



Delegated Report

Approval of Details Planning Application

Planning Application No: 20230392

Location: Land At Former Cement Works The Shore Northfleet Gravesend

Description: Application for approval of condition 10 attached to planning permission reference number 20220078 relating to details of the boundary treatment.

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 10 (REF: EDC/22/0015) – 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	
20230391	Application for approval of condition 7 attached to planning permission reference number 20220078 relating to the architectural details.	Under Consideration	
20230352	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	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 EDC/22/0015.	Under Consideration	

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)

Officer's Analysis

The following information has been submitted to discharge condition 10:

Planning Application Form;
Covering Letter; and

Condition 10

Boundary Treatment

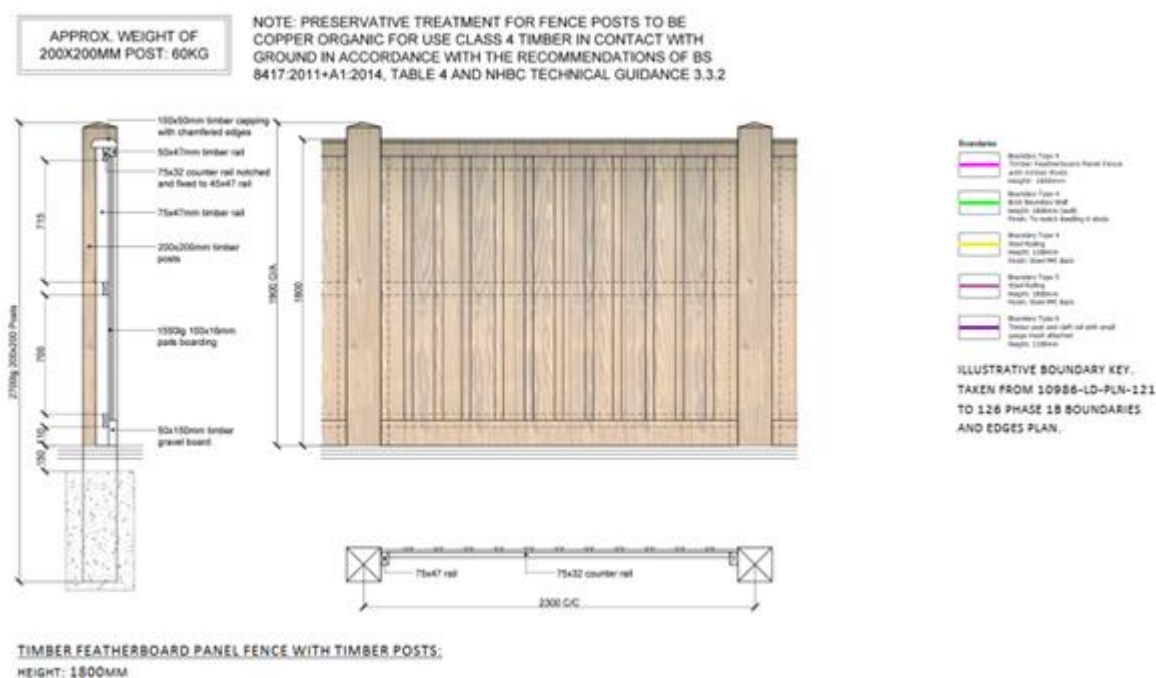
10. No development above ground level shall take place until details of all proposed hard landscaping and brick wall boundary treatment have been submitted to and approved in writing by the Local Planning Authority. The details shall substantially accord with those shown and annotated on drawing nos. 10986-LD-PLN-141_P02 - Phase 1C - Detailed General Arrangement and 10986-LD-PLN-151_P02 - Phase 1C - Detailed Boundaries & Edges Arrangement. The approved hard landscaping and boundary treatments shall be implemented in full prior to first occupation of any dwelling hereby approved.

Reason: To safeguard neighbouring amenity and maintain a good standard of design and residential amenity accordance with adopted Local Plan Core Strategy Policy CS19.

Boundary Type 4 - Fencing

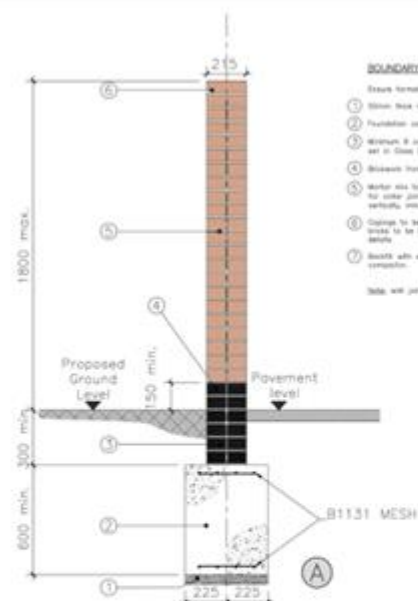
1 BOUNDARY TYPE 4 - 1800MM TIMBER FEATHERBOARD PANEL FENCE WITH TIMBER POSTS

PLEASE REFER TO DRAWINGS 10986-LD-PLN-121 to 126 PHASE 1B BOUNDARIES AND EDGES PLAN FOR 1800MM HIGH TIMBER FEATHERBOARD PANEL FENCE WITH TIMBER POSTS.



Boundary Type 4 – Brick Boundary Wall

2 BOUNDARY TYPE 4 - BRICK BOUNDARY WALL



TYPICAL BOUNDARY WALL SECTION (TYPE 1)

STRETCHER STRETCHER COLLAR JOINTED

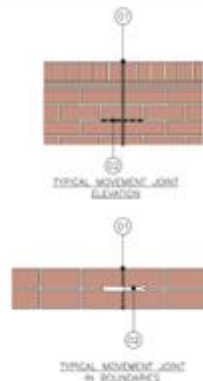
BRICK BOUNDARY WALL:
HEIGHT: 1800MM (WALL)
BRICK AND MORTAR TO MATCH HOUSE BRICK.

BRICK BOUNDARY WALLS TO REAR GARDENS OF DETACHED OR END OF TERRACE DWELLINGS THAT ARE ADJACENT TO THE PUBLIC HIGHWAY.

BOUNDARY & RETAINING WALL SPECIFICATION

1. Ensure formation is prior noted see note (A)
2. Minimum 100mm thick concrete base
3. Foundation concrete to be min. 100/10 after 28 days
4. Minimum 100mm thick concrete base (if the wall is up to a maximum 100mm above ground level and set in Class II or III concrete to 100/10 after 28 days)
5. Minimum 100mm thick concrete base (above engineering concrete) to be specified on the architect's drawings
6. Mortar mix to be Class CII to 100/10 Part 1 - either 1:2:4 (best) or 1:4:6 (second best). The requirement for color (joint with 25/50/100mm long spaces above for less (above 100/10) at 450 centres horizontally and vertically, min. 100mm preparation to each wall.
7. Copings to be formed of square quality bricks on edge with top face weathered to architects specification. End coping bricks to be finished with concrete steel top joint coping. Alternative coping to steel in conjunction with architects details.
8. Bricks with well graded granular material, consolidated in layers not more than 100mm thick, using a vibrator plate compaction.

Note: wall joints to coincide with joints in footings.



COPING BRICK ON EDGE.
BRICK COLOUR TO MATCH HOUSE BRICK.

PLANTING PROPOSED IN ADDITION TO BRICK WALL WHERE POSSIBLE, TO SOFTEN THE APPEARANCE IN STREETSCAPE.

PLEASE REFER TO DRAWINGS 10986-LD-PLN-121 TO 126 PHASE 1B BOUNDARIES & EDGES PLAN FOR BRICK BOUNDARY WALL LOCATIONS

MOVEMENT JOINT SPECIFICATION

01. WALL JOINT TO BE 25mm THICK CONTINUOUS "AEROFIL" JOINT WITH 25x12mm POLYSULPHIDE SEALANT, AT MAX. 6m CENTRES. SEALANT COLOUR TO MATCH BRICKWORK. (FOUNDATION JOINT TO BE 25mm "WORKPAK").

NOTE: WALL JOINTS TO COINCIDE WITH JOINTS IN FOOTINGS.

02. "BAT" STAINLESS STEEL TIES AT 450mm CENTRES VERTICALLY, REF. ITA/A, 200mm LONGx25mm WIDE WITH DEBONDING SLEEVE TO ONE END.

03. TYPICAL MOVEMENT JOINT (SEE ITEM 01 ABOVE) IS REQUIRED WHERE BOUNDARY WALL ABUTS THAT OF A DWELLING OR GARAGE, BUT TIES MUST NOT BE PROVIDED.

IMPORTANT NOTE

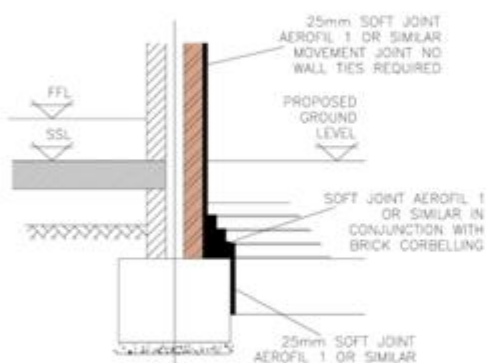
ALL FOUNDATIONS ARE TO BE CONSTRUCTED WITH A TYPICAL CONCRETE SLAB AS A BOUNDARY. 1. PROTECT REMAINING THE BOUNDARY. BOUNDARY NOT JUST BE EXPOSED AND THEN THE CONCRETE PLACED WITHOUT PROPER REINFORCE.

Boundaries	
Boundary Type 1	Foundation Footings
Boundary Type 2	Foundation Footings
Boundary Type 3	Foundation Footings
Boundary Type 4	Foundation Footings
Boundary Type 5	Foundation Footings
Boundary Type 6	Foundation Footings
Boundary Type 7	Foundation Footings
Boundary Type 8	Foundation Footings
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Boundary Type 10	Foundation Footings
Boundary Type 11	Foundation Footings
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Boundary Type 100	Foundation Footings

ILLUSTRATIVE BOUNDARY KEY, TAKEN FROM 10986-LD-PLN-121 TO 126 PHASE 1B BOUNDARIES AND EDGES PLAN.

3 BOUNDARY TYPE 4 - BRICK BOUNDARY WALL

PLEASE REFER TO DRAWINGS 10986-LD-PLN-121 TO 126 PHASE 1B BOUNDARIES AND EDGES PLAN FOR BRICK BOUNDARY WALL LOCATIONS.

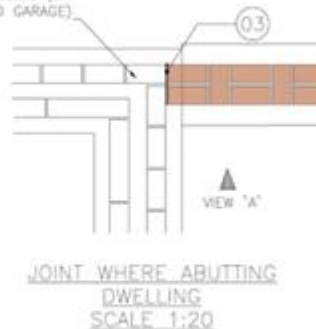


VIEW A SCALE 1:20

BRICK BOUNDARY WALL:
HEIGHT: 1800MM (WALL)
BRICK AND MORTAR TO MATCH HOUSE BRICK.

BRICK BOUNDARY WALLS TO REAR GARDENS OF DETACHED OR END OF TERRACE DWELLINGS THAT ARE ADJACENT TO THE PUBLIC HIGHWAY.

CAVITY WALL TO DWELLING (OR SINGLE SKIN TO GARAGE)

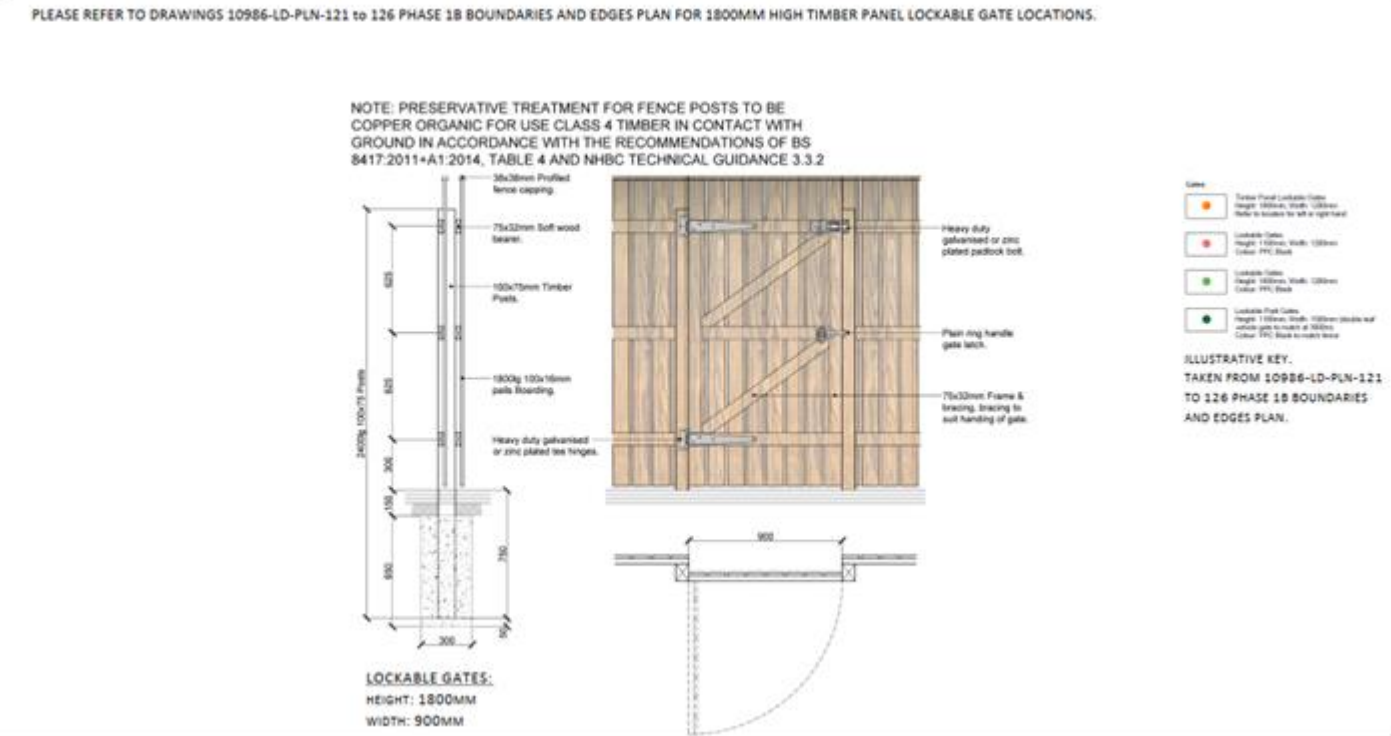


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Timber Panel Lockable Gate

4 TIMBER PANEL LOCKABLE GATE



Condition 10 – Boundary Treatment

In relation to Condition 10, the proposed boundary treatments are considered acceptable and appropriate for the location and wider area. Therefore sufficient details have been submitted to satisfy Condition 10 of planning approval 2022078.

No further information is required and condition 10 can be discharged.

Conclusion Recommendation

Sufficient information has been submitted to discharge condition 10 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:	7 th June 2023	Dated:	9 th June 2023