

**LIST OF APPLICATIONS DETERMINED UNDER DELEGATED POWERS**

**Period for Report: March – June 2023**

**EASTERN QUARRY:**

Application Reference: EDC/22/0084      Decision Date: Fri 10 Mar 2023

Location: Alkerden Market Centre Eastern Quarry Watling Street Swanscombe Kent

Applicant: CBRE Planning & Development Team

Proposal: Reserved matters application (details relating to access, appearance, landscaping, layout and scale) pursuant to condition 2 and 25 of outline planning permission EDC/17/0048 for 83 dwellings, non-residential commercial floorspace and associated infrastructure including roads, underground car park and surface water attenuation, together with submission of details relating to a neighbourhood green open space (condition 31) and noise assessment (Condition 28).

Ward: Ebbsfleet

Decision: Approved Subject to Conditions

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Application Reference: EDC/22/0008      Decision Date: Wed 08 Mar 2023

Location: Alkerden Market Centre Eastern Quarry Watling Street Swanscombe Kent

Applicant: CBRE Planning & Development Team

Proposal: Discharge of conditions 19 & 20 attached to planning permission reference no. EDC/17/0048 relating to submission of an Area Masterplan & Area Design Code for the Alkerden area (update in relation to the Alkerden Market Centre).

Ward: Ebbsfleet

Decision: Condition Discharge

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Application Reference: EDC/23/0022      Decision Date: Tue 25 Apr 2023

Location: 5 Farmer Close Castle Hill Ebbsfleet Valley Kent DA10 1DH

Applicant: Mr H Sandhu

Proposal: Erection of single storey rear extension (amendment of approved application EDC/23/0002).

Ward: Ebbsfleet

Decision: Approved Subject to Conditions

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Application Reference: EDC/23/0015      Decision Date: Tue 18 Apr 2023

Location: 14 Thomas Drive Castle Hill Ebbsfleet Valley Kent DA10 1EX

Applicant: PS Designs Ltd

Proposal: Part conversion of garage into habitable room and installation of 1no. window and 1.no bi-fold door to side of garage.

Ward: Ebbsfleet

Decision: Approved Subject to Conditions

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Application Reference: EDC/23/0046      Decision Date: Wed 03 May 2023

Location: Land Adjacent to Phase 1 Ashmere Village Bean Road Great Eastern Quarry DA10 1FW

Applicant: Countryside Clarion (Eastern Quarry) LLP

Proposal: Non-material amendment to planning permission EDC/22/0186 to amend the location of free-standing sculpture.

Ward: Ebbsfleet

Decision: Approved Subject to Conditions

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Application Reference: EDC/23/0014      Decision Date: Thu 04 May 2023

Location: Unit 3 79 Cherry Orchard Castle Hill Ebbsfleet Valley Kent DA10 1AD

Applicant: Mr Sam Bott

Proposal: Change of use of Unit 3 from use as a shop (Use Class A1), financial and professional services (Use Class A2), café or restaurant (Use Class A3) or hot food takeaway (Use Class A5) to allow use as a shop (Use Class E(a)), financial and provisional services (Use Class E(c)), café or restaurant (Use Class E(b)), dentist (Use Class E(e)), nail bar (Sui Generis) and/or beauty aesthetics salon (Sui Generis).

Ward: Ebbsfleet

Decision: Approved Subject to Conditions

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Application Reference: EDC/22/0131      Decision Date: Thu 04 May 2023

Location: Castle Hill South Eastern Quarry Watling Street Swanscombe Kent

Applicant: Eastern Quarry Ltd

Proposal: Reserved Matters application (details of access, appearance, landscaping, layout and scale) relating to the installation of public art at Castle Hill South with associated works pursuant to Conditions 2 and 25 part (i) of planning permission DA/12/01451/EQVAR

Ward: Ebbsfleet

Decision: Approved Subject to Conditions

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Application Reference: EDC/23/0058      Decision Date: Mon 19 Jun 2023

Location: 48 Flint Rise Castle Hill Ebbsfleet Valley Kent DA10 1DL

Applicant: Chibuike Odezugo

Proposal: Garage conversion to habitable room

Ward: Ebbsfleet

Decision: Approved Subject to Conditions

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Application Reference: EDC/23/0048      Decision Date: Mon 12 Jun 2023

Location: Education Hub Alkerden Eastern Quarry Watling Street Swanscombe Kent

Applicant: Eastern Quarry Ltd

Proposal: Discharge of condition 2 (retaining wall) pursuant to non-material amendment approval EDC/21/0216.

Ward: Ebbsfleet

Decision: Condition Discharge

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Application Reference: EDC/23/0035      Decision Date: Fri 02 Jun 2023

Location: Alkerden Market Centre Eastern Quarry Watling Street Swanscombe Kent

Applicant: Henley Developments

Proposal: Non-material amendment to condition 15 of reserved matters approval EDC/22/0084 to make changes to the phased delivery of the commercial car park.

Ward: Ebbsfleet

Decision: Approved Subject to Conditions

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Application Reference: EDC/23/0013      Decision Date: Mon 12 Jun 2023

Location: Castle Hill South Eastern Quarry Watling Street Swanscombe Kent

Applicant: Eastern Quarry LTD

Proposal: Full discharge of Condition 12 (Bird Hide) pursuant to reserved matters approval EDC/17/0164.

Ward: Ebbsfleet

Decision: Condition Discharge

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**NORTHFLEET EMBANKMENT WEST:**

Application Reference: EDC/22/0148      Decision Date: Fri 31 Mar 2023

Location: Land at Former Northfleet Cement Works The Shore Northfleet Gravesend Kent DA11 9AN

Applicant: Bellway Homes Ltd (Thames Gateway)

Proposal: Discharge of condition 3 (Apartment Details) pursuant to reserved matters approval reference no, EDC/21/0081.

Ward: Northfleet and Springhead

Decision: Condition Discharge

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Application Reference: EDC/22/0120      Decision Date: Thu 23 Mar 2023

Location: Land East of Hive Lane Former Northfleet Cement Works The Shore Northfleet Gravesend DA11 9AN

Applicant: Bellway Homes Limited

Proposal: Construction of a Pedestrian/Cycle Bridge over the highway.

Ward: Northfleet & Springhead

Decision: Approved Subject to Conditions

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Application Reference: EDC/22/0117

Decision Date: Thu 02 Mar 2023

Location: Land at Former Northfleet Cement Works The Shore Northfleet Gravesend Kent DA11 9AN

Applicant: South Eastern Power Networks (Agent: Miss Rachel Woodman)

Proposal: Installation of a 33/11kV primary electricity substation with associated vehicular access and boundary fencing.

Ward: Northfleet & Springhead

Decision: Approved Subject to Conditions

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Application Reference: EDC/22/0096

Decision Date: Wed 29 Mar 2023

Location: Land at Former Northfleet Cement Works The Shore Northfleet Gravesend Kent DA11 9AN

Applicant: Bellway Homes Limited

Proposal: Discharge of Condition 33 (Residential Travel Plan) pursuant to outline planning permission reference EDC/16/0004

Ward: Northfleet & Springhead

Decision: Condition Discharge

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Application Reference: EDC/22/0093

Decision Date: Thu 30 Mar 2023

Location: Land at Former Northfleet Cement Works The Shore Northfleet Gravesend Kent DA11 9AN

Applicant: Bellway Homes Limited

Proposal: Discharge of condition 2 (Architectural Details) pursuant to reserved matters approval reference no. EDC/21/0081

Ward: Northfleet & Springhead

Decision: Condition Discharge

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Application Reference: EDC/23/0034

Decision Date: Fri 28 Apr 2023

Location: Land at Former Northfleet Cement Works The Shore Northfleet Gravesend Kent DA11 9AN

Applicant: Bellway Homes Limited

Proposal: Non-material amendment to outline planning permission reference EDC/16/0004 to amend the Description of Development and wording of Condition 5(a) to allow for a

revised total of up to 567 residential dwellings (Use Class C3) and to amend the wording of Condition 14 to increase the minimum floorspace of the community facility.

Ward: Northfleet & Springhead

Decision: Approved Subject to Conditions

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Application Reference: EDC/22/0095

Decision Date: Tue 18 Apr 2023

Location: Land at Former Northfleet Cement Works The Shore Northfleet Gravesend Kent DA11 9AN

Applicant: Bellway Homes Limited

Proposal: Discharge of condition 8 (Boundary Details) pursuant to reserved matters approval reference no. EDC/21/0081

Ward: Northfleet & Springhead

Decision: Condition Discharge

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Application Reference: EDC/21/0201

Decision Date: Tue 23 May 2023

Location: Corner Site Junction of High Street Lawn Road Northfleet Gravesend Kent

Applicant: Mr Khaled Khalil

Proposal: Discharge of condition 13 (Verification Report for Contamination) pursuant to planning permission EDC/19/0145.

Ward: Northfleet & Springhead

Decision: Condition Discharge

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Application Reference: EDC/23/0024

Decision Date: Wed 07 Jun 2023

Location: Former Northfleet Cement Works The Shore Northfleet Gravesend Kent DA11 9AN

Applicant: Mr Gregory Evans (Savills)

Proposal: Application for non-material amendment to outline planning permission reference no. EDC/16/0004 to amend condition 8 to remove the requirement for a detailed masterplan to be submitted and approved for part of the employment land prior to, or at the same time, as submission of a reserved matters application

Ward: Northfleet & Springhead

Decision: Approved Subject to Conditions

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Application Reference: EDC/20/0079

Decision Date: Thu 29 Jun 2023

Location: Land at Former Northfleet Works The Shore Northfleet Gravesend Kent DA11 9AN

Applicant: Mr Kieran Wheeler (Savills)

Proposal: Discharge of condition 7 (detailed Phasing and Implementation Plan) pursuant to outline planning permission reference no. EDC/16/0004.

Ward: Northfleet & Springhead

Decision: Condition Discharge

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Application Reference: EDC/23/0011

Decision Date: Tue 23 May 2023

Location: 4 High Street Northfleet Gravesend Kent DA11 9HB

Applicant: Mr Khaled Khali

Proposal: Discharge of condition 4 (vehicle access shutter) and condition 5 (mechanical ventilation system) pursuant to planning approval reference no. EDC/21/0209

Ward: Northfleet & Springhead

Decision: Condition Discharge

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**LAND NORTH OF LONDON ROAD:**

Application Reference: EDC/23/0003

Decision Date: Thu 09 Mar 2023

Location: Former Croxton and Garry Site Tiltman Avenue Swanscombe Kent DA10 0LL

Applicant: Bellway Homes (Thames Gateway) Ltd – Mr Greg Evans

Proposal: Non-material amendment to Reserved Matters approval reference EDC/21/0064 (as amended by EDC/22/0019 and EDC/22/0121) to allow changes to the approved housing tenure strategy plan to facilitate delivery of a revised affordable housing scheme, modification to provision of wheelchair adaptable / user dwellings with associated revisions to parking strategy and variation of condition 11 to amend the approved summary schedule.

Ward: Greenhithe and Knockhall

Decision: Approved Subject to Conditions

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Application Reference: EDC/23/0074

Decision Date: Tue 13 Jun 2023

Location: Former Croxton and Garry Site Tiltman Avenue Swanscombe Kent DA10 0LL

Applicant: Mr Gregory Evans (Savills)

Proposal: Non-Material Amendment to the Parking Strategy consented under Reserved Matters Application EDC/21/0064 to provide a second designated parking space for Plot 212

Ward: Greenhithe and Knockhall

Decision: Approved Subject to Conditions

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Application Reference: EDC/23/0045

Decision Date: Wed 28 Jun 2023

Location: Land North of Tiltman Avenue Swanscombe Kent DA10 0LL

Applicant: Bellway Homes (Thames Gateway)

Proposal: Retrospective full planning application for temporary use of land north of Tiltman Avenue as a construction and contractor vehicle car park.

Ward: Greenhithe and Knockhall

Decision: Approved Subject to Conditions

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Application Reference: EDC/22/0110

Decision Date: Wed 03 May 2023

Location: Rod End Estate Unit 6 Northfleet Industrial Estate Lower Road Northfleet Gravesend Kent DA11 9SN

Applicant: James Bickle

Proposal: KCC Application: Change of use of industrial yard to create a facility for the collection and distribution of hazardous wastes (including liquid waste oils/petrochemicals, liquid waste coolants, automotive wastes and packaged hazardous wastes); installation of new offices, weighbridge, laboratory, oil storage tanks, oil interceptor, new hard surfacing/hard standing and impermeable bunding; demolition of part of building 5 and a fire damaged structure; and retention, reprofiling and landscaping of the northern bund

Ward: Swanscombe

Decision: Approved Subject to Conditions

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Application Reference: EDC/23/0044

Decision Date: Mon 19 Jun 2023



Location: Unit A7 Northfleet Industrial Estate Lower Road Northfleet Kent DA11 9SN

Applicant: Mr Craig Outram

Proposal: Use of building for Class B2 (General Industrial)

Ward: Swanscombe

Decision: Approved Subject to Conditions

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**SPRINGHEAD PARK:**

Application Reference: EDC/19/0151      Decision Date: Wed 29 Mar 2023

Location: Land West of Springhead Road Springhead Road Northfleet Gravesend Kent

Applicant: Phase 2 Planning & Development Ltd

Proposal: Discharge of condition 11 parts (ii), (iii) and (iv) (Soft Landscaping) and condition 18 (Linear Park Trim Trail and Furniture) pursuant to reserved matters approval reference EDC/18/0009.

Ward: Northfleet North

Decision: Condition Discharge

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Application Reference: EDC/22/0166      Decision Date: Thu 27 Apr 2023

Location: Land West of Springhead Road (Springhead Park) Springhead Road Northfleet Gravesend Kent

Applicant: Mr C Saunders Countryside Properties

Proposal: Partial discharge of condition 6 (Soft Landscaping - Landscape Management Plan) pursuant to reserved matters approval reference no. EDC/19/0141.

Ward: Northfleet & Springhead

Decision: Condition Discharge

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Application Reference: EDC/22/0165      Decision Date: Thu 27 Apr 2023

Location: Land West of Springhead Road (Springhead Park) Springhead Road Northfleet Gravesend Kent

Applicant: Mr C Saunders Countryside Properties

Proposal: Partial discharge of condition 10 (ii) (Hard Landscaping - Landscape Management Plan) pursuant to reserved matters approval reference no. EDC/18/0009 in relation to the open space area only.

Ward: Northfleet & Springhead

Decision: Condition Discharge

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Application Reference: EDC/23/0017      Decision Date: Fri 26 May 2023

Location: 54 Thackeray Drive Northfleet Gravesend Kent DA11 8FT

Applicant: Mr Charlie Burra

Proposal: Ground floor extension to front elevation to provide storage area.

Ward: Northfleet & Springhead

Decision: Approved Subject to Conditions

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**EBBSFLEET GREEN:**

Application Reference: EDC/22/0119      Decision Date: Tue 21 Mar 2023

Location: Phase 2C Ebbsfleet Green Southfleet Road Swanscombe Kent

Applicant: Redrow Homes

Proposal: Non-material amendment to reserved matters approval reference EDC/18/0170 to allow provision of additional car parking spaces; changes to the approved car parking allocation, and increase in number of proposed active electric vehicle charging points.

Ward: Ebbsfleet

Decision: Approved Subject to Conditions

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Application Reference: EDC/22/0010      Decision Date: Mon 13 Mar 2023

Location: Phase 2C Ebbsfleet Green Southfleet Road Swanscombe Kent

Applicant: Redrow

Proposal: Discharge of condition 6 (external materials) and condition 13 (cycle storage racks) pursuant to reserved matters approval EDC/18/0170.

Ward: Ebbsfleet

Decision: Condition Discharge

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Application Reference: EDC/21/0146

Decision Date: Tue 07 Mar 2023

Location: Phase 3A Former Northfleet West Sub Station Southfleet Road Swanscombe Kent DA10 0BE

Applicant: Redrow Homes Ltd

Proposal: Discharge of condition 6 (Electric Vehicle Charging) pursuant to reserved matters approval reference no. EDC/20/0073.

Ward: Ebbsfleet

Decision: Condition Discharge

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Application Reference: EDC/21/0145

Decision Date: Tue 07 Mar 2023

Location: Phase 3A Former Northfleet West Sub Station Southfleet Road Swanscombe Kent DA10 0BE

Applicant: Redrow Homes Ltd

Proposal: Discharge of condition 4 (Materials Details) pursuant to reserved matters approval reference no. EDC/20/0073.

Ward: Ebbsfleet

Decision: Condition Discharge

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Application Reference: EDC/20/0109

Decision Date: Wed 15 Mar 2023

Location: Former Northfleet West Sub Station Southfleet Road Swanscombe Kent DA10 0BE

Applicant: Redrow Homes Ltd

Proposal: Discharge of condition 7 (Photovoltaic Panels) pursuant to reserved matters approval EDC/19/0125.

Ward: Ebbsfleet

Decision: Condition Discharge

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Application Reference: EDC/20/0110

Decision Date: Fri 31 Mar 2023

Location: Former Northfleet West Sub Station Southfleet Road Swanscombe Kent DA10 0BE

Applicant: Redrow Homes Ltd

Proposal: Application for the discharge of condition 8 attached to reserved matters approval reference no. EDC/19/0125 relating to details of street lighting and furniture, external lighting and television signal receivers.

Ward: Ebbsfleet

Decision: Condition Discharge

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Application Reference: EDC/20/0048

Decision Date: Mon 27 Mar 2023

Location: Northfleet West Sub Station Southfleet Road Swanscombe Kent

Applicant: GL Hearn

Proposal: Application for the partial discharge of condition 6(a) attached to planning permission reference no. EDC/19/0125 relating to external surfaces of the buildings.

Ward: Ebbsfleet

Decision: Condition Discharge

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Application Reference: EDC/22/0049

Decision Date: Wed 05 Apr 2023

Location: Phase 2C Ebbsfleet Green Southfleet Road Swanscombe Kent

Applicant: Redrow Homes Limited

Proposal: Discharge of condition 9 (Electric Vehicle Charging) pursuant to reserved matters approval EDC/18/0170.

Ward: Ebbsfleet

Decision: Condition Discharge

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Application Reference: EDC/21/0120

Decision Date: Fri 21 Apr 2023

Location: Ebbsfleet Green Northfleet West Sub Station Southfleet Road Swanscombe Kent

Applicant: (C/o Agent); Mr Andrew McPheat

Proposal: Application for minor material amendment to outline planning permission reference no. DA/05/00308/OUT, as amended by EDC/16/0045 (for the redevelopment of the site comprising a mixed use of up to 950 dwellings & non-residential floorspace for: shopping, food & drink, hotel use; community, health, education & Cultural uses; assembly & leisure

facilities & associated works) to update parameter plans, strategies, the site wide masterplan and to increase the quantum of community floorspace.

Ward: Ebbsfleet

Decision: Approved Subject to Conditions

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Application Reference: EDC/22/0174      Decision Date: Wed 01 Mar 2023

Location: 2 Humble Walk Weldon Ebbsfleet Valley Kent DA10 1DR

Applicant: Mrs Rita Balciune

Proposal: Retention of detached rear outbuilding

Ward: Ebbsfleet

Decision: Approved Subject to Conditions

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Application Reference: EDC/21/0176      Decision Date: Fri 21 Apr 2023

Location: Community Hub Talbot Lane Ebbsfleet Kent DA10 1AZ

Applicant: Redrow Homes

Proposal: Reserved matters application (details relating to access, appearance, landscaping, layout and scale) pursuant to conditions 2 and 19 of outline planning permission EDC/21/0120 for the erection of a Community Hub Building, together with details relating to piling and foundations (condition 20), noise mitigation (condition 26), details of playing pitches (condition 30), a Community Use Agreement (condition 61), a Management and Maintenance Scheme (condition 62) and lighting design (condition 63).

Ward: Ebbsfleet

Decision: Approved Subject to Conditions

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Application Reference: EDC/21/0175      Decision Date: Fri 21 Apr 2023

Location: Neighbourhood House Ackers Drive Ebbsfleet Kent DA10 0BE

Applicant: (C/o Agent); Mr Andrew McPheat

Proposal: Reserved matters application (details relating to access, appearance, landscaping, layout and scale) pursuant to conditions 2 and 19 of outline planning permission EDC/21/0120 for the erection of a Neighbourhood House community building, together with details relating to piling and foundations (condition 20) and noise mitigation (condition 26).

Ward: Ebbsfleet

Decision: Approved Subject to Conditions

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Application Reference: EDC/23/0054      Decision Date: Wed 14 Jun 2023

Location: 3 Glover Close Weldon Ebbsfleet Valley Kent DA10 1AT

Applicant: Mr Christopher Prest

Proposal: Conversion of an integral garage to a habitable room including the removal of the garage door and installation of a window and brickwork to the front elevation

Ward: Ebbsfleet

Decision: Approved Subject to Conditions

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**NORTHFLEET EMBANKMENT EAST:**

Application Reference: EDC/21/0082      Decision Date: Mon 13 Mar 2023

Location: Northfleet Embankment East Crete Hall Road Northfleet Gravesend Kent

Applicant: Mr Andrew Brennan

Proposal: Discharge of condition 11 (scheme to implement reasonable preparatory works for a future raised flood defence) pursuant to planning permission reference no. EDC/19/0049.

Ward: Rosherville

Decision: Condition Discharge

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Application Reference: EDC/23/0004      Decision Date: Thu 27 Apr 2023

Location: Northfleet Embankment East Crete Hall Road Northfleet Gravesend Kent DA11 9GP

Applicant: Keepmoat Homes Ltd

Proposal: Partial discharge of condition 15 (external materials - brick only) pursuant to planning permission reference no. EDC/19/0049 relating to riverfront apartment blocks A, B, C and D

Ward: Rosherville

Decision: Condition Discharge

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Application Reference: EDC/22/0039

Decision Date: Wed 19 Apr 2023

Location: Northfleet Embankment East Crete Hall Road Northfleet Gravesend Kent

Applicant: Mr Andrew Brennan

Proposal: Re-discharge of condition 17 (Hard Surface Treatments and Boundary Enclosures) pursuant to planning permission reference no. EDC/19/0049.

Ward: Rosherville

Decision: Condition Discharge

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Application Reference: EDC/20/0019

Decision Date: Thu 15 Jun 2023

Location: Northfleet Embankment East Crete Hall Road Northfleet Gravesend Kent

Applicant: Keepmoat Homes Ltd

Proposal: Discharge of condition 36 (scheme for the long term management and maintenance of the existing river flood defence wall) pursuant to planning permission reference no. EDC/19/0049.

Ward: Rosherville

Decision: Condition Discharge

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### **EBBSFLEET CENTRAL:**

Application Reference: EDC/22/0160

Decision Date: Wed 01 Mar 2023

Location: Ebbsfleet International Car Park C Thames Way Gravesend DA11 9DT

Applicant: Mwakamowo

Proposal: Temporary change of use to part of the existing car park, including siting of 4no. temporary prefabricated buildings, to a facility for the collection of new cars with ancillary vehicle test driving for a period of up to 24 months.

Ward: Ebbsfleet

Decision: Approved Subject to Conditions