

[REDACTED]

From: [REDACTED]
Sent: 08 December 2020 12:05
To: [REDACTED]
Subject: FW: Station Road Railway Bridge: strengthening works our ref 20/00548/EMAIL.

Hi [REDACTED]

Please find the acceptance of the permitted development by [REDACTED] at Dartford

Kind regards

[REDACTED]

[REDACTED] **Civil Engineer**
Historical Railways Estate (on behalf of Department for Transport)
Highways England | 37 Tanner Row | York | North Yorkshire | YO1 6WP
General Office: +44 (0) 1904 621924
Mobile: [REDACTED]
Web: <http://www.highwaysengland.co.uk>
If you would like to make a request under the Freedom of information Act, please contact
info@highwaysengland.co.uk

From: [REDACTED]
Sent: 14 October 2020 12:32
To: [REDACTED]
Subject: RE: Station Road Railway Bridge: strengthening works our ref 20/00548/EMAIL.

Thanks [REDACTED]

Yes, I'll contact the Parish Council.

Kind regards

[REDACTED]

[REDACTED], **Civil Engineer**
Historical Railways Estate (on behalf of Department for Transport)
Highways England | 37 Tanner Row | York | North Yorkshire | YO1 6WP
General Office: +44 (0) 1904 621924
Mobile: + [REDACTED]
Web: <http://www.highwaysengland.co.uk>
If you would like to make a request under the Freedom of information Act, please contact
info@highwaysengland.co.uk

From: [REDACTED]
Sent: 14 October 2020 12:25
To: [REDACTED]
Subject: RE: Station Road Railway Bridge: strengthening works our ref 20/00548/EMAIL.

Hi [REDACTED]

Thank you for your email. If the works are being carried out by the highway authority and are need to maintain the bridge as part of the highway it would appear that it would fall with Part 9, Class A of the GPDO. If the works are being carried out by the Secretary of State in exercise of the functions of the Secretary of State then it would fall within Part (, Class B.

If you are satisfied that the requirements of the GPDO are complied with then I will make a note on our files that the works are advised to be permitted development under this Class.

Can I ask that you advise the Parish Council and local residents of the works in order to ensure that we do not get any complaints.

Kind Regards

[REDACTED]

[REDACTED]

Development Manager



[REDACTED]



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BOROUGH COUNCIL

From: [REDACTED]

Sent: 14 October 2020 10:25

To: [REDACTED]

Subject: RE: Station Road Railway Bridge: strengthening works our ref 20/00548/EMAIL.

Morning [REDACTED]

I'm just picking this one up from [REDACTED]

I've had discussions with Kent CC as it strays into rather odd territory for all, and they are in agreement with the works being undertaken

In brief, the DfT owns the bridge and is responsible to ensure that it meets BE4 capacity levels (circa 24tonnes), the LA (KCC in this case) have the responsibility to ensure that any requirements in excess of that (40/44tones to BD21 in this case) are met. Whilst the bridge meets BE4 it failed KCC's BD21 assessment in 2008. We have been trying to get KCC to act on this but they have been unwilling to date.

The bridge is now at a point where it has been overloaded beyond it's capacity for years and represents a definite risk to public safety, as such we are affectively having to undertake the role of KCC here. The options available here, in broad terms, would be to close the road or infill the bridge. Understandably KCC are not keen on the former, even as a short term issue, so the latter is the agreed way forward.

That being the case, it would seem that 'The Town and Country Planning (General Permitted Development) (England) Order 2015' schedule 2, part 9, Class B and Class A would seem applicable here.

Kind regards

[REDACTED]

[REDACTED], Civil Engineer

Historical Railways Estate (on behalf of Department for Transport)

Highways England | 37 Tanner Row | York | North Yorkshire | YO1 6WP

General Office: +44 (0) 1904 621924

Mobile: [REDACTED]

Web: <http://www.highwaysengland.co.uk>

If you would like to make a request under the Freedom of information Act, please contact info@highwaysengland.co.uk

From: [REDACTED]

Sent: 16 June 2020 08:45

To: [REDACTED]

Subject: [EXTERNAL] RE: Station Road Railway Bridge: strengthening works our ref 20/00548/EMAIL.

Hi [REDACTED]

The works could not be described as de minimis as they are extensive works. De minimis relates to matters that are too minor to fall into the definition of development. The works proposed to the bridge are clearly engineering works which fall within the definition of development. The fact that they are not visible will be a consideration that we will take into account in considering the planning application.

I would suggest that you make the planning application as soon as possible but to include the necessary information. Ecology as you suggest is likely to be a key consideration. It would also be useful to submit a detailed account of the working methodology and how the works will be managed in terms of vehicle loading and unloading, site compound, etc.

Kind Regards

[REDACTED]

[REDACTED]

Development Manager

[REDACTED]

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From: [REDACTED]

Sent: 10 June 2020 08:54

To: [REDACTED]

Subject: FW: Station Road Railway Bridge: strengthening works our ref 20/00548/EMAIL.

Good morning [REDACTED]

I was just wondering if you have had any thoughts on the matter below?

Kind regards

From: [REDACTED]
Sent: 22 May 2020 08:50
To: [REDACTED]
Subject: RE: Station Road Railway Bridge: strengthening works our ref 20/00548/EMAIL.

Good morning [REDACTED]

Thank you for your response and timely nature. You raise a couple of good points which I would like to explore a little bit further. You are correct that it is sub-clause a of Class Q that was considered applicable to this structure, with the view of preventing, rather than dealing with an emergency in relation to items a (loss of human life) and g (disruption of facilities for transport) of the interpretations in relation to Q.2. 1a.

Given that the works are described as essential maintenance works in our letter, and agreed with below, is there a possibility that planning permission is not required as these works could be classified as 'de minimis'? This would be based on the works being considered minor works which do not have a material effect on the external appearance of the bridge, as one side is already buried and within the grounds of a private dwelling and the open side being surrounded by an earth bund and essentially forming a 'dish' in the ground that is not visible from any safely accessible public area. On completion of the works there will be no visible change to the bridge from a public perspective so it is difficult to envisage under what criteria the planning authority would determine any planning application? The County Council and all other stakeholders and interested parties are currently under consultation. An Ecological desktop study has been completed and the necessary subsequent ecological surveys of the structure are being planned at the present time. All necessary consents and licenses (road / lane closures, ecological and environmental licenses, etc.) for the works will be established and in place prior to works commencing. I would be grateful for your thoughts on potentially adopting this approach to the works with regard to planning legislation?

Any information you could provide on the above would be much appreciated.

Kind regards,

[REDACTED]
20 George Hudson Street | York | YO1 6WR | UK

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Reinventing tomorrow.

From: [REDACTED]
Sent: 13 May 2020 08:28
To: [REDACTED]
Subject: [EXTERNAL] Station Road Railway Bridge: strengthening works our ref 20/00548/EMAIL.

Your ref: [REDACTED]

Dear Mr [REDACTED]

Thank you for your letter in relation to the proposed works to infill the former railway bridge. I understand the need for the works but unfortunately do not consider that they can be classed as permitted development under Part 19 Class Q of the Town and Country Planning (General Permitted Development) Order 2015. I note that this Class states:

Class Q – development by the Crown relating to an emergency

Permitted development

Q. Development by or on behalf of the Crown on Crown land for the purposes of—

- (a) preventing an emergency;**
- (b) reducing, controlling or mitigating the effects of an emergency; or**
- (c) taking other action in connection with an emergency.**

Interpretation of Class Q

Q.2— (1) For the purposes of Class Q, “emergency” means an event or situation which threatens serious damage to—

- (a) human welfare in a place in the United Kingdom;
- (b) the environment of a place in the United Kingdom; or
- (c) the security of the United Kingdom.

(2) For the purposes of sub-paragraph (1)(a), an event or situation threatens damage to human welfare only if it involves, causes or may cause—

- (a) loss of human life;
- (b) human illness or injury;
- (c) homelessness;
- (d) damage to property;
- (e) disruption of a supply of money, food, water, energy or fuel;
- (f) disruption of a system of communication;
- (g) disruption of facilities for transport; or
- (h) disruption of services relating to health.

(3) For the purposes of sub-paragraph (1)(b), an event or situation threatens damage to the environment only if it involves, causes or may cause—

- (a) contamination of land, water or air with biological, chemical or radioactive matter; or
- (b) disruption or destruction of plant life or animal life.

I do not consider that the works can be considered to fall within the meaning of emergency or the sense of this section of the General Permitted Development Order. Although the works maybe necessary to ensure the stability of the bridge and therefore critical for the safety of road uses, I note that you have been aware of the failings of the structure since 2008. I consider therefore that the works fall more within the category of essential maintenance of the Bridge. However, I realise that as the railway is no longer operational the works do not fall within other categories of permitted development for crown land or railway undertaking.

I would suggest therefore that you make a planning application for the works and the Council will endeavour to consider this as soon as possible or alternatively you liaise with Kent County Council as highways authority and the works are carried out by the highway authority (or by a contractor on their behalf) under Part 9, Class A of the General Permitted Development Order, as the works adjoin the highway boundary and are required for maintenance of the highway.

I am sorry that this is not the answer that you wanted to hear, please let me know how you would like to proceed.

Kind Regards


Development Manager




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BOROUGH COUNCIL

From: noreply@dartford.gov.uk <noreply@dartford.gov.uk>

Sent: 07 May 2020 10:14

To: Planning Admin <Planning.Admin@dartford.gov.uk>

Subject: Planning_Admin- enquiry from: [REDACTED]

Title: [REDACTED]

First Name: [REDACTED]

Address: 3rd Floor
20 George Hudson Street
York
Postcode: YO1 6WR

Home Phone: [REDACTED]

Mobile Phone:

Email Address: [REDACTED]

Contacting: planning.admin@dartford.gov.uk

Department/Subject Area:

Planning_Admin-

Enquiry/Request:

Good morning,

Please attached a letter concerning proposed essential maintenance work to structure END/709.

Kind regards,

[REDACTED]
20 George Hudson Street | York | YO1 6WR | UK

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