



Regulatory Board (Planning)

Wednesday, 6 February 2019

Dear Councillor

You are advised that the attached documents form part of the main agenda papers for this meeting.

Please ensure you bring them with you to the meeting.

Yours faithfully

A handwritten signature in black ink, appearing to read 'S Walsh', written in a cursive style.

S Walsh
Service Manager (Communities)

List of documents attached

- 5c) 20181155 - Installation of Polytunnels at Land West of Northfleet Green, Gravesend (Pages 3 - 6)
- 5d) 20181030 - St Andrew's Arts Centre, Royal Pier Road, Gravesend (Pages 7 - 10)

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SUMMARY SUPPLEMENTARY REPORT

Application Ref:	20181155
Site Address:	Land West of Northfleet Green
Application Description:	Installation of polytunnels
Applicant:	Mr T Chambers
Agent:	Mr G Simpkin
Ward:	Istead Rise
Decision due date:	8 February 2019
Publicity expiry date:	25 January 2019
Decision Level:	Planning Regulatory Board – 6 February 2019
Reason for referral:	The application was called in by Cllr Knight
Recommendation:	PLANNING PERMISSION to be GRANTED subject to planning conditions as set out in the main report, as amended by the revision to condition 3 and the addition of an informative as set out below.

Summary of Reasons for Supplementary Report

This supplementary report advises one additional neighbour representation has been received between the original committee report being printed and the date of the meeting on 6 February 2019. This report updates the recommendation to the Board and recommends that Planning Permission be Granted, subject to the Planning Conditions recommended in the main papers, as amended by the revision to condition 3 and the addition of an informative as set out below.

MAIN SUPPLEMENTARY REPORT**1. CORRECTION**

- 1.1 The first page of the report on the main papers refers to the report as a Delegated Report, which is clearly in error. The words Delegated Report should be replaced with the words Summary Report.

2. ADDITIONAL CONSULTEE AND REPRESENTATIONS RECEIVED

2.1 Neighbouring occupiers were re-consultation and that re-consultation period expired on 9 January 2019 and the site notice expired on 25 January 2019.

2.2 One letter of objection was received on 25 January 2019 raising the following summarised material planning considerations:

- loss of privacy;
- noise from works;
- glare on sunny days;
- noise from wind through the tunnels; and
- impact on visual amenity.

2.3 The above objector has also raised concerns in regard to fire risk from discarded cigarettes; possible antisocial behaviour; and the risk of melting plastic in the event of a fire.

2.4 Regulatory Services – Environmental Protection have made the following comments:

“Noise can be created by machinery operations, construction and by wind and rain upon the polythene. It can also be created by an increase in vehicular movements and general noise from people employed to pick, exacerbated by the use of radios. This can be a particular issue during the early hours of the morning and later in the evening when pickers arrive and depart the fields.

It is noted there are some residences close to the boundary of this land. It is considered that this potential issue can be resolved using statutory nuisance legislation enforced by this Service however the following informative is provided:

Noise Informative:

The applicant is made aware of the possible noise impact of polytunnels caused by wind and rain upon the polythene and general noise from people employed to pick, exacerbated by the use of radios. The applicant should therefore adopt a suitable management plan to control this including controlling the use of radios and ensuring loose polythene is properly secured in noise sensitive locations.”

3 SCREENING PLAN

3.1 The applicant’s agent has submitted a plan showing more screening between the development and the houses to the east. However, this plan has not formally accepted as there is too little time to enable re-consultation and it is considered that this matter can be adequately dealt with by way of planning condition, should planning consent be forthcoming.

4 OFFICER COMMENT

4.1 None of the above matters alters the content of the main report on this submission currently on the Regulatory Board (Planning) agenda. However, should the Members of the Regulatory Board be minded to grant planning permission it is recommended: Condition 3, the landscaping condition, be amended to address the additional screening being promoted by the applicant’s agent; and the informative sought by Regulatory Services – Environmental Protection be added

5. RECOMMENDATION

- 5.1** Planning Permission be Granted, as set out on the main papers with condition 3 being amended, as set out below, and the addition of the informative requested by Regulatory Services – Environmental Protection:

Amend Condition 3:

Notwithstanding the submitted landscaping plan, drawing no. 14 rev A, the polytunnels herein approved shall not be brought into use until an amended landscaping scheme detailing additional landscaping/screening on the east of the site and the boundary with North Fleet Green Road has been submitted to, and approved in writing by the Local Planning Authority. The landscaping scheme, as approved pursuant to this condition, shall be implemented during the first planting season (between October and March inclusive) following the development being brought into use and shall thereafter be maintained for a period of five years. Any trees, shrubs or grassed areas which die, are diseased or vandalised within this period shall be replaced within the next planting season.

Reason: To safeguard the amenities of the locality and the surrounding area in accordance with Policy CS19 of the Core Strategy.

Additional Informative (Noise):

The applicant is made aware of the possible noise impact of polytunnels caused by wind and rain upon the polythene and general noise from people employed to pick, exacerbated by the use of radios. The applicant should therefore adopt a suitable management plan to control this including controlling the use of radios and ensuring loose polythene is properly secured in noise sensitive locations.

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SUMMARY SUPPLEMENTARY REPORT

Application Ref:	20181030
Site Address:	St Andrew's Arts Centre, Royal Pier Road, Gravesend
Application Description:	Application for Listed Building Consent for the repair of river wall at north west corner.
Applicant:	Gravesham Borough Council
Agent:	Mr Jamie Cook, Colin Toms And Partners LLP
Ward:	Riverside
Decision due date:	28 November 2018 - *Extension of time until 8 February 2019*
Publicity expiry date:	09 November 2018
Decision Level:	Planning Regulatory Board – 6 February 2019
Reason for referral:	The applicant is Gravesham Borough Council
Recommendation:	Listed Building Consent be Granted, subject to the conditions detailed at the end of the report.

Summary of Reasons for Supplementary Report

The supplementary report advises of corrections, comments being received from Kent County Council (KCC) Heritage and recommends the imposition of an additional condition related to archaeology.

The recommendation is amended seeking Delegated Authority to be granted to the Planning Manager (Development Management) to approve this Listed Building Consent submission subject to:

- 1) The conditions and informatives as set out in the main papers; and
- 2) The applicant/applicant's planning agent agreeing to the use of the pre-commencement archaeology condition, as set out below, as may be modified at the discretion of the Planning Manager (Development Management) in discussion with the applicant/applicant's planning agent; or the applicant/applicant's planning agent failing to respond to the request to use a pre-commencement archaeology condition within the specified period.

MAIN SUPPLEMENTARY REPORT

1. CORRECTIONS

- 1.1 In section 4 of the main report at one point in the second to last paragraph the repair works are referred to being at the north-eastern corner of the river wall which is in error. To confirm, as referenced in the rest of the report, the repair works are proposed to the north-western corner of the river wall.
- 1.2 In section 3 under the list of saved Policies in the Gravesham Local Plan First Review (November 1994) Policy TC7: Other Archaeological Sites should have also been included.

2. CONSULTEE RESPONSE RECEIVED

- 2.1 Kent County Council (KCC) Archaeology has provided their comments on the application which are as follows:

I have no major comments other than checking that the District Conservation Officer has been consulted.

It may be worthwhile having an archaeological watching brief, but I appreciate this would need to be subject to health and safety issues. I would recommend the following condition to cater for this if possible:

AR4 No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a watching brief to be undertaken by an archaeologist approved by the Local Planning Authority so that the excavation is observed and items of interest and finds are recorded. The watching brief shall be in accordance with a written programme and specification which has been submitted to and approved by the Local Planning Authority.

Reason: To ensure that features of archaeological interest are properly examined and recorded.

3 OFFICER COMMENT

- 3.1 Following receipt of the comments from KCC Heritage it is confirmed that the Conservation Architect was consulted on the application and whose comments are contained in the main report. A condition is recommended by KCC Heritage and it is agreed that such a condition would be required in order to address any potential archaeology that may be disturbed by the works particularly given that they involve the laying of a new foundation to part of the river wall structure and the installation of a cofferdam for the duration of the works.

4. RECOMMENDATION

- 4.1 Delegated Authority to be granted to the Planning Manager (Development Management) to approve Listed Building Consent subject to:

- 1) The conditions and informatives as set out in the main papers; and
- 2) The applicant/applicant's planning agent agreeing to the use of the pre-commencement archaeology condition, as set out as condition 5 below, as may be modified at the discretion of the Planning Manager (Development Management) in discussion with the applicant/applicant's planning agent; or the pre-commencement archaeology condition (Condition 5) being imposed by default as a result of the applicant/applicant's planning agent failing to respond to the request to use a pre-commencement archaeology condition within the specified period.

Add Condition 5

No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a watching brief to be undertaken by an archaeologist approved by the Local Planning Authority so that the excavation is observed and items of interest and finds are recorded. The watching brief shall be in accordance with a written programme and specification which has been submitted to and approved by the Local Planning Authority.

Reason In the interests of protecting any potential archaeology on the site pursuant to Policy CS20 of the Gravesham Local Plan Core Strategy (September 2014) and saved Policy TC7 of the Gravesham Local Plan First Review 1994.

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