



Delegated Report

Planning Application

Planning Application No: 20211251

Location: Former Fleet Leisure Nelson Road Northfleet Gravesend

Description: Application for approval of conditions 8 and 21 attached to planning permission reference number 20200001 relating to drainage including Foul and Surface Water Sewerage Disposal and details of boundary treatments.

Applicant: Mr Nathan Bullas, EUFC Elite Ltd

Submitted Documents/Plans

Application Form (REVISED);
Supplementary Information – Screenshot;
Supplementary Information – Screenshot;
Supplementary Information – Drawing No. E02 REV P2 - Revised Drainage Layout;
Supplementary Information – Drawing No. VC REV 04 - Revised Drainage Volume Calculations;
Supplementary Information - Drawing No. J7/01043 sheet 1 – REVISED Fencing Specifications;
Supplementary Information – Drawing No. 21031/Sk5 REV B - Surface Treatments;
Supplementary Information – Drainage Strategy;
Drawing No. 21030/Sk2 REV D – Site Plan – Proposed; and
Drawing No. 5645-C-101 REV A – Surface Finishes Plan.

Superseded Plans

~~Application form (received on 11.10.21); and
Supplementary Information – Drawing No. J7/1043 Sheet 1 – Fencing Specifications.~~

Plan Note

The decision date of the previous application 20200001 was 29th July 2020 not 17.02.20 as stated on the application form. This does not affect the determination of this application.

Relevant Planning History

Reference	Description	Decision	Decision Date
20200001	New sports facility comprising mixed sized football pitches, including artificial playing pitches, new clubhouse, play area, associated parking and lighting	Permitted	29.07.2020

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

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
- 12 – Achieving sustainable development and well-designed places

Consultations, Publicity and Representations

Southern Water

Southern Water have no objections to discharge condition 08 relating to foul drainage. An approval for the connection to the public sewer should be submitted under Section 106 of the Water Industry Act.

The Council's Building Control officers/technical staff should be consulted regarding condition 08 for surface water disposal.

The applicant proposes to retain the SuDs within private ownership and maintenance. Hence, Southern Water would have no comments for condition relating Suds Maintenance.

Southern Water have no comments to make with regards to other conditions.

GBC – Environmental Protection

Initial comments

The Fencing Specification, Drawing No. J7/01043 prepared by Jackson Fencing, dated 16/01/2005, has been reviewed and this service is happy with the proposed information and that it generally meets the recommendations set out in the noise assessment previously submitted. We do note however the unit area (i.e 10 kg/m2) has not been specified in the drawing and we expect this to be confirmed before Condition 21 of permission 20200001 can be discharged.

Comments received following receipt of revised fencing specification drawing

Having reviewed the acoustic fencing plan by Jacksons Fencing, this Service is overall happy with the information/specification submitted in relation to Condition 21. As previously stated, the fencing shall be erected in accordance with the details submitted before the relevant part of the development is first brought into use and thereafter the fencing shall be maintained in accordance with the approved details.

KCC Heritage

Thank you for consulting us on this application. Canterbury Archaeological Trust have undertaken

evaluation trial trenching at the site and their report is due soon. Having monitored the field evaluation I do not have any archaeological objections to the proposals included in this application but I will keep you updated when I have full information from Canterbury Archaeological Trust.

Further comments following correspondence

CAT inform me that they sent the report to their client in 2021. They have contacted their client who is following up on what has happened. As soon as I have any more information I will email you.

The comments received from KCC Heritage are acceptable in terms of conditions 8 and 21.

Officer's Analysis

This is an application for approval of conditions 8 and 21 attached to planning permission reference number 20200001 relating to drainage including Foul and Surface Water Sewerage Disposal and details of boundary treatments.

Condition 8 States the following:

Drainage

Foul and Surface Water Sewerage Disposal

8. Construction of the relevant part or phase of the development shall not commence until details of the proposed means of foul and surface water sewerage disposal have been submitted to, and approved in writing by, the Local Planning Authority in consultation with Southern Water; the development shall be implemented in accordance with the approved details before the first occupation of any part of the development.

Reason: *To ensure that an acceptable means of foul disposal for the development is agreed with the sewerage undertaker and in accordance with Policy CS18 of Gravesham Core Strategy Gravesham Local Plan: Core Strategy (September 2014 and Section 94 of the Water Industries Act 1991.*

The following information has been submitted to discharge condition 8 (Drainage Strategy)

- Application Form; and
- Drainage Strategy.

The drainage strategy report states that existing surface water drainage discharges to the ground and foul flows have connectivity to the Southern Water Foul Sewerage network. Furthermore, foul drainage is proposed to discharge to the Southern Water drainage network via existing site connectivity. Southern Water have raised no objections, but have advised the Council's Building Control officers/technical staff should be consulted regarding condition 08 for surface water disposal. This falls under STG Building Control and as such an informative will be added to the decision notice. As such the Local Planning Authority approve condition 8 in accordance with Policy CS18 of Gravesham's Local Plan Core Strategy (2014).

Discharge condition 8.

Condition 21 States the following:

Submission of Details of Boundary Treatments

21. Before the relevant part of the development or phase of development has been first brought into use and notwithstanding the details as shown in the approved plans and other supporting documents full details of the relevant boundary treatments to the site including the full specification of the protective fencing to be

erected around the [playing field/sports facility], to include location, height, type and materials including the repairing or replacement to the existing fencing and/or concrete walls and full specification of and location of the acoustic fencing have been submitted to and approved in writing by the Local Planning Authority, in consultation with Sport England. The fencing shall be erected in accordance with the approved details before the relevant part of the development is first brought into use and thereafter the fencing shall be maintained in accordance with the approved details.

For the avoidance of doubt the acoustic fence or barrier shall be at least 2.0 metres high, imperforate (no gaps or openings), with minimum mass per unit area of 10 kg/m², and sealed at the base; the catch ball fencing shall be securely fixed and resilient and avoid vibrations

Reason: To ensure the safe and efficient use of the development, in the interests of visual amenity and to ensure a high quality of design pursuant to Gravesham Local Plan Core Strategy Policy CS19: Development and Design Principles and section 12 (Achieving well-designed places) of the NPPF and section 17 of the Crime and Disorder Act.

The following information has been submitted to discharge condition 21 (Boundary Treatments)

- Application Form (REVISED);
- Drawing No. 21030/Sk2 REV D – Site Plan – Proposed; and
- Drawing No. J7/01043 sheet 1 – REVISED Fencing Specifications.

The fencing specifications drawing indicates that the boundary treatment will be constructed using appropriate external materials; timber and steel, with acoustic details submitted. The Local Planning Authority consider the appearance of the fencing to be acceptable. In addition, Gravesham's Environmental Protection Team are satisfied with the information and specification submitted and the local Planning Authority consider this sufficient to approve condition 21, without consultation with Sport England. An informative be added to ensure the fencing shall be erected in accordance with the details submitted before the relevant part of the development is first brought into use and thereafter the fencing shall be maintained in accordance with the approved details.

As such the condition complies with Gravesham's Local Plan Core Strategy Policy CS19: Development and Design Principles, and Section 12 (Achieving well-designed places) of the NPPF (2021). Therefore, the Local Planning Authority approve condition 21.

Discharge condition 21.

Recommendation

Approval of conditions 8 and 21

(For informatives, see draft Decision)

Case Officer:	Mrs Lucy Hankin	Team Leader:	Richard Hart
Signed:	L Hankin	Signed:	<i>R Hart</i>
Dated:	28 th April 2023	Dated:	28th April 2023