

**Gravesham Borough Council – Decisions taken by the Planning Committee on Tuesday, 30 April 2024**

Agenda Item No	Topic	Decision
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Set out below is a summary of the decisions taken at the meeting of Planning Committee on Tuesday, 30 April 2024. The wording used does not necessarily reflect the actual wording that will appear in the minutes. **Please note that the conditions and grounds will be detailed in the decision notice issued by the Planning Department.**

**All decisions are taken in the public part of the meeting unless indicated otherwise.**

5.	20221064 - Northfleet Harbourside - Land Surrounding Ebbsfleet United Football Club, Stonebridge Road, Northfleet	<p><b>RESOLVED</b> that the Head of Planning in consultation with the Chair and Vice Chair is given delegated authority to issue the planning PERMISSION and impose conditions and informatives, subject to:</p> <ul style="list-style-type: none"> <li>• The finalisation of the Shadow Habitats Regulations Assessment (in accordance with the requirements of Regulation 63 the Conservation of Habitats and Species Regulations 2017 (as amended)) by the Borough Council in its role as the competent authority and planning permission only be granted if the outcome of that assessment concludes that there is no adverse effect on the integrity of applicable European Sites (i.e. Special Areas of Conservation (SACs), Special Protection Areas (SPAs), proposed SACs, potential SPAs, Ramsar sites - wetlands of international importance (both listed and proposed), and areas secured as sites compensating for damage to a European site).</li> <li>• National Grid removing their holding objection;</li> <li>• Completion of a legal agreement under s106 of the Town and Country Planning Act 1990;</li> <li>• Referral of the application to the Secretary of State as a departure from the adopted Development Plan.</li> </ul> <p>That the Head of Planning is given delegated authority to make changes to the wording of the Committee’s decision (such as to delete, vary or add conditions, informatives, planning obligations or reasons for the decision) prior to the decision being actioned, provided that the</p>
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		<p>Head of Planning is satisfied that any such changes could not reasonably be regarded as deviating from the overall principle of the decision reached by the Committee nor that such change(s) could reasonably have led to a different decision having been reached by the Committee.</p> <p>However, in the event that the Shadow Habitats Regulation Assessment cannot be finalised or it concludes that the proposal will result in adverse effects on the integrity of any of the sites in question the application is to be reported back to Planning Committee for review and redetermination.</p> <p>In the event that National Grid do not remove their holding objection, the application is to be reported back to Planning Committee for review and redetermination.</p> <p>In the event that the Section 106 Legal Agreement remains unsigned six months after this resolution, the application is to be reviewed by the Head of Planning, in consultation with the Chair of the Committee, and if no progress is being made, delegated authority is to be given to the Head of Planning to refuse the application in the absence of an agreed S106 Agreement.</p>