of the development and the application can therefore be supported. The remaining EV charging points must remain as approved under planning reference 20180041.

Conclusion & Recommendation

Permit non-material amendment.

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

Case Officer:	Mrs Lisa Fisher	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	17th June 2024	Dated:	17 June 2024