

Delegated Report

KCC Consultation

Planning Application No: 20221280

Location: Clifton Road Site Compound Clifton Road Gravesend Kent DA11 0AH

Description: KCC Consultation - Temporary construction compound for the Bath Street Contraflow Bus Lane scheme comprising offices, welfare and material storage facilities

Applicant: Kent County Council

Site Visit Date: N/A/Desktop Assessment

Introduction

Kent County Council (KCC), as the determining Planning Authority, has consulted Gravesham Borough Council (GBC) for its views on the proposed development of a *Temporary construction compound for the Bath Street Contraflow Bus Lane scheme comprising offices, welfare and material storage facilities*.

Submitted Documents/Plans

The planning application documents are available via the following link;

<https://www.kentplanningapplications.co.uk/Planning/Display/KCC/GR/0207/2022?cuuid=D62E86DE-200D-4F4D-9099-1782FA39187A>

Relevant Planning History

No relevant planning history.

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)

- 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
- 12 – Achieving sustainable development and well-designed places

Supplementary Planning Guidance

- SPG 4 - KCC Parking Standards (2006);

Consultations, Publicity and Representations

As the determining authority, KCC have the responsibility to undertake relevant statutory consultations and publicity. In addition, the following consultations have been undertaken by GBC.

GBC Highways Officer

Whilst a different location may be desirable to avoid closing a road, if no such option reasonable exists, this would be the best compromise. The compound would be close to the main works minimising carry distance of materials and plant kept in the compound. Clifton Road is lightly trafficked, and the diversion is short and would not involve travelling much further.

GBC Environmental Protection

No objection to this application. The application includes assessments for air quality, noise and lighting. With regards to air quality, the application will not have an impact on the nearby Gravesham A226 One-way system AQMA, the Northfleet Industrial Area AQMA or local air quality in terms of emissions from dust or exhaust emissions. Traffic movements to/from the site will be limited and no plant will be parked at the site compound.

The noise assessment has looked at baseline noise levels for the area and the impact of activities on site. As the compound will predominantly be used as staff offices and storage of some materials that can't safely be stored on the construction site, any noise will be limited. There will be some lorry deliveries and noise associated with unloading, however this will take place during daytime hours and are limited in duration/number so is unlikely to be an issue. It's noted that a generator will be used however, no reference has been made to this in the noise assessment. In order to avoid any noise issues from this for the adjacent residential flats, it's recommended that the generator should not be left on overnight.

Lighting will complement the street lighting in situ in terms of wattage, positioning etc and will be positioned to avoid glare into the residential premises. The assessment also advises that the lighting will be dimmed/reduced when the site is not operational. Consideration has been given to the ILP guidance.

In order to deal with these matters, the following conditions and informatives are recommended:

Lighting Artificial lighting can cause a statutory nuisance under the Environmental Protection Act 1990. It is important that the applicants are not permitted to install external lighting that illuminate anything other than the ground within the curtilage of the proposal in order to assist in preventing a nuisance from occurring (which would be most likely if the bedrooms on neighbouring properties are illuminated). All lighting should be installed in accordance with the advice/recommendations given in the Lighting Technical Note (Waterman October 2022 ref WIR17873-102-R-8-1-4).

Noise Control In order to limit the likelihood of noise nuisance occurring due to plant/equipment used on the site, we would ask that the following is applied as a condition:

The rating noise from mechanical plant/equipment associated with the application site shall be at least 10dB below the existing LA90 background level at the nearest noise sensitive receptors (i.e. dwellings) when measured and assessed in accordance with BS4142:2014

Code of Practice on Construction and Demolition Please apply as appropriate to ensure any impact on the adjacent residential premises is minimised.

Officer's Analysis

The application site is in an area of Archaeological Potential, in an urban area near Gravesend Town Centre. The proposed construction compound would be located on Clifton Road, resulting in a road closure estimated to be completed and reinstated fully before March 2024. Whilst not ideal, the temporary compound would enable the undertaking for the construction of the Bath Street Contraflow Bus Lane, which would inevitably be of benefit in terms of improved public transport routes. In principle such a development would be acceptable, subject to consideration of all other relevant matters. In this instance the main issues would be the impact on residential neighbours in terms of light and noise pollution and highway safety and traffic flow.

Summary of Comments:

- It is noted no objections have been made by either the GBC Highways Officer or the GBB Environmental Protection Officer.
- The GBC Highway officer noted **that alternative location may be preferable where it prevents road closure.**
- The GBC Environmental Protection Officer noted that **the generator was not included in the noise assessment and to prevent noise issues for adjacent residents, it should not be left on overnight.**
- The Environment Protection Officer has requested that where approved KCC include the aforementioned conditions covering; Lighting, Noise Control and Code of Practice on Construction and Demolition.

Conclusion & Recommendation

The proposed development raises no objections subject to KCC Consideration of the comments raised when determining the application and inclusion of the conditions requested by the GBC Environmental Protection Officer.

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

Case Officer:	Ms Lisa Williams	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	19th December 2022	Dated:	19th December 2022