



Delegated Report

Approval of Details Planning Application

Planning Application No: 20230352

Location: Land At Former Northfleet Cement Works The Shore Northfleet
Gravesend

Description: Application for approval of condition 11 attached to planning permission reference number 20220078 relating to details of the form, appearance, and materials to be used for the cycle and bin stores to all houses within the development

Applicant: Bellway Homes Limited (Thames Gateway)

Submitted Documents/Plans

Planning Application Form;
Covering Letter; and
Harbour Village – Additional 3 Units – Details to Address Planning Condition 11 – April 2023.

Relevant Planning History

Reference	Description	Decision	Decision Date
20230476	Application for approval of condition 4 attached to planning permission reference number 20220078 relating to further assessments for contamination (in accordance with the CLEA guidelines and LCRM methodology) and, if necessary, an associated remedial strategy, together with a timetable of works.	Under Consideration	
20230448	Application for approval of condition 12 attached to planning permission reference number 20220078 relating to a detailed soft landscaping scheme	Under Consideration	
20230442	Application for approval of condition 9 attached to planning permission reference number 20220078 relating to details of the appearance and form of street lighting equipment.	Under Consideration	
20230392	Application for approval of condition 10 attached to planning permission reference number 20220078 relating to details of the boundary treatment.	Under Consideration	
20230391	Application for approval of condition 7 attached to planning permission reference number 20220078 relating to the architectural details.	Under Consideration	
20230389	Application for approval of condition 3 attached to planning permission reference number 20220078 relating to details of the archaeological watching brief.	Under Consideration	
20230374	EDC Consultation - Discharge of Condition 11 (Cycle and Bin Stores) pursuant to reserved matters approval	Under Consideration	

	EDC/22/0015.		
20230375	EDC Consultation - Discharge of Condition 13 (Parking Management Plan) pursuant to reserved matters approval EDC/21/0081.	Observations Sent	04.05.2023
20220373	EDC Consultation EDC/22/0015 - Application for the erection of 3 dwellings along with hard and soft landscaping, car parking and associated infrastructure.	No Objections	24.02.2023
20220078	Erection of 3 dwellings together with associated infrastructure including details relating to parking and landscaping and the reconfiguration of parking to a consented dwelling approved under permission Ref: EDC/21/0081. Former Northfleet Cement Works, The Shore, Northfleet, Gravesend, Kent, DA11 9AN	Permission	24.02.2023

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development & Design Principles

Gravesham Local Plan: First Review (1994)

- T1 – Impact of Development on the Highway Network
- P3 – Vehicle Parking Standards

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
- 4 – Decision-making
- 8 – Promoting healthy and safe communities
- 9 – Promoting Sustainable Transport
- 12 – Achieving sustainable development and well-designed places

Supplementary Planning Guidance

- SPG 2 - Residential layout guidelines (2020)
- SPG 4 - KCC Parking Standards (2006)

Consultations, Publicity and Representations

Consultees

Formal consultation is not required, however the following internal comments have been received:

I have no objections to the proposed cycle stores.

The following information has been submitted to discharge condition 11:

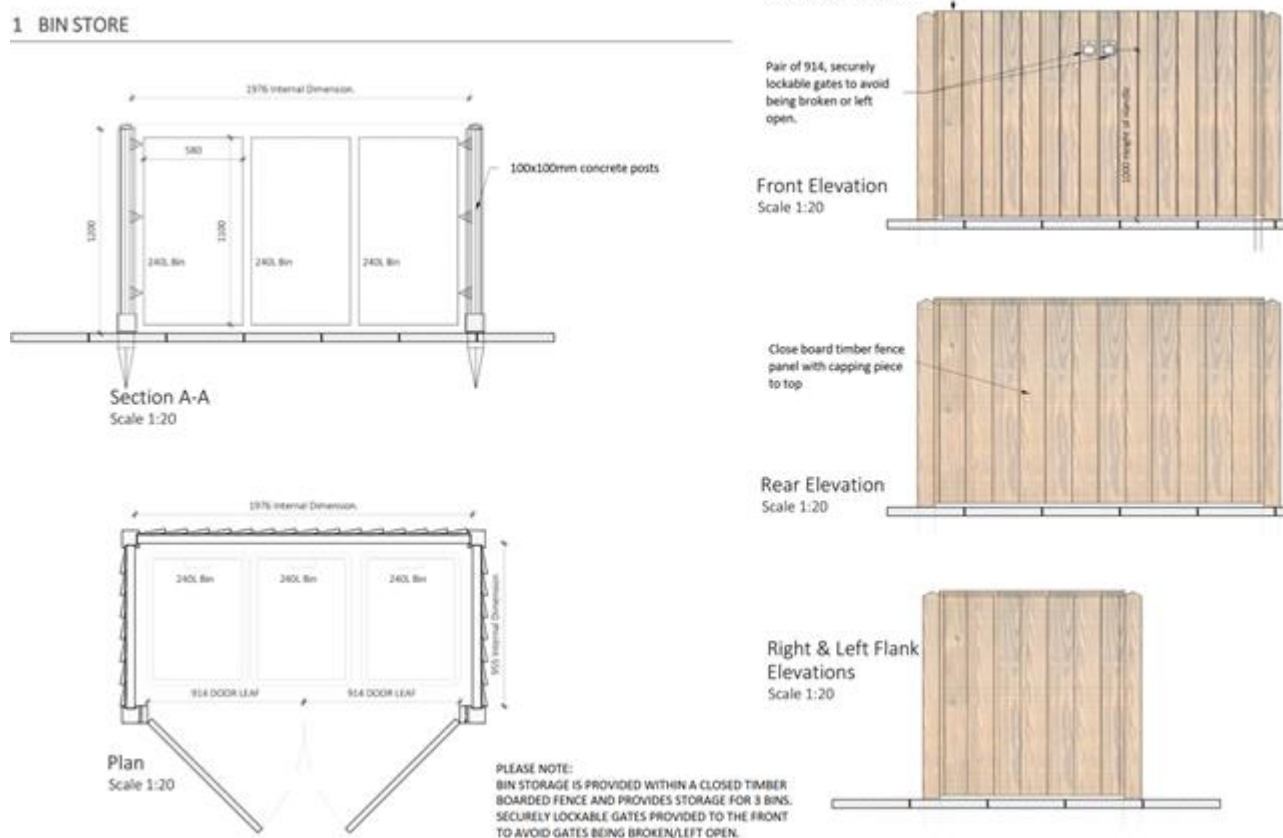
Planning Application Form;
Covering Letter; and
Harbour Village – Additional 3 Units – Details to Address Planning Condition 11 – April 2023.

Cycle and Bin Stores

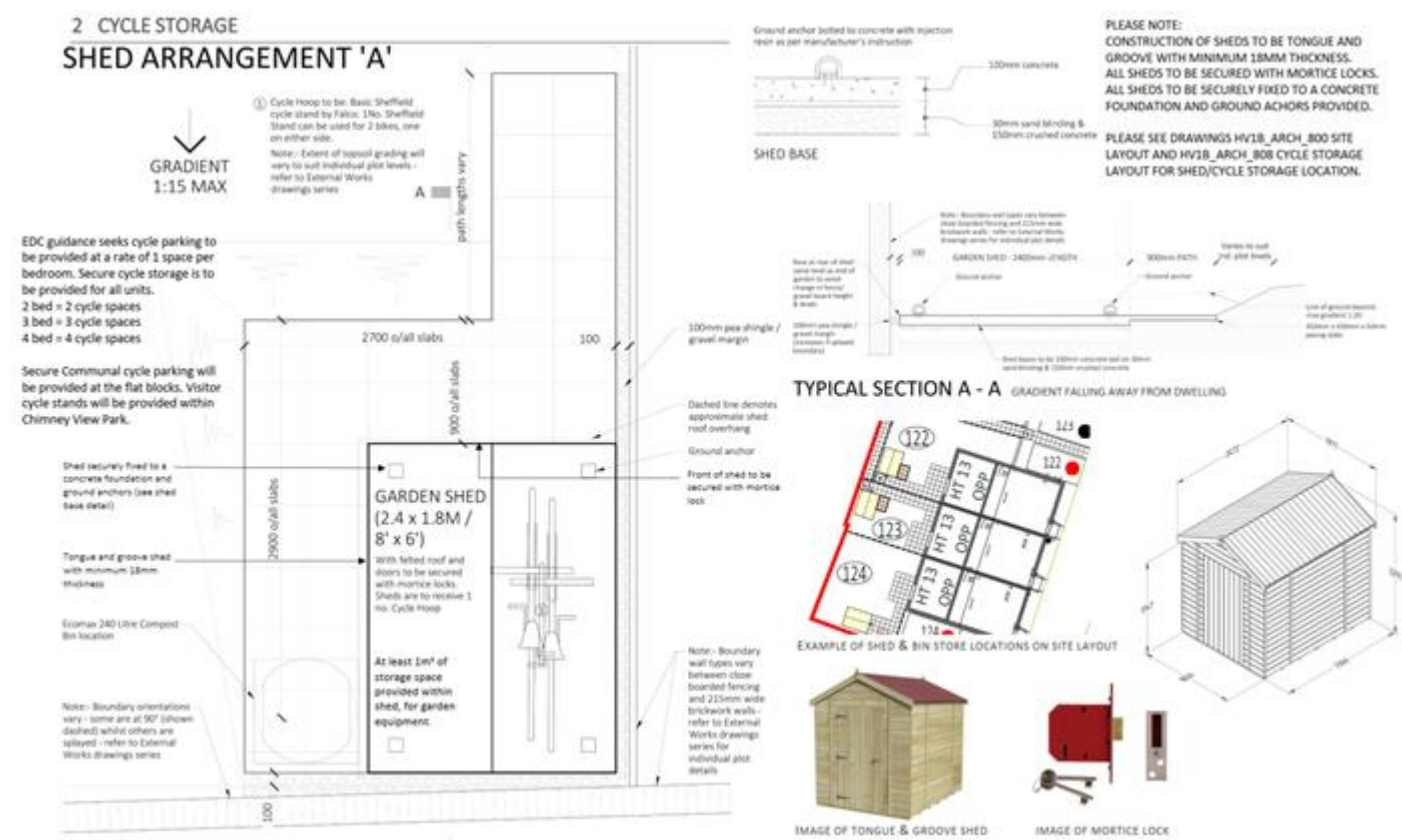
11. *No development above ground level shall take place until details of the form, appearance, and materials to be used for the cycle and bin stores to all houses within the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. The approved cycle and bin stores shall thereafter be installed in accordance with the approved details prior to first occupation of the dwelling to which they relate.*

Reason - In order to encourage sustainable travel and to ensure satisfactory appearance and function of these buildings, in accordance with adopted Gravesham Local Plan Core Strategy Policies CS11 and CS19.

Bin Store



Cycle Store



Condition 11 – Cycle and Bin Stores

In relation to Condition 11, the proposed cycle and bin storage is considered suitable and fit for purpose and therefore the submitted details are considered acceptable and therefore sufficient details have been submitted to satisfy Condition 11 of planning approval 2022078.

No further information is required and condition 11 can be discharged.

Conclusion Recommendation

Sufficient information has been submitted to discharge condition 11 of planning approval 20220078.

Recommendation

ADET - Approval of Details

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

Case Officer:	Mrs Amanda Grout	Team Leader:	Richard Hart
Signed:	A Grout	Signed:	R Hart
Dated:	5 th June 2023	Dated:	9 th June 2023