

# Delegated Report

## Approval of Details Application

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**Planning Application No:** 20250337

**Location:** Custom House The Terrace Gravesend Kent

**Description:** Application for the approval of conditions 23 attached to planning permission reference number 20240687 relating to details of the refuse arrangements along with a refuse collection management plan.

**Applicant:** Custom House (Gravesend) Limited

**Site Visit Date:** N/A

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Planning permission was granted under application ref. 20240687 on 05 March 2025 for 'Application for the variation of condition 2 attached to planning permission reference number 20210757 for the redevelopment of the site including demolition of the southern part of the workshop building and existing corridor link at first floor level between Custom House and the outbuildings and conversion of Custom House, the coachhouse and outbuildings to include extensions, the Old Boathouse and the Boathouse with external alterations and erection of a new three storey building to provide 27 residential units with associated landscaping and parking. To allow; for internal and external alterations to facilitate additional bedspaces to increase the number of bedrooms in the development.' This was subject to a number of conditions including condition no. 23 which this application seeks to discharge.

Condition 23 is:

*Prior to any part of the permitted development being occupied or used and notwithstanding the details shown on the approved plans, submitted documents and application form, details of the refuse arrangements along with a refuse collection management plan shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall ensure adequate provision for non-recyclable waste, food waste and recyclable waste and security arrangements for the refuse stores and the management plan shall include arrangements for how the bins shall be taken nearer to the public highway on collection days and then returned to the bin store after the refuse has been collected. The development shall be carried out in accordance with the approved details prior to first occupation of any of the residential units hereby permitted and shall thereafter be retained for such purposes at all times.*

**Reason:** *In order to ensure the development is served by a suitable refuse storage area in the interest of amenity and in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).*

The information submitted in pursuance of this condition is:

- Application form;
- Drawing no. 801 Rev. P02 – Refuse Strategy Plan;
- Drawing no. 805 Rev. P01 – Communal Cycle Store and Refuse Store 03 Details;
- Drawing no. 806 Rev. P01 – Refuse Store 02 Details;
- Drawing no. 807 Rev. P01 – Refuse Store 01 Details; and
- Refuse Collection Management Plan.

## Consultations

### GBC Waste

I have reviewed the planning application and I am happy with the refuse storage arrangements.

## Analysis

The Refuse Strategy Plan shows that there will be three designated communal bin stores. One on the western boundary of the site near the entrance, a second located adjacent to the central landscaped area and a third located at the northern end of the site in front of the river wall. This is shown as follows (refuse stores in purple):



The bin stores will serve the 27 units on the site as follows:

Store 1 serves Units 1, 2, 3, 6, 7, 8, 9, 10, 11, 26, and 27. It is provided with:

- 2 x 1100L bins for general refuse, • 2 x 1100L bins for recycling, and
- 1 x 240L bin for food waste.

Store 2 serves Units 16, 17, 18, 19, 20, 21, and 22. It is equipped with:

- 2 x 660L bins for general refuse, • 2 x 660L bins for recycling, and
- 1 x 240L bin for food waste.

Store 3 serves Units 12, 13, 14, 15, 23, 24, and 25. This store also provides:

- 2 x 660L bins for general refuse, • 2 x 660L bins for recycling, and
- 1 x 240L bin for food waste.

For Units 4 and 5, individual bin provision is proposed. Each unit will be allocated its own refuse and recycling bins in accordance with the outlined council standards:

- 1 x 180 litre bin for general waste
- 1 x 240 litre bin for recycled waste
- 1 x 23 litre bin with an individual 5 litre caddy for food waste.

The refuse provision complies with the Council's waste collection requirements. For flats this is 1 x 1100L refuse bin per 6 flats, 1 x 1100L recycling bin per 6 flats, and 1 x 140L food waste bin per 10 flats food (including a 5L kitchen caddy per unit). For individual house provision this is 1 x 180L refuse bin, 1 x 240L recycling bin, and 1 x 23L food waste bin with a 5L kitchen caddy per unit.

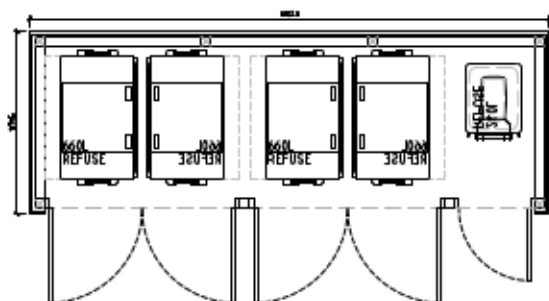
Refuse stores 01 & 02, are standalone refuse stores and would appear as follows:



Refuse store 02 front elevation  
1:20



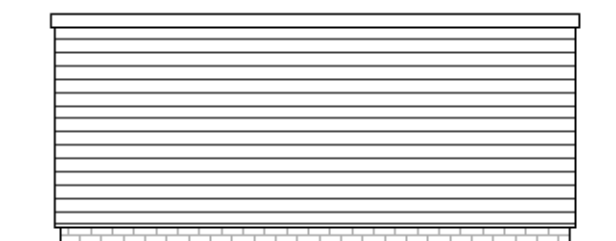
Refuse store 02 left flank elevation  
1:20



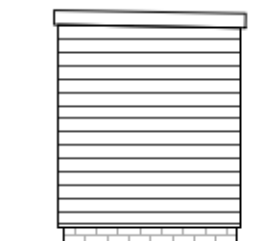
Refuse store 02 plan  
1:20



Refuse store 02 roof plan  
1:20

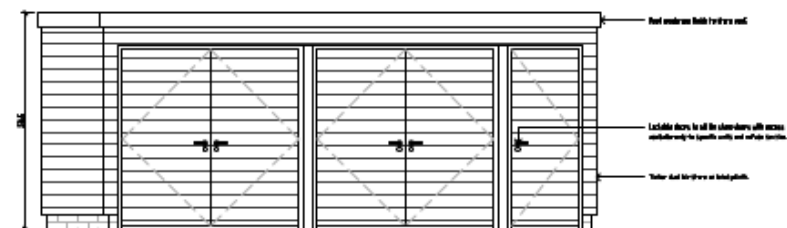


Refuse store 02 rear elevation  
1:20



Refuse store 02 right flank elevation  
1:20

Refuse store 03 would be combined with a cycle store element, this would appear as follows:



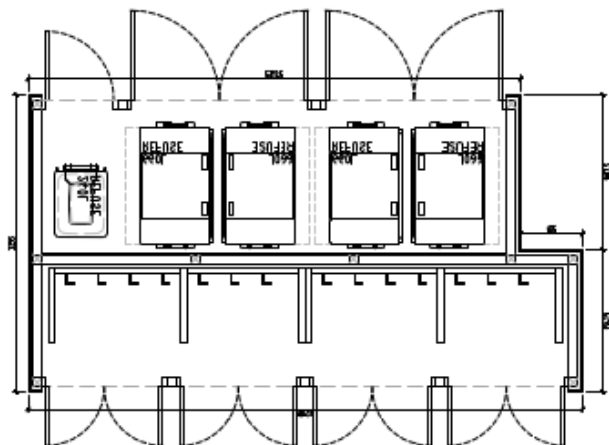
Refuse store 03 front elevation

1:20



Left flank elevation

1:20



Communal refuse store 03 and cycle store plan

1:20



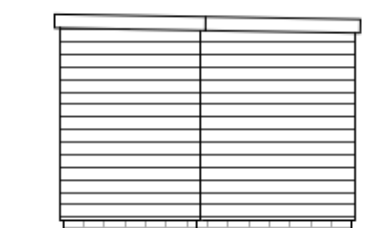
Communal refuse store 03 and cycle store roof plan

1:20



Cycle store front elevation

1:20



Right flank elevation

1:20

All refuse store areas are within close proximity to the internal road in the site and collections will be by Gravesham Borough Council with a once weekly collection alternating between general refuse and recycling with food bins emptied weekly.

The refuse stores themselves are located sufficiently across the site, have sufficient provision for the waste needs of the site, are modestly sized and of sympathetic design being timber clad. The Refuse Strategy Plan shows swept path analysis to demonstrate that there is sufficient turning space for a refuse vehicle at the northern end of the site for it to be able to exit back onto The Terrace in forward gear.

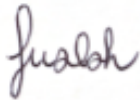
It is considered the submitted refuse details will ensure the development is served by suitable refuse storage and that the structures will protect the setting of the main listed Custom House and Gazebo on the site as well as the other curtilage listed buildings.

## Conclusion

The proposed refuse storage details are considered acceptable and it is considered that condition 23 attached to planning permission reference number 20240687 can be discharged.

**Recommendation:** Approval of Details

(For detailed informatives, see draft Decision)

|                      |                         |                     |                                                                                     |
|----------------------|-------------------------|---------------------|-------------------------------------------------------------------------------------|
| <b>Case Officer:</b> | Ms Rebecca Harrison     | <b>Team Leader:</b> | Mrs Faye Walsh                                                                      |
| <b>Signed:</b>       | <i>Rebecca Harrison</i> | <b>Signed:</b>      |  |
| <b>Dated:</b>        | 28th May 2025           | <b>Dated:</b>       | 28 May 2025                                                                         |