



AGENDA

PLANNING APPLICATIONS COMMITTEE

Tuesday, 17th April, 2007, at 10.00 am
Council Chamber, Sessions House, County
Hall, Maidstone

Ask for: **Andrew Tait**
Telephone: **01622 694342**

Tea/Coffee will be available from 9:30 outside the meeting room

UNRESTRICTED ITEMS

(During these items the meeting is likely to be open to the public)

A. COMMITTEE BUSINESS

1. Substitutes
2. Declarations of Interests by Members in items on the Agenda for this meeting.
3. Minutes - 20 March 2007 (Pages 1 - 6)
4. Site Meetings and Other Meetings

B. GENERAL MATTERS

C. MINERALS AND WASTE DISPOSAL APPLICATIONS

1. Application SH/07/253 - Temporary construction compound associated with first-time sewer network to service individual properties in Greatstone and Lydd-on-Sea at Coast Drive, Lydd-on-Sea, Romney Marsh; 4 Delivery. (Pages 7 - 22)

D. DEVELOPMENTS TO BE CARRIED OUT BY THE COUNTY COUNCIL

1. Proposal MA/06/1892 - Single storey teaching block extension comprising 4 classrooms, associated toilets and classroom areas. Community room building, minor extensions to a classroom and the staff room, internal remodelling of admin areas, revised car parking provision, replacement playground area and floor risk compensation works to playing field at Headcorn Primary School, Kings Road, Headcorn; KCC Children, Families and Education. (Pages 23 - 50)
2. Proposal SH/07/261 - Single storey school for 230 pupils aged between 4 and 11 years to replace the existing Lypne Primary School which was burnt down in the fire of September 2006. The new building to be located on the original site and footprint of the school at Lypne Primary School, Octavian Drive, Lypne, near Hythe; KCC Children, Families and Education. (Pages 51 - 70)
3. Proposal GR/07/119 - Temporary two-storey modular block of eight classrooms at Gravesend Grammar School, Church Walk, Gravesend; Governors of Gravesend Grammar School and KCC Education and Libraries. (Pages 71 - 80)

4. Proposal TW/07/560 - Revised application for construction of covered swimming pool, including changing accommodation and plant room with associated car parking, paving and landscaping at Paddock Wood Primary School, Old Kent Road, Paddock Wood; Governors of Paddock Wood Primary School and KCC Education and Libraries. (Pages 81 - 100)

E. COUNTY MATTERS DEALT WITH UNDER DELEGATED POWERS

1. County matter applications (Pages 101 - 106)
2. Consultations on applications submitted by District Councils or Government Departments
3. County Council developments
4. Detailed submissions under Channel Tunnel Rail Link Act 1996 (None)
5. Screening opinions under Environmental Impact Assessment Regulations 1999
6. Scoping opinions under Environmental Impact Assessment Regulations 1999 (None)

F. OTHER ITEMS WHICH THE CHAIRMAN DECIDES ARE URGENT

EXEMPT ITEMS

(At the time of preparing the agenda there were no exempt items. During any such items which may arise the meeting is likely NOT to be open to the public)

Peter Sass
Head of Democratic Services and Local Leadership
(01622) 694002

(Please note that the background documents referred to in the accompanying papers may be inspected by arrangement with the Departments responsible for preparing the report. Draft conditions concerning applications being recommended for permission, reported in sections C and D, are available to Members in the Members' Lounge.)

Monday, 9 April 2007

KENT COUNTY COUNCIL

PLANNING APPLICATIONS COMMITTEE

MINUTES of a meeting of the Planning Applications Committee held at Sessions House, County Hall, Maidstone on Tuesday, 20 March 2007.

PRESENT: Mr R E King (Chairman), Mr A R Bassam (Vice-Chairman), Mr T J Birkett (substitute for Mrs E Green), Mr D S Daley (substitute for Mr S J G Koowaree), Mrs V J Dagger, Mr J A Davies, Mr J B O Fullarton, Mr T Gates, Mr C Hibberd (substitute for Ms B J Simpson), Mrs S V Hohler, Mr J F London, Mr T A Maddison, Mr R A Marsh, Mr J I Muckle, Mr W V Newman, Mr A R Poole and Mrs P A V Stockell.

OTHER MEMBERS: Mr N J D Chard and Mr M J Northey.

OFFICERS: The Acting Head of Planning Applications Group, Mrs S Thompson (with Mr J Crossley); the Development Planning Manager, Mr A Ash; and the Democratic Services Officer, Mr A Tait.

UNRESTRICTED ITEMS

26. Minutes.

RESOLVED that the Minutes of the meeting held on 13 February 2007 are correctly recorded and that they be signed by the Chairman.

27. Site Meetings and Other Meetings.
(Item A3)

The Committee agreed to hold a training session provided by the Environment Agency on Thursday, 29 March 2007 and to hold a site tour of the route of the proposed Rushenden Relief Road on Monday, 23 April 2007.

28. Application TM/06/2093 – Recycling building, office portacabin and weighbridge with proposed use as a recycling station at Any Waste Recycling Ltd, Mid Kent Business Park, The Brook, Sortmill Road, Snodland; Any Waste Recycling Ltd.

(Item C1 - Report by Head of Planning Applications Group)

RESOLVED that permission be granted to the application subject to conditions covering amongst other matters annual waste throughput; vehicle numbers along with a restriction of 16 movements during the morning peak hour; a condition restricting HGVs to using the Sortmill Road access only; and dust and odour control measures.

29. Proposal TH/07/0075 – New classroom block with IT suite and staff office in roof space at Stone Bay School, 70 Stone Road, Broadstairs; Governors of Stone Bay School and KCC Children, Families and Education.
(Item D1 – Report by Head of Planning Applications Group)

(1) Mr J B O Fullarton made a declaration of personal interest as he had previously given his views on the proposal at a meeting of Broadstairs and St Peter Town Council. He took no part in the decision-making process.

(2) RESOLVED that permission be granted to the proposal subject to conditions, including conditions covering the standard time limit; the development being carried out in accordance with the permitted details; external materials being submitted for approval; a scheme of landscaping, its implementation and maintenance; protection of nesting birds; an archaeological watching brief; and hours of working during construction.

30. Proposal DO/06/843 – 5kW wind turbine to increase energy efficiency and awareness of green issues at Sandwich Technology School, Deal Road, Sandwich; Governors of Sandwich Technology School and KCC Children, Families and Education.
(Item D2 – Report by Head of Planning Applications Group)

(1) The notes of the site meeting held on 10 October 2006 had previously been circulated to Members of the Committee.

(2) RESOLVED that permission be granted to the proposal subject to conditions, including conditions covering the standard time limit; the development being carried out in accordance with the approved details; the development being removed from the site should it cease to be used; and the turbine being completely finished in Dark Squirrel Grey, RAL 7000.

31. Proposal CA/06/1187 – Retrospective application for replacement of weldmesh fencing with metal palisades and railing fencing at the shared school playing field off Spring Lane, Canterbury; Governors of Barton Court Grammar and Chaucer Technology Schools and KCC Education and Libraries.

(Item D3 – Report by Head of Planning Applications Group)
(Mr M J Northey was present for this item pursuant to Committee Procedure Rule 2.24 and spoke).

(1) The Acting Head of Planning Applications Group tabled an amplified recommendation and late representations from Mr S Bax and Mr G Jeffrey.

(2) The Acting Head of Planning Applications Group reported the views of a Governor of Barton Court Grammar School in support of the proposal.

(3) Mr S Bax and Mr G Jeffrey addressed the Committee in opposition to the proposal. Their presentations were complemented by written representations and photographs. Mr R Slater from the Governing Body of Barton Court Grammar School spoke in reply.

(4) Mr A R Bassam moved, seconded by Mr T J Birkett that the amplified recommendation of the Head of Planning Applications Group be agreed.

(5) Mr J A Davies moved, seconded by Mrs PAV Stockell an amendment that the 1.8m high rail fencing be extended along the entire length of Pilgrim's Way to its junction with Spring Lane.

Amendment carried by 10 votes to 1 with 1 abstention

(6) On being put to the vote, the amended motion was carried by 10 votes to 1 with 4 abstentions.

(7) RESOLVED that:-

- (a) permission be granted to the proposal, subject to the extension of the 1.8m high rail fencing along the entire length of Pilgrim's Way to its junction with Spring Lane and to conditions, including conditions covering the fence being finished in dark green in its entirety (including all posts and fencing components); the implementation of the landscaping scheme as proposed during the first available planting season, and its maintenance over a three year period; the rest of the development being carried out strictly in accordance with the approved plans; and the final fence alignment along Pilgrims Way being repositioned in those places where it would otherwise impede access for vehicles with right of access to enter and leave adjacent residential properties; and
- (b) the applicants be advised that both schools should adopt formal letting procedures, which would allow for formal recreational use of the site by the local community.

32. Proposal SE/06/2478 – Ten-bay performing art and drama mobile classroom at The Bradbourne School, Bradbourne Vale Road, Sevenoaks; Governors of The Bradbourne School and KCC Children, Families and Education.

(Item D4 – Report by Head of Planning Applications Group)

(Mr N J D Chard was present for this item pursuant to Committee Procedure Rule 2.24 and spoke).

(1) The notes of the site meeting held on 13 March 2007 had previously been circulated.

(2) Mr J F London moved, seconded by Mr R A Marsh the motion set out in (3) below. This was carried with no opposition.

(3) RESOLVED that:-

- (a) permission be granted to the proposal for a temporary period of 5 years subject to conditions, including conditions limiting the hours of use to 8.00 am to 6.00 pm on Mondays to Fridays, 9.00 am to 1.00 pm on Saturdays and no use on Sundays; and setting the maximum noise levels to be experienced by the neighbouring properties; and
- (b) the applicants be informed of the Committee's view that it would not be minded to extend the temporary period beyond the five years specified.

33. Proposal TW/07/421 – Retrospective application for widening of access road and addition of footpath at Meadows School, London Road, Southborough; KCC Adult Services.

(Item D5 – Report by Head of Planning Applications Group)

(1) Mr N Bullett and Mr N Heilpern addressed the Committee in opposition to the application. Mr Bullett's presentation was accompanied by a diagram and photographs of the access to Meadows School. Mr I Campbell from KCC Property spoke in reply.

(2) Mr J A Davies moved, seconded by Mr J F London that the recommendation of the Head of Applications Group be agreed subject to the installation of a "Give Way to Oncoming Traffic" sign inside the site and to further discussions being undertaken with the County Council's and Tunbridge Wells Borough Council's Conservation Officers with a view to reducing the height of the kerb to as close to 20 mm as possible.

Motion carried unanimously

(3) RESOLVED that permission be granted to the proposal subject to further discussions being undertaken with the County Council's and Tunbridge Wells Borough Council's Conservation Officers with a view to reducing the height of the kerb to as close to 20 mm as possible and to conditions, including conditions covering the installation of a "Give Way to Oncoming Traffic" sign inside the site; the standard time limit; the development being carried out in accordance with the permitted plans; timescale for the urgent implementation of the development to address the breach of planning control; works to address the uneven verges and to correct the level imbalance between the kerbs and grassed areas; and a scheme of landscaping, its implementation and maintenance.

34. Proposal MA/06/2014 – New switch room, 129 new parking spaces and implementation of woodland management plan at Oakwood House, Oakwood Park, Maidstone; KCC Corporate Property Group.

(Item D6 – Report by Head of Planning Applications Group).

(Mr N J D Chard was present for this item pursuant to Committee Procedure Rule 2.24 and spoke).

(1) Mr D S Daley made a declaration of personal interest as he had taken part in many discussions on the application. He addressed the Committee in his capacity as local Member but took no part in the decision-making progress.

(2) The Acting Head of Planning Applications Group tabled a revised scheme, which had been prepared to address the recommendation in the Committee papers. She informed the Committee of the views of Maidstone Borough Council objecting to the proposal and suggesting conditions in the event that permission were to be granted. She also reported that Jacobs Landscaping had deemed the new scheme to be acceptable in landscape and visual amenity terms.

(3) Mr J F London moved, seconded by Mr R A Marsh that permission be granted to the revised scheme subject to the conditions set out in the report and by Maidstone Borough Council.

Motion carried by 11 votes to 1 with 1 abstention

(4) RESOLVED that permission be granted to the revised proposal subject to conditions, including conditions covering the standard time limit; the development being carried out in accordance with the permitted details; a scheme of landscaping, its implementation and maintenance; measures to protect those trees to be retained; details of the surfacing of the car park; details of external lighting; the implementation of an archaeological watching brief; protection of nesting birds; protection of bats; biodiversity enhancement; safeguarding of the car park; hours of work during construction;

compensation planting for each tree that is removed with native and other appropriate trees; an amplified Woodland Management Scheme; special drainage measures; and an investigation of the feasibility of creating a Local Nature Reserve.

35. County Matters dealt with under Delegated Powers
(Item E1-E6 – Reports by Head of Planning Applications Group)

RESOLVED to note reports on items dealt with under delegated powers since the last meeting relating to:-

- (a) County Matter applications;
- (b) Consultations on applications submitted by District Councils or Government Departments;
- (c) County Council developments;
- (d) Detailed submissions under Channel Tunnel Rail Link 1996 (None);
- (e) screening opinions under Environmental Impact Assessment Regulations 1999 (None); and
- (f) scoping opinions under Environmental Impact Assessment Regulations 1999 (None).

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SECTION C
MINERALS AND WASTE DISPOSAL

Background Documents - the deposited documents, views and representations received as referred to in the reports and included in the development proposals dossier for each case and also as might be additionally indicated.

Item C1

Temporary construction compound associated with first time sewer network to serve individual properties in Greatstone and Lydd-on-sea at Coast Drive, Lydd-on-sea – SH/07/253

A report by Head of Planning Applications Unit to Planning Applications Committee on 17 April 2007.

Application by 4 Delivery for a temporary construction compound associated with first time sewer network to serve individual properties in Greatstone and Lydd-on-sea at Coast Drive, Lydd-on-sea, Romney Marsh

Recommendation: Permission be granted subject to conditions.

Local Member(s): Fred Wood-Brignal

Classification: Unrestricted

Site and Background

1. Planning permission was issued to Southern Water Services for the construction and operation of a first time sewerage system for New Romney and Greatstone on sea in Kent in October 2005. Two main temporary compounds were permitted at Dunes Road, Greatstone and another at Kerton Road, Lydd-on-Sea to serve the whole of Greatstone and Lydd-on-Sea area (site plan attached). The Dunes Road and Kerton Road compounds are, however, not in a central location relative to the main Greatstone and Lydd-on-sea area, and consequently the applicant requires a site for an additional compound which is more conveniently located in the central part of Coast Drive, Lydd-on-Sea.
2. The application site is located adjacent to the Lade Car Park, which is also currently being used as a temporary compound in connection with the sewerage scheme, and would be accessed, via Coast Drive. The car park site can no longer be used as a construction compound as conditions require such activities to cease and furthermore Shepway District Council require the car park to be fully open for public use by the Easter break. The proposed site itself is also within a designated SSSI area and Special Area of Conservation and is overlooked by residential properties to the west, shingle beach to the north and south and the sea to the east.
3. The submission replaces a previous one in the area for a temporary access road and temporary compound at Lade Fort Crescent (ref: SH/06/1408). The previous proposed site was within the SSSI, adjacent to residential properties on three sides, and was within close proximity to an ancient monument. The development also involved further construction work, in the form of a temporary access, which was considered unnecessary for such a short period of time. Consequently this application has been withdrawn by the applicant following initial comments about the unsuitability of the site. However, given the acknowledged need for an additional facility, the applicant was asked to consider an alternative, more appropriate site and this application proposes a

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temporary compound to be erected on the Coast Drive site, as an alternative to that at Lade Fort Crescent.

Proposal

4. The proposed temporary compound would provide a storage area for construction materials in the central part of Coast Drive, with access to all parts of the construction work areas in Greatstone and Lydd on Sea. The proposal includes the storage of the following materials/plant:
 - Concrete rings
 - Shingle
 - Excavated material from the road formation (concrete, tarmac and shingle).
 - PE Pipes
 - Excavator and dumper vehicles parked over night.
5. Provision of the additional compound would help relieve pressure at the main construction compound at Dunes Road with the intention that at the proposed Coast Drive Compound to have limited parking of construction vehicles (it is anticipated that this would include some dumper trucks and JCB type excavators only). However, the main purpose for the compound would be for the temporary storage of construction materials for the immediate area, for the duration of the first time sewerage project.
6. The proposed hours of operation for the compound are from 7.30 to 1800 hours for 6 days a week, Monday to Saturday.
7. It is proposed to enclose the compound with a 'Haras' style metal fencing. A single point of access is proposed with an area for vehicle manoeuvring, loading and unloading and turning within the site. The gated access, off Coast Drive, would be set back from the footway to allow adequate sightlines along the public highway.
8. The surface of the compound would be 100mm Type 1 Limestone on a bed of 200mm crushed stone on Terrain Geotextile surface material. These layers would sit on top of the shingle for the duration of the temporary use, and would be removed, and the area restored, on completion.

Planning Policy

9. The Development Plan Policies summarised below are relevant to the consideration of the application:
 - (i) **The Kent & Medway Structure Plan, 2006:**
 - Policy SP1** – Seeks to conserve and enhance Kent's environment and ensure a sustainable pattern of development.
 - Policy EN2** – Kent's undeveloped coast and estuaries will be protected, conserved and enhanced.
 - Policy EN5** – Special Landscape Areas shall be protected, conserved and enhanced, whilst having regard to the need to facilitate the social economic well-being of the communities situated in them.

Temporary construction compound associated with first time sewer network at Coast Drive, Lydd – on- sea – SH/07/253

Policy EN6 – Development will not be permitted where it would directly, indirectly or cumulatively, materially harm the scientific or nature conservation interests of protected sites, including a Site of Special Scientific Interest.

Policy EN8 – Development likely to have an adverse effect, directly, indirectly or cumulatively, on important habitats or species will not be permitted unless there is an overriding need for the development which outweighs the adverse impact or the impact can be adequately mitigated.

Policy QL1 – All development should be well designed and be of high quality.

Policy NR5 – The quality of Kent's environment will be conserved and enhanced.

Policy NR6 – Development which would be sensitive to adverse levels of noise, air, light and other pollution, will not be supported where such conditions exist.

(ii) **Kent Waste Local Plan, 1998:**

Policy W22 – The planning authority will normally refuse permission if it is considered that the proposed access, or necessary off-site highway improvements or the effects of the vehicles travelling to and from the site would affect the safety of the highway network and local environment.

Policy W23 – The planning authority will require by condition measures to be taken and maintained to prevent mud and debris being deposited on the public highway.

(iii) **Shepway Local Plan, March 2006:**

Policy BE15 – The District Planning Authority will require development proposals to retain important existing landscape features and make appropriate provision for new planting using locally native species of plants wherever possible.

Policy CO4 – Proposals should protect or enhance the natural beauty of the special landscape area.

Policy CO5 – Proposals should protect or enhance the landscape character and functioning of Local Landscape Areas.

Policy C08 – The district planning authority will refuse planning permission for development which would significantly effect the integrity of internationally designated or potential sites e.g. Special Areas of Conservation.

Temporary construction compound associated with first time sewer network at Coast Drive, Lydd – on- sea – SH/07/253

Policy C09 – The District Council will not permit development in or near Sites of Special Scientific Interest unless there is an exceptional need or measures will be taken to minimise impacts.

Policy C10 – The District Planning Authority will not permit development in or near Wildlife sites or Local Nature Reserves where such development would be detrimental to the nature conservation unless it can be shown that there is an exceptional need or measures will be taken to minimise impact.

Consultations

10. **Shepway District Council:** raises no objection to the proposal but wishes to make the following comments:

- “The site the subject of this application lies within a Ramsar Site, Dungeness National Nature Reserve, Site of Special Scientific Interest, Site of Nature Conservation Interest, Candidate Special Area of Conservation and an area of undeveloped coast as defined in the Local Plan Proposals Map”.
- “With regard to the impact on this protected landscape in the interest of nature conservation, the local planning authority considers that the proposed development would still present a degree of harm to the sensitivity of the site and therefore would prefer an alternative site away from such sites of high nature conservation importance”.

Lydd Town Council: The Town Council is concerned that the request is for 18 months duration, and ask why it is necessary when there is already a compound at Kerton Road, Lydd-on-sea and Dunes Road, Greatstone. Also that the land requested is SSSI and whether Natural England have been notified, and whether Shepway District Council have been notified as land owner. There are also two bus stops at this point between the two roads, Taylor Road and Hull Road. The Town Council would like answers to these points before making a decision.

New Romney Parish Council: No comments.

St Mary in the Marsh Parish Council: No comments.

Natural England: advise Kent County Council that the new location of the construction compound represents a good compromise solution to an earlier impasse that may have occurred as a result of the re-notification of the SSSI. The new site will not damage the interest feature of the SSSI providing all vehicle movements and storage of materials are contained within the compound.

Environment Agency: No objection to the proposal, but requires conditions to be placed on the decision notice, including the submission of a scheme for the disposal of foul and surface waters and that there shall be no discharge of foul or contaminated drainage from the site into either groundwater or any surface waters.

Divisional Transportation Manager: No objection, although 2m x 2m visibility splays will need to be provided at the rear of the footway on either side of the temporary access together with site entrance warning signs which should not obstruct the vehicular visibility splays at the access. The applicant will need separate approval from Kent Highway Services for the construction of the temporary entrance.

Temporary construction compound associated with first time sewer network at Coast Drive, Lydd – on- sea – SH/07/253

Kent County Council Noise Advisor: No noise will be generated on site as the Application is merely for storage. The only noise emanating from site will therefore be from vehicle movements as material and vehicles are dropped off or collected. Although ideally I would wish to see a condition limiting the hours of use, I note the site is stated to be used only during daylight hours, although these can be quite long in summer months. The site adjoins an existing public car park which potentially has 24 hour access. In summary I believe that as long as the site is accessed only during daylight hours, that there should be no detriment to amenity at the closest noise sensitive receivers on the opposite side of Coast Drive.

Biodiversity Officer: given the location of the site and the engagement of Natural England, the Biodiversity Officer defers to their view on this proposal. The least damaging alternative should be adopted, subject to Natural England agreement and details would appear to be this one.

Local Member

11. The local County Member, Mr Fred Wood-Brignall was notified of the application on the 13 February 2007.

Publicity

12. The application was publicised by the posting of a Site Notice, advertisement in the local newspaper and individual notification of 42 neighbouring properties.

Representations

13. 1 letter of representation has been received raising concerns relating to:
 - The close proximity of the new access/egress to the existing bus stop.
 - Increased dust and dirt above the present levels already being suffered.
 - Increased noise levels above intolerable levels already being endured.
 - Further light pollution caused by security lamp.
 - The unspecified length of time that this operation will take and the dubious future of the site once vacated.

Discussion

14. Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications are determined in accordance with the development plan unless material considerations indicate otherwise.
15. Planning permission already exists for a first time sewer network to serve individual properties in existing settlements, associated upgrade of existing waste water treatment works and associated infrastructure to serve the settlements of New Romney, Greatstone-on-sea and Lydd-on-sea. This scheme represents a major investment in the infrastructure of the whole area and seeks to facilitate the upgrade of services in the vicinity. The main sewerage scheme would not change as a result of this proposal. However, this further temporary compound is required because it would be more conveniently located in the central part of Coast Drive, between the Kerton Road and Dunes Road compound sites. Under consideration here is whether the proposed site is

Temporary construction compound associated with first time sewer network at Coast Drive, Lydd – on- sea – SH/07/253

acceptable. A number of concerns have been raised by local residents and consultees, which I shall address under the following headings.

Location

16. The proposed location for the temporary construction compound was decided upon following the submission of an application for the compound to be located on an area of land at Lade Fort Crescent which was considered by English Heritage and Natural England to be unsuitable given the sensitivity of the site. This application has now been withdrawn.
17. The application site is within a SSSI and Special Area of Conservation and there has been concern raised regarding the potential visual impact the compound would have on the coastal landscape. I consider that given the temporary nature of the proposal and the fact that it would be located adjacent to a car park and toilet block, the visual impact would be temporary and experienced alongside existing built development. The applicant has proposed mitigation measures in terms of protective surface materials in order to protect the shingle. Natural England has raised no objection. The compound itself would only be used for storage of materials in the main (although some vehicular movement is proposed) and would be present in this location for a short period of time (less than a year). A condition requiring the applicant restore the land to its present state could ensure appropriate restoration of the site.
18. The proposed compound would be accessed directly from Coast Drive and would therefore require a temporary road access. The applicant is reminded that this would require additional consent from Kent Highways Services.
19. The Coast Drive site offers an alternative location for the temporary construction compound and is considered by Shepway District Council and Natural England to be a far more acceptable location to that which was proposed previously.

Noise, and Dust

20. Concern has been raised regarding the potential for increased noise and dust in the area as a result of the proposed temporary compound. Kent County Council's noise and dust consultant has stated that there is unlikely to be any significant difference between the proposed use of the temporary compound and the use of the adjacent car park, which is currently functioning as a temporary compound until a new facility can be provided. The applicant has also confirmed that the proposed compound would, in the main, be used for storage.
21. Kent County Council's Noise advisor has stated that the only noise emanating from the site would be from vehicle movements associated with the temporary compound, however, given that the delivery of construction materials would be over a shorter distance (i.e. not taken to Dunes Road), I do not consider there to be an issue in terms of traffic congestion and noise as a result of this proposal.
22. Given the proposed new site would be located adjacent to an existing compound, I do not consider there would be an increase in dust or noise levels above what is already experienced in the area. However, I do recognise that residents would be affected for a longer period of time than expected (up until the end of 2007) following the removal of the construction compound on Lade car park at the end of April. Due to the central

Temporary construction compound associated with first time sewer network at Coast Drive, Lydd – on- sea – SH/07/253

location of the proposed compound, reducing traffic movements to and from Dunes Road in Greatstone and Kerton Road, Lydd-on-Sea, the proposal would reduce the haul distances for materials from the existing compounds and thus the number of residential properties they would pass. The proposed temporary compound is essential for the completion of the sewerage scheme, and in the long run would reduce the amount of time residents of the area would be inconvenienced by works as the compound would reduce the time in which to complete the project.

Traffic

23. No objection has been raised on traffic grounds, although the Divisional Transportation Manager has requested the installation of visibility splays at the rear of the footway on either side of the temporary access and site entrance warning signs. These details could be requested via conditions to the planning consent should Members be minded to permit.
24. Concern has been raised regarding the impact on two bus stops near to the proposed entrance of the temporary compound. The applicant has suggested that arrangements be made to temporarily relocate the bus stops for the duration of the operation of the compound. An informative can be placed on the decision notice requesting the applicant seek advice from Kent Highways Services and action be taken in relation to the bus stops.

Hours of use and operational time

25. The proposed hours of operation for the compound are from 7.30 to 1800 hours, 6 days a week, Monday to Saturday and this can be conditioned in order to address concerns raised that the applicant may be inclined to work later than this given the lighter evening this time of year. Concern has also been raised regarding the justification provided for needing the temporary compound for an 18 month period, that would prolong the inconvenience experienced by local residents. In response to these concerns the applicant has confirmed that the temporary permission for the compound on Coast Drive is required until the end of 2007.

Ecology/ Biodiversity

26. The Environment Agency have requested the submission of a scheme for the disposal of foul and surface waters in order to prevent unnecessary contamination of the environment, causing detrimental effects on ecology and biodiversity. This could be conditioned.

Light Pollution

27. In response to those concerns raised about the possible negative impact that lighting from the compound would have on residents, the applicant has confirmed that it is not anticipated security lighting would be used to illuminate the temporary compound. In order to address those concerns I would recommend a condition be imposed restricting the installation of any lighting until such time as details are submitted to and approved by the County Planning Authority.

Temporary construction compound associated with first time sewer network at Coast Drive, Lydd – on- sea – SH/07/253

Conclusion

28. Although there are to be some impacts as a result of this proposal, inparticular to the two bus stops and access to the site itself, these would be relatively minor and temporary in nature and I would not wish to impede or delay the delivery of these vital improvements to the sewerage network.

29. The provision of an additional compound would further facilitate the long-term benefit and improvement of infrastructure and services within the area, which I consider should be weighed against any short- term disturbances to the area. Given the location of the proposed temporary compound adjacent to the existing Lade car park (currently being used as a compound) I do not consider there to be any significant visual impacts as a result of this proposal. Despite its location in a SSSI and other designated sites, the mitigation measures proposed adequately address the short-term impacts to the satisfaction of Natural England and in my opinion there are no significant material objections to prevent permission being granted. I therefore recommend accordingly.

Recommendation

30. I RECOMMEND that PERMISSION BE GRANTED, SUBJECT TO conditions including:

- The standard time condition;
- The development be carried out in accordance with the plans/specifications for the approved restoration scheme;
- The inclusion of visibility splays and entrance warning signs.
- The submission of a scheme for the disposal of foul and surface waters;
- No discharge of foul or contaminated drainage from the site into groundwater/surface waters;
- No lighting shall be erected on site until details have been submitted to and approved in writing by the County Planning Authority;
- Operational activity to cease on or before 31 December 2007.

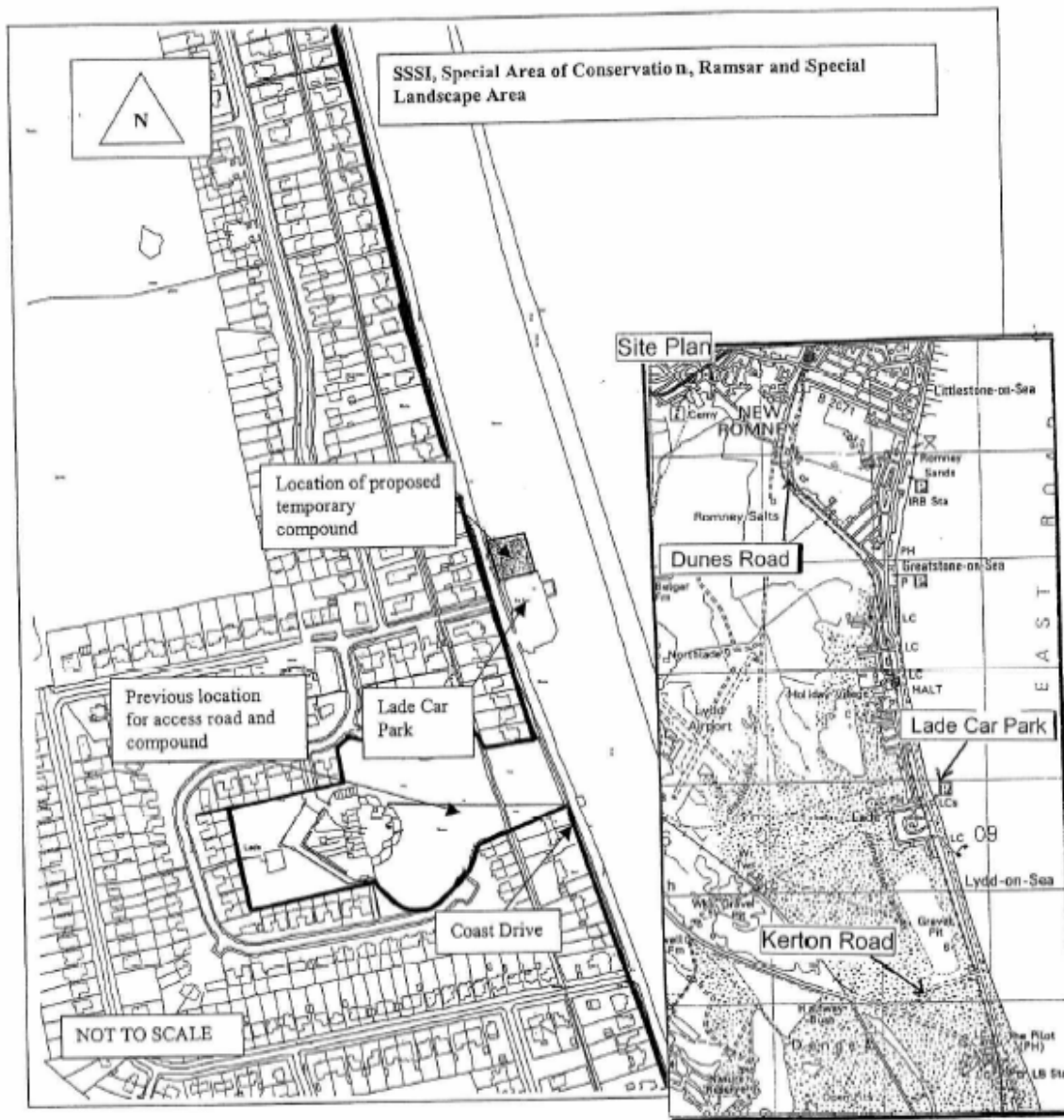
Case officer – Helena Woodcock	01622 221063
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Background documents - See section heading
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Item C1

Temporary construction compound associated with first time sewer network at Coast Drive, Lydd - on- sea - SH/07/253

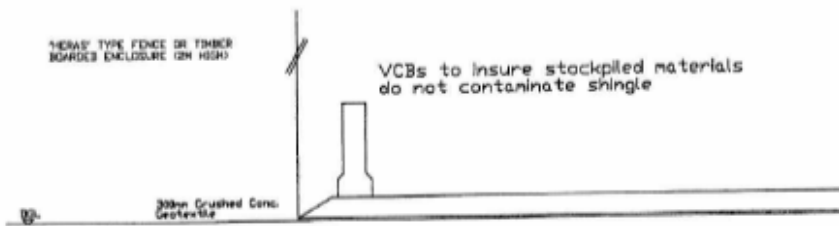


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The scaling of this drawing cannot be assured

Revision	Date	Initial
A. Sections A-A & B-B removed.	30/01/07	ARJS

SECTION C-C



VCB = Vertical Concrete Barrier

4D

A joint venture between United Utilities, Carillion and 4D

Project
**COAST DRIVE
 LYDD-ON-SEA**
 Drawing Title
**SECTION FOR PROPOSED
 TEMPORARY COMPOUND**

Date 22/08/06	Scale 1:10	Drawn by ARJS
Project No 12965	Drawing No 04	Revised A



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SECTION D
DEVELOPMENT TO BE CARRIED OUT BY THE COUNTY COUNCIL

Background Documents - the deposited documents, views and representations received as referred to in the reports and included in the development proposal dossier for each case and also as might be additionally indicated.

Item D1

New teaching block, community room building, minor extensions, revised car parking, replacement playground and flood risk compensation work at Headcorn Primary School, Headcorn.

A report by Head of Planning Applications Group to Planning Applications Committee on 17 April 2007.

Application by Kent County Council Children, Families & Education Committee for a proposed new single storey teaching block extension, comprising 4 no. classrooms, associated toilets and cloakroom areas. New build community room building, minor extensions to a classroom and the staff room, internal remodelling of admin areas, revised car parking provision, replacement playground area, and flood risk compensation works to playing field at Headcorn Primary School, Kings Road, Headcorn. (Ref: MA/06/1892)

Recommendation: Permission be granted subject to conditions.

Local Member(s): Sir Sandy Bruce-Lockhart OBE

Classification: Unrestricted

Site

1. Headcorn Primary School is located to the north of Kings Road, situated to the north west of the village of Headcorn. The school site is split to the north and south of Hogg Stream, which runs east to west across the site. The existing school buildings, and the village library and care takers house, together with parking areas and the majority of the school's hard play areas, lie to the south of the stream. To the north of the stream lies the school playing field area, which includes a junior sized football pitch, a large additional grassed area and a rectangular shaped macadam surfaced play area. This area is connected to the school buildings by two bridges over the Hogg Stream. The existing Victorian school building lies at the eastern end of the school site, which is somewhat remote from, although connected to, the main part of the school at the western side of the site. Pedestrian and vehicular access to the site is currently off Kings Road, although there is a vehicular gated access to the school from Brooklands, to the east of the site. The site is bounded by residential properties to the east and west, with facing residential properties and a village green to the south.
2. The whole of the school site is within a Special Landscape Area, with open fields extending to the north. In addition, the site is within the 1% annual probability floodplain of Hogg Stream (1 in 100 year). A site plan is attached.

Background

3. It has been considered that the Victorian school buildings, and the school land to the rear of these buildings, should be disposed of to the residential market, and the proceeds used to fund the replacement accommodation and alteration works on the main school site. A planning application has, therefore, been submitted to Maidstone Borough Council for the conversion of the Victorian school building into

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New teaching block, community room building, minor extensions, revised car parking, replacement playground and flood risk compensation work at Headcorn Primary School, Headcorn – MA/06/1892

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four residential apartments, with a further 10 new build residential units proposed on the land to the rear. The existing library and caretaker's house would remain unaffected by the proposals.

4. Minor amendments have been made to this proposal in order to retain trees of high value and worth, and to protect biodiversity interests on site. It is the amended proposal that will be discussed throughout this report.

Proposal

5. This application has been submitted by Kent County Council Children, Families & Education and envisages that the disposal of the Victorian school building, and associated rear playground, would facilitate the provision of replacement accommodation in a new build extension to the western end of the school site. In addition, the existing retained accommodation would be reordered to provide a more logical and structured plan, with some areas extended and/or remodelled.
6. Within the new build accommodation, four new classrooms are proposed, with associated stores and cloakrooms, additional toilet facilities and a new disabled toilet with shower facility. This principal extension to the main school building is intended to be sited upon land to the east of the school, currently an informally laid out car parking area. The extension would allow the junior class bases of the school to be grouped together, and connected back to the school via the remodelled SEN and ICT/library area, which would form the core of the school under this proposal.
7. The administration areas would migrate to the western end of the school buildings, the classrooms formally located here being separated from the remaining accommodation by the school hall. That area is proposed to be modestly extended and remodelled, and the visitor's entrance to the school relocated to be via this newly formed administration area. The visitor's entrance would also adjoin, via a covered link, a new community room, which is proposed to provide an auxiliary teaching space, and a community facility. The existing path at the western edge of the site, accessed from Kings Road, would be renewed to provide pupil access to the site, and also visitor access to the administration accommodation.
8. A new covered canopy is proposed to the eastern side of the existing swimming pool. This would provide visual screening from the proposed residential accommodation (if permitted) on the adjacent site, and also provide an enclosure for possible future conversion into pool changing accommodation.
9. All pedestrian access to the school would be via Kings Road. An existing maintenance access gate would be adjusted to form the main pedestrian access to the western side of the site. This access would also form the visitor's entrance and afford access to the community room. Vehicular access to the site would be split under this proposal, with visitors parking accessed from Kings Road, and staff parking from Brooklands. In addition, a vehicular access is proposed to the school caretakers house, with parking, garaging space and on-site turning provided.
10. Vehicular access to the rear of the site would be accessed from the proposed turning head to be provided as part of the residential housing application. This would be accessed through Brooklands, and would afford access to school staff only, and for school deliveries. There would be no visitor or pedestrian access to the school off this access point, and all pedestrians, whether visitor, staff or pupil would enter the site off

New teaching block, community room building, minor extensions, revised car parking, replacement playground and flood risk compensation work at Headcorn Primary School, Headcorn – MA/06/1892

King's Road. In this way, the applicant suggests that the number of additional pedestrian and vehicular movements to Brooklands would be kept to a minimum, and that this area would not be used as a drop off point due to its lack of proximity to the pedestrian access on Kings Road.

11. The applicant advises that existing buildings on site exhibit markedly different architectural styles, from the original Victorian school with brick and ragstone walls under tiled, pitched roofs, to the later school building with a flat roof, large glazed sections and a mix of panel and brickwork walls. Therefore, it is suggested that the new extension has no strong, consistent reference style with which to identify, and has the opportunity to be contrasting in style with both adjacent buildings, and to be overtly modern. Its recessed siting enhances this opportunity, and the applicant suggests that the proposed building has been conceived as a unifying entity of different and modern styles.
12. The applicant states that it is envisaged that the facing brick employed in the main new extension would be complementary to that in the existing adjacent buildings, and that contrasting highlights of through-colour render would brighten the building appropriately for the age group of pupil occupants. The applicant also considers that a low pitched roof form, in a standing seam metal, would be more advantageous from a maintenance point of view, and would not contrast too severely with the existing forms. The roof form would also be oriented to take advantage of natural daylight, whilst providing large overhanging eaves to the south giving solar shading. Where smaller extensions are proposed to the existing building, these would be in a style and use materials that match the existing. Localised security lighting is proposed to the perimeter of the new building, and to the car parking areas and access routes. It is anticipated that all luminaires would be operated on time switches and be wall mounted around the perimeter of the building or otherwise be upon low level bollards.
13. There are a small number of trees that require to be removed to accommodate the proposed development. An additional hard surfaced area of 1000sq m would be provided on the playing field, to the north of the existing playground, to replace the hard play area 'lost' at the rear of the Victorian school building. In addition to this, flood compensation works are proposed, which require an adjustment to the level of the playing fields. However, the applicant does not consider either of these works to be detrimental to the delivery of the school curriculum with regards to playing field provision.
14. As the proposed accommodation is replacement accommodation, the school roll would not increase as a result of this application. In addition, it is not anticipated that the new facilities would be used for any other purpose than in direct connection with the school curriculum, and community use of the school hall and community room.
15. An Ecological Scoping Survey was submitted with this application, which concluded that the possible presence of several protected species on site, including bats, reptiles, great crested newts and birds, should be taken into account prior to any development at the site. The applicant has undertaken and submitted further survey work, which has confirmed the presence of slow worms on land at Headcorn Primary School.
16. This application is also accompanied by a Flood Risk Assessment, which states that the proposed school extension would be set at a level of 20.800, 100mm above the assumed year 2000 flood level. The existing floodplain storage volumes of the Hogg Stream would be improved by the lowering of the playing field (as referred to in paragraph 13) by a nominal 200mm at the opposite side of the stream. The Flood Risk

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New teaching block, community room building, minor extensions, revised car parking, replacement playground and flood risk compensation work at Headcorn Primary School, Headcorn – MA/06/1892

Assessment concludes that the flood plain storage volume would be improved by a net volume gain of 128.5m³.

Reduced copies of the submitted drawings showing the site layout, elevations and floor plans are attached.

Planning Policy

17. The Development Plan Policies summarised below are relevant to the consideration of the application:

(i) **The Kent & Medway Structure Plan: Adopted 2006:**

Policy SP1 - Seeks to conserve and enhance Kent's environment and ensure a sustainable pattern of development.

Policy QL1 – Seeks to conserve and enhance the environment through the quality of development and design.

Policy QL12- Provision will be made for the development of local services, including schools, in existing residential areas. Flexibility in the use of buildings for mixed community uses, and the concentration of sports facilities at schools, will be encouraged.

Policy EN5 – The primary objective of designating Special Landscape Areas is the protection, conservation and enhancement of the quality of their landscapes, whilst having regard to the need to facilitate the social and economic well-being of the communities situated within them.

Policy EN8 - Wildlife habitats and species will be protected, conserved and enhanced. Development likely to have an adverse effect, directly, indirectly or cumulatively, on important habitats or species, will not be permitted unless the adverse impact on an important nature conservation resource can be adequately mitigated and/or compensated.

Policy EN9 - Tree cover and the hedgerow network should be maintained. Additionally, they should be enhanced where this would improve the landscape, biodiversity, or link existing woodland habitats.

Policy TP19 - Development proposals must comply with the respective vehicle parking policies and standards adopted by Kent County Council and Medway Council.

Policy NR10 – Where development is necessary in areas at risk from flooding it should be designed and controlled to mitigate the impact of flood risk.

New teaching block, community room building, minor extensions, revised car parking, replacement playground and flood risk compensation work at Headcorn Primary School, Headcorn – MA/06/1892

(iii) Maidstone Borough Local Plan: Adopted December 2000

Policy ENV2 – Planning permission will not be granted for development in the defined urban area and village settlements unless:

- (1) proposals relate sympathetically to the context provided by their setting and by adjoining buildings with regards to scale, height, proportion, detailing and materials, building frontages, topography, public views, landmark buildings, existing landscape features, highways and car parking; and
- (2) due regard is given to the reasonable enjoyment of their properties by neighbouring occupiers.

Policy ENV5- Development will not be permitted if it would result in the destruction of, or damage to, one or more trees which make a significant contribution to the amenities of the locality, the character or quality of the landscape, or to habitat quality or biodiversity, unless a number of criteria are met.

Policy ENV6 – In appropriate cases, the Borough Council will require a landscape scheme, including surfacing and boundary treatments, to be carried out as part of development proposals.

Policy ENV34 – In Special Landscape Areas particular attention will be given to the protection and conservation of the scenic quality and distinctive character of the area and priority will be given to the landscape over other planning considerations.

Policy ENV40 – If features of nature conservation interest are discovered, planning permission will not be granted for development unless the development would not harm those features, the features will be protected from harm either in situ or by transfer to another habitat, or the importance of the development outweighs the value of the features.

Policy ENV50 – Within the floodplains or in areas at risk from flooding, new development, the intensification of existing development, or land raising which would exacerbate flooding, will not be permitted unless it can be demonstrated that compensating storage can be provided.

Policy T13 - The Borough Council will adopt parking standards for all new development, generally to ensure minimum provision.

Consultations

18. **Maidstone Borough Council:** no written comments received to date.

Headcorn Parish Council: raises no objections and wishes that the application be permitted.

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Natural England: raises no objection to the proposal subject to the imposition of conditions, including that the recommendations of the ecological surveys be adhered to, protection of nesting birds and the inclusion of biodiversity enhancement measures. Natural England is satisfied that the mitigation as proposed appears sufficient to maintain local reptile populations and, therefore, subject to the works being conducted in accordance with the mitigation strategy, Natural England has no further comments to make.

Biodiversity Officer: the applicants should follow their ecologist's recommendations and mitigation plans that they have commissioned for this application. The method statement and proposed mitigation for reptiles is adequate, and all recommendations such as exclusion fencing, re-surveying work, any trapping that is needed, and the retention and management of the receptor site, must be adhered to and form conditions on the planning consent.

Landscape Advisor: comments as follows:

'The school extension proposed is in scale with the existing buildings and is of an appropriate contemporary design. I am satisfied that it would not, in itself, result in any significant adverse or landscape impacts.'

'The revised submission addresses earlier concerns with regards to tree protection, level information and car park design/layout. Therefore, we have no further comments to make.'

'Due to the amount of proposed planting, it would be acceptable to provide the detailed planting plan as a condition to planning approval.'

The Environment Agency: raises no objection providing the applicant adheres to the recommendations and details as outlined in the submitted Flood Risk Assessment. The Agency requests conditions be placed on any subsequent decision regarding surface water drainage works, floor levels of the main extension and protection of ground water supplies.

Divisional Transportation Manager: raises no objection to the proposal subject to the imposition of conditions covering disposal of surface waters, use of a properly consolidated surface and safeguarding of parking provision.

Kent Police Architectural Liaison Officer: following discussions with the School and the Architects, agreed that the issues discussed are not insurmountable and that Secured by Design status can be achieved. A number of suggestions are made, including the use of external lighting and CCTV.

Sport England: raises no objection to this proposal.

Local Member

19. The local County Member, Sir Sandy Bruce-Lockhart OBE, was notified of the application on the 10 October 2006.

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Publicity

20. The application was publicised by the posting of a site notice, and the individual notification of 47 nearby properties.

Representations

21. 6 letters of representation have been received to date, regarding the original proposal. The main comments/points of concern can be summarised as follows:

- No objection to the extension to the school buildings, but School land should not be sold off for housing to finance new facilities. It is very short sighted.
- Headcorn is due to expand in the next 20 years, which will require more school places, in turn requiring a larger school with extra facilities and more land.
- Two storey development should be used instead of single storey in order that land areas be conserved.
- This proposal moves the pedestrian entrance 100 metres closer to the Kings Road/Maidstone Road crossroads which is a danger to road users.
- Residents suffer with parents parking along Kings Road, blocking the road and individual accesses to properties.
- Suggestion is made that a one way drop off system should be developed, with access from Brooklands and egress onto Kings Road.
- Access through Brooklands will put more strain on a narrow road, in a bad state of repair, which is already overused.
- If building on the flood plain is to be allowed then an alternative way of providing floodplain compensation should be found. It is suggested that removing topsoil from the playing field would make land in the adjacent field unstable, due to the drop in levels, contrary to DEFRA requirements, and their soil erosion policy. It would also eliminate the possibility of having flat land suitable for a sports field. In addition, the County Council spent a large amount of money on draining the playing field only a few months ago.
- Development in the floodplain should not be permitted.
- It is suggested that an alternative site for a new school be found on the outskirts of the village.

No letters of representation have been received to date with regards to the revised submission.

Discussion

22. In considering this proposal regard must be had to the Development Plan policies outlined in paragraph (17) above. Section 38(6) of the 2004 Planning and Compulsory Purchase Act states that applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise. Therefore, this proposal needs to be considered in the context of the Development Plan Policies, Government Guidance and other material planning considerations arising from consultation and publicity. Issues of particular relevance include impact upon residential and local amenity, highway implications, and possible effects on the local environment, particularly flooding, effect on trees and biodiversity concerns.

23. Policies SP1 and QL1 of the Adopted Kent and Medway Structure Plan, and Policy ENV2 of the Maidstone Borough Local Plan seek to conserve and enhance the environment and require development to be well designed and respect its setting. This

New teaching block, community room building, minor extensions, revised car parking, replacement playground and flood risk compensation work at Headcorn Primary School, Headcorn – MA/06/1892

is particularly relevant to this site which is within a Special Landscape Area, the primary objective of which is the protection, conservation and enhancement of landscape quality. Policy ENV34 of the Maidstone Borough Local Plan states that priority will be given to the landscape over other planning considerations.

Siting and Design

24. Policy ENV2 of the Maidstone Borough Local Plan states that planning permission will not be granted for development in village settlements unless proposals relate sympathetically to the context provided by their setting and by adjoining buildings with regards to scale, height, proportion, detailing and materials, building frontages, topography, public views, landmark buildings, existing landscape features, highways and car parking. In addition, due regard must be given to the reasonable enjoyment of their properties by neighbouring occupiers. Headcorn Primary School is located within a village settlement and, therefore, this proposal needs to be considered in relation to Policy ENV2 and the criteria set out within that policy.
25. As detailed earlier in this report, this application envisages that the disposal of the Victorian school building, and associated rear playground, would facilitate the provision of replacement accommodation in a new build extension to the centre of the existing school site. In addition, the existing retained accommodation would be reordered to provide a more logical and structured plan, with some areas extended and/or remodelled. The new build extension would accommodate four new classrooms, with associated stores and cloakrooms, additional toilet facilities and a new disabled toilet with shower facility. This would be the largest form of new build development, and would be sited upon an existing informally laid out car parking area. Other minor extensions are proposed which would facilitate an internal reorganisation of the school, including the relocation of the administration areas, and visitor's entrance, to the western side of the site. The visitor's entrance would adjoin, via a covered link, a new community room, which is proposed to provide auxiliary teaching space and a community facility.
26. The new build four classroom extension is proposed to the centre of the existing school site. However, should disposal of the land at the east of the site for residential development be successful, the extension would be located on the new school boundary. However, the existing Victorian School building would be located to the east of the proposed extension, and the caretakers house would remain as existing, forming a barrier between the school and the proposed housing development. The single storey extension would be recessed from the road frontage, separated from Kings Road by a new parking area and existing trees and boundary planting. The site is well screened from the road frontage, and the extension, with its low pitched roof form, is in scale with the existing buildings. In addition, the minor extensions within the school site are adjacent to existing built development and do not extend outside of the built confines of the school. The proposed community room is small scale and well screened, and although adjacent to the eastern boundary of the site, would not impact upon neighbouring properties, or be widely visible from the site frontage. However, in order to protect the amenities of the locality, details of the intended use of the community room would be required under planning condition, should permission be granted.
27. The applicant advises that the existing buildings on site exhibit markedly different architectural styles, and that the new extension has no strong consistent reference style with which to identify. This has enabled the new extension to be overtly modern in style, designed to take full advantage of natural light, whilst providing large overhanging eaves to the south to give solar shading. The applicant proposes that the facing brick employed

New teaching block, community room building, minor extensions, revised car parking, replacement playground and flood risk compensation work at Headcorn Primary School, Headcorn – MA/06/1892

in the main new extension would be complementary to that in the existing adjacent buildings, and that contrasting highlights of through-colour render would brighten the building appropriately for the age group of pupil occupants. It is also considered that the use of a low-pitched standing seam metal roof would be more advantageous from a maintenance point of view, whilst not contrasting with existing built forms. Where smaller extensions are proposed to the existing building these would use materials to match the existing, which I consider to be appropriate for this scale of development. Our Landscape Advisor is satisfied that the proposed development would not result in any significant adverse or landscape impacts.

28. Therefore, I consider that provided it is conditioned that no works commence on site until the details of all materials to be used externally are submitted and approved, any potential visual intrusion or harm to the local area would be minimised. In addition, I consider that the siting and massing of the proposed new build elements of the scheme are of a size and scale that is appropriate to the context of the site, and are designed in a way which complements, rather than competes, with existing buildings. Therefore, I consider that this proposal is acceptable in terms of siting, massing and design and accords with the general principles of Local Development Plan Policies.

Highway Implications

29. Local residents have expressed concern over the impact that this proposal could have on the local highway network. This application proposes that all pedestrian access to the school would be via Kings Road. An existing maintenance access gate would be adjusted to form the main pedestrian access, to the western side of the site. This access would also form the visitor's entrance, and would afford access to the community room. Vehicular access to the site would be split under this proposal, with visitor's parking accessed from Kings Road, and staff parking from Brooklands. Vehicular parking to the rear of the site would be accessed from the proposed turning head to be provided as part of the residential housing development, and would afford access to school staff and school deliveries only. Although not currently an access for school car parking, Brooklands is currently used as a pick up/drop off point for pupils. As all pedestrian access would be via a new access point to the west of the site on the Kings Road frontage, I consider it unlikely that Brooklands would be used as a pick up/drop off point should planning permission be granted. Therefore, although vehicular through traffic in Brooklands could increase as a result of this proposal, I consider that traffic associated with school peak times would not utilise Brooklands to the extent that currently occurs.
30. Currently all vehicular access to the site is via the single access on Kings Road, which is also the current pedestrian access point. This proposal would relocate staff parking and school deliveries to Brooklands, and allow only visitor car parking to be accessed from Kings Road. This should help to alleviate current traffic congestion associated with peak school hours. In addition, pedestrian access and vehicular access to the school would be separated under this proposal, alleviating existing safety concerns. The Divisional Transportation Manager raises no objection to this proposal subject to the imposition of conditions covering the disposal of surface waters, the use of a properly consolidated surface and the safeguarding of parking provision. Staff and pupil numbers would not change as a result of this application as the new accommodation would merely replace the current accommodation to be disposed of for residential dwellings. Therefore, I consider that this proposal would not have an unacceptable impact upon the local highway network, and furthermore, current traffic congestion and conflicts between vehicles and pedestrians could be alleviated as a result of the proposed access changes.

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31. Construction of the development would have an impact on the local highway network by way of construction traffic and associated vehicles. Unfortunately, the construction of any development does have short term impacts upon the local highway and this cannot be avoided. However, the impact can be minimised through the imposition of suitable conditions. Therefore, should Members be minded to permit, conditions would be imposed to ensure that construction traffic does not enter/egress the site at peak school times and that mud and debris is not deposited on the local highway.

Flooding

32. As outlined in paragraphs 1 and 16 above, Headcorn Primary School lies within the 1% annual probability floodplain of Hogg Stream (1 in 100 year), and therefore the application was accompanied by a Flood Risk Assessment. Under PPS25 (Planning & Floodrisk), the risk based Sequential Test should be applied at all stages of planning. Its aim is to steer new development to areas at the lowest probability of flooding (Zone 1). Headcorn Primary School is within Flood Zone 3a. To address the sequential test the proposal and the existing school would need to be relocated to an alternative site outside of the flood zone risk areas. There are no reasonable available sites within Flood Zone 1 or 2 that could accommodate the development, given the need to locate the facilities on the existing school site. Therefore the suitability of the site, within Flood Zone 3a, for further development must be considered against the 'Exception Test'.
33. Flood Zone 3a is a zone of high probability, assessed as having a 1 in 100 or greater annual probability of flooding. Non residential uses for educational establishments is classified as 'more vulnerable' under the Flood Risk Vulnerability Classification, a use which should only be permitted in Zone 3a if the Exception Test is passed. For the Exception Test to be passed, three criteria must be fulfilled. First, it must be demonstrated that the development provides wider sustainability benefits to the community that outweighs flood risk. In this instance, to provide improved school facilities on an alternative site to the existing school would not offer a sustainable solution. Secondly, the development should be on 'developable previously developed' land. The proposed development is within the existing confines of the school site, and in the most part is sited upon existing areas of hardstanding. Therefore, the precedent for built development has been set. Lastly, a Flood Risk Assessment must demonstrate that the development would be safe, without increasing flood risk elsewhere, and where possible would reduce risk overall.
34. The Flood Risk Assessment submitted with this application states that the existing site levels range from approximately 21.600 AOD at the extreme north west corner of the playing field and south east corner of the school site, to 19.400 AOD at the stream banks. The existing school building is at 2 levels, the nearest block to the road having a finished floor level of approximately 20.700 AOD, with the school hall to the rear being at approximately 20.400 AOD. The proposed school extension would be set at a level of 20.800 AOD, 100mm above the assumed year 2000 flood level.
35. In addition, the applicant proposes to lower the level of the school playing field by a nominal 200mm on the opposite side of the stream to the school buildings. The Flood Risk Assessment concludes that this would improve the floodplain storage volumes by a net volume gain of 128.5m³. The fact that the new buildings would be set higher than the 1 in a 100 year flood level, and that there would be a net gain of flood plain storage has led to the Environment Agency raising no objection to this application. Therefore, the third criteria of the exception test has also been met. I am satisfied that subject to

New teaching block, community room building, minor extensions, revised car parking, replacement playground and flood risk compensation work at Headcorn Primary School, Headcorn – MA/06/1892

the imposition of a condition requiring the applicant to adhere to the recommendations and details set out in the Flood Risk Assessment, that the proposed development would not be at high risk from flooding, or exacerbate current flood risk. The development therefore accords with the thrust of Kent & Medway Structure Plan Policy NR10, and Maidstone Borough Local Plan Policy ENV50, both of which require development in areas at risk of flooding to be designed and controlled to mitigate the impact of flood risk, and/or demonstrate that compensation storage can be provided. In addition, conditions could also control surface water drainage works, floor levels of the main extension and protection of ground water supplies.

Biodiversity

36. The ecological scoping survey submitted with this application identified that the site had the potential to host a number of protected species and, therefore, recommended that further survey work be undertaken. The subsequent Herpetofauna Survey concluded that the Headcorn Primary School site supports a low population of slow worms, and may be visited by transient grass snakes. In response to this, a Reptile Mitigation Method Statement was prepared and submitted, which sets out the mitigation and compensation works that would be undertaken in order to protect the slow worm population. Natural England and the County Biodiversity Officer conclude that the mitigation as proposed appears sufficient to maintain local reptile populations. Therefore, I consider that subject to the imposition of conditions to ensure that the development is carried out in accordance with the Mitigation Method Statement, the development would not have a detrimental effect on local reptile populations and that any impacts upon protected species would be effectively mitigated against.

Trees

37. The applicant has submitted a full Tree Survey with this application and has confirmed that 4 trees would be removed as a result of the proposed development, one to accommodate the car parking to the rear, two as a result of the classroom block and one to the front of the site, to accommodate visitor car parking. These trees are a Whitebeam, two Cherry trees and a Field Maple. Our Landscape Advisor expressed initial concerns over the removal of mature trees from the rear of the school to accommodate the car parking area, namely a Lime Tree which is classified in the highest category and contributes greatly to the street scene. Subsequent amendments to the layout of the car park have facilitated the retention of the Lime Tree, and it is now proposed to remove only 1 tree from this area of the site. Following the amendments to the site layout, and submission of details relating to tree protection and site levels, our Landscape Advisor has no objections to the application and is satisfied that every effort has been made to retain trees of significant value and worth. In addition to this, should Members be minded to permit, a landscaping scheme would be required under condition, which would require details of tree protection measures for existing trees on site, and the provision of additional planting. This would aid in mitigating any adverse impacts that the removal of the 4 trees may have, and would ensure that the Lime Tree, and other important trees to be retained are protected throughout the duration of works on site.

Conclusion

38. In summary, I consider that there are special circumstances to justify the proposed development within a Special Landscape Area. Overall, I consider that the siting and design of the proposed extension would not have a detrimental effect on the amenity of

Item D1

New teaching block, community room building, minor extensions, revised car parking, replacement playground and flood risk compensation work at Headcorn Primary School, Headcorn – MA/06/1892

local residents or the character and appearance of the Special Landscape Area. Overall, I consider that the design solution proposed is a sensitive approach to the landscape aspects relevant to this particular location. Subject to the imposition of conditions, I am of the opinion that the proposed development would not give rise to any material harm and is otherwise in accordance with the principles of the relevant Development Plan Policies. Therefore, I recommend that permission be granted subject to the imposition of appropriate conditions.

Recommendation

39. I RECOMMEND that PLANNING PERMISSION BE GRANTED SUBJECT TO conditions, including conditions covering:

- the standard time limit;
- the development to be carried out in accordance with the permitted details;
- external materials to be submitted for approval;
- details of use of the community room;
- details of the surfacing of the car parking areas;
- a scheme of landscaping, its implementation and maintenance;
- tree protection methods;
- works to be carried out in accordance with the reptile Mitigation Method Statement;
- protection of nesting birds;
- works to be carried out in accordance with the Flood Risk Assessment;
- details of surface water drainage;
- details of finished floor levels;
- hours of working during construction;
- prevention of access for construction vehicles at peak school times;
- prevention of mud being deposited on the highway;

Case officer – Mary Green

01622 221066

Background documents - See section heading
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Appendix to Item D4

APPLICATION TW/06/3088 – INDOOR SWIMMING POOL AT PADDOCK WOOD PRIMARY SCHOOL, OLD KENT ROAD, PADDOCK WOOD

NOTES of a Planning Applications Committee Members' site visit to Paddock Wood Primary School on Tuesday, 12 December 2006.

MEMBERS PRESENT: Mr R E King (Chairman), Mrs V J Dagger, Mr J A Davies, Mrs E Green, Mr G A Home, Mr S J G Koowaree, Mr T A Maddison, Mr J I Muckle, W V Newman and Mr A R Poole.

OFFICERS: Mr J Crossley and Mr J Bickle (Planning) and Mr A Tait (Democratic Services).

THE APPLICANT: Paddock Wood Primary School: Mr M Olley (Head Teacher) with Mr P Johnson of the Johnson Dennehy Partnership); Ms G Parker (First Strokes).

OTHER LOCAL AUTHORITIES: Tunbridge Wells BC: Cllr D Marriott with Mr T Archer (Planning). Paddock Wood TC: Mr R Moon with Mrs N Reay (Clerk).

ALSO PRESENT were some 25 members of the public.

- (1) The Chairman opened the meeting by explaining that its purpose was for Members of the Committee to see the application site and to listen to the views of those present. It had been decided to defer making a decision pending this site visit.
- (2) Mr Crossley informed the meeting that there were two applications. These were related but separate. The first application was for a swimming pool and would be considered by the Planning Applications Committee. The second would involve the release of land for housing to enable the School to meet the capital costs needed for the pool. This would be considered by Tunbridge Wells Borough Council.
- (3) Mr Crossley went on to say that both applications had come forward at the same time and had attracted a considerable number of objections.
- (4) Mr Crossley then went into greater detail about the swimming pool application. This had been put forward by the School and KCC for both School and Community use. The capital cost of the pool would be met by the proposed housing development but its community use would provide much needed revenue.
- (5) In 1994, permission had been granted for a 16m pool. This latest proposed one was 20m long located within a building with a footprint of approximately

06/aa/pac/misc/paddockwood/notes

Appendix to Item D4

18 x 32m. It would run parallel to the fence along the North West side of the site.

- (6) Mr Crossley explained that the houses next to the fence along Ewins Close and Burton Court had not been built until recently and had post-dated the original permission.
- (7) Mr Crossley said that the objections had come forward from local residents and the Town Council. No view had yet been received from the Borough Council. Views had also been received from the Environment Agency and from Sport England (who wanted the pool to be 25m long).
- (8) The application would also generate additional car parking. This would be met by an additional 7 spaces adjoining the existing car park and more spaces along the access road giving a total of 20 (according to the application). There would not, however need to be any additional parking for Community use purposes as the public would be able to use the spaces reserved for School use during the evenings and at weekends.
- (9) Mr Olley (Head Teacher) underlined that the footprint of the building was broadly similar to the one that had received permission in 1994. The School had always intended to ensure that it was roughly the same height and distance from the boundary as before.
- (10) Mr Olley confirmed that the provision of a swimming pool would depend on the successful outcome of the sale of the land for development as specified in the complementary application. He added that a 25 metre pool such as Sport England had asked for would make it the same size as the ones in the St John's Centre and the Tunbridge Wells public bath. The actual figure for parking would be 16 not 20 as Mr Crossley had stated. It was not anticipated that permission would lead to a great increase in traffic. Kent Highways had been content with the access road that already existed.
- (11) In response to questions, Mr Crossley said that the proposed ridge height of 5 ½ metres would equate to just below the guttering of the neighbouring properties. The approximate wall to wall distance between the two buildings would be 11 metres. No additional fencing would be provided.
- (12) Several members of the public asked for a visual description of the footprint. Mr Crossley said that the pool building would stretch from about the terrace to the south to just before the fence at the northern end.
- (13) Members of the public and from the Town Council asked a number of questions and made a number of points which are summarised below:-

Appendix to Item D4

- (a) Had there been meaningful consultation with Mascalls School who would find their pool much underused if permission were granted here? Furthermore, had Putlands Primary Leisure Centre been consulted as they were unable to raise sufficient money to provide a pool of their own? *Mr Olley replied that Mascalls School was very support of the project and would wish to make use of the pool.*
- (b) A representative from the Town Council said that the main grounds for objection were that the building would overshadow the recently built properties in the vicinity. The location of the pool should therefore be moved further towards the School. There was also no suitable access for coaches and buses. *Mr Crossley said that it would be possible to condition use of access.*
- (c) There was already a problem of traffic on the Old Kent Road to the west. There were also construction issues that the Committee would need to consider. These included noise, lorries and cranes. Sport England had also made the point that there would not be sufficient community use to make the pool a viable proposition.
- (d) The proposal was for the pool to stay open until 10pm on weekdays and 8pm on Saturdays and Sundays. The previous permission, though had been for School hours only. *Mr Crossley said that the hours applied for were now reduced to 9pm on weekdays and 8pm at weekends.*
- (e) In response to a comment from a member of the public, the Chairman of Governors confirmed that there had once been a pool on the School site. This had been located in a horsa hut. The School had decided to try to improve its swimming provision. It was now possible to do this by selling land provided that there was no detriment to play and sports provision as a result. If permission was not granted for the other application for the development of land on the School site, the project would not be able to go ahead.
- (f) A former Governor of the School said that she had waited forty years for a pool of this standard to be provided. She would be very happy with this application if there was no significant reduction of play space. *Mr Olley replied that play space would be saved by cutting back on the planting areas and that additional hard space would be provided.*
- (g) In response to a question from Mr Muckle, Mr Olley said that the reason for not moving the pool away from the boundary was to provide play space between the pool and the main school building. This would also ensure that safety arrangements were as good as possible since there would be public access. During School Terms,

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community use would be for about 30% of the time, increasing during the holidays.

- (h) Mr Olley explained that arrangements for the running of the pool would be left to "First Strokes". They would ensure that the pool was run profitably whilst also being available for community use. However, it would never become a public pool. There would be between 20 and 30 youngsters using the pool at any one time – one class at a time.
 - (i) Mrs Parker from First Strokes said that the reason that there would only be a maximum of thirty children in the pool at any one time was because they would be learning to swim. For adults, it would be possible to increase the number of users to 40. This would equate to 10 adult users in each lane of a 4 lane pool.
- (14) Mr Muckie asked whether it would be possible to turn the pool round by 90 degrees and move it further away from the houses. Mr Olley replied that this was an option that he was willing to consider.
- (15) Mr Olley said that there would be space to park in the Old Kent Road for any coaches that did come.
- (16) Mr Archer from Tunbridge Wells BC said that the Borough Council had concerns over the size of the proposed development and its location as well as traffic generation and car parking.
- (17) Mr Olley said that First Strokes had suggested that the School would use the site from 1pm to 3.30pm. The mornings should be set aside for mothers and toddlers. The time of maximum returns would be towards the end of the day. The possibility of staff using the pool first thing in the morning was at this stage only a suggestion.
- (18) The Chairman thanked everyone for attending. The notes of the visit would be appended to the report to the Committee meeting that determined the application.

06/aa/pac/misc/paddockwood/notes

NOTES:
 1. See Note 10.
 2. Refer to all dimensions, notes and conditions.
 3. Verify all dimensions on site before commencing any work.
 4. All materials, components and workmanship are to comply with the relevant standards and specifications.
 5. All work is to be completed in accordance with the relevant standards and specifications.
 6. For all specific work, see relevant drawings.
 7. This drawing and design are copyright of Clague Group.

Scale: 1:200
 Date: 10/20/08
 Drawn: [Name]
 Checked: [Name]

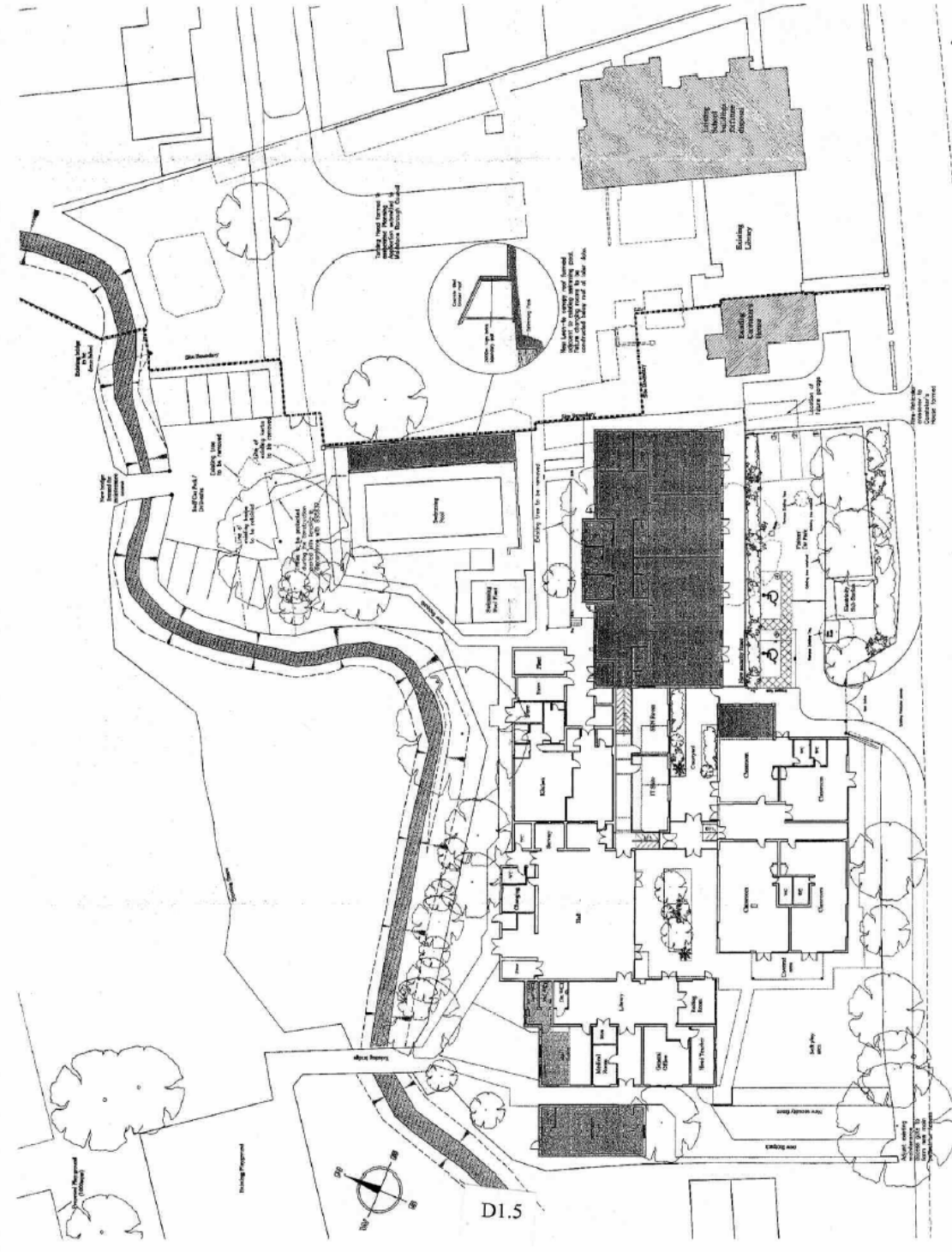
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 Headroom Primary School
 Kings Road
 [Address]
 [City]
 [County]
 [Postcode]

Design Location:
 Floor Plan
 as Proposed

Date: 10/20/08
 Drawn by: PJP
 Checked by: [Name]

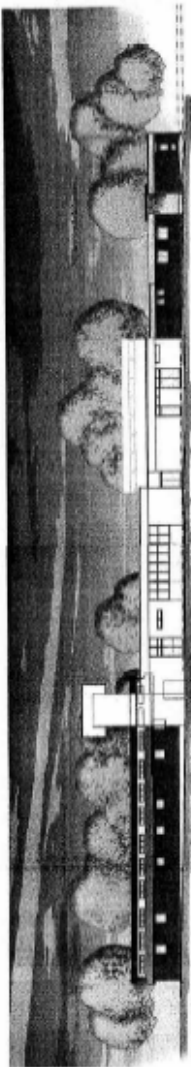


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 Revision: C

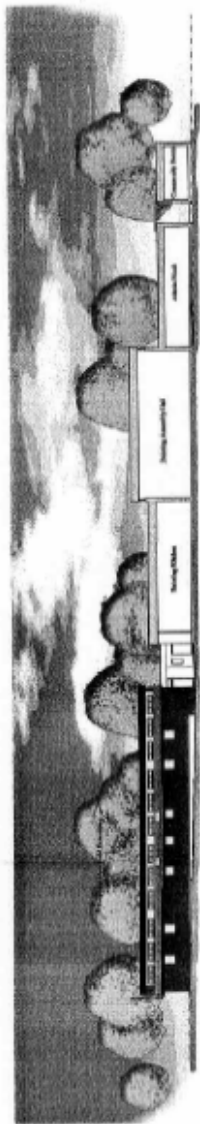


D1.5

Project Name:
Project Location:
Project Description:
Client:
Architect:
Scale:
Date:



North Elevation



North Sectional Elevation



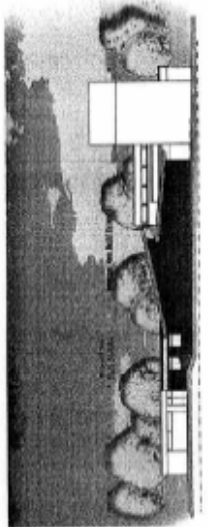
South Elevation



West Elevation



Section through Classroom Block



East Elevation

Project Name:
Project Location:
Project Description:
Client:
Architect:
Scale:
Date:

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 ARCHITECTS
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 Boulder, CO 80502
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 Fax: 303.440.1112
 Website: www.claguearchitects.com

Project Name:
Project Location:
Project Description:
Client:
Architect:
Scale:
Date:

D1.6

Item D2**Replacement Single Storey School for Lympne Primary School, Octavian Drive, Lympne, Hythe – SH/07/261**

A report by Head of Planning Applications Group to Planning Applications Committee on 17 April 2007.

Application by Kent County Council Children, Families and Education for a single storey school for 230 pupils aged between 4-11 years, to replace the existing Lympne Primary School, which was burnt down in the fire of September 2006. New building to be located on the original site of the school and cited on the original footprint, at Lympne Primary School, Octavian Drive, Lympne, near Hythe. (Ref: SH/07/261)

Recommendation: Planning permission be GRANTED subject to conditions.

Local Member(s): Ms. S. Carey

Classification: Unrestricted

Background

1. In September 2006, a fire broke out at Lympne Primary School. The pupils and staff were all led to safety, but the fire took hold of the building and the school was destroyed. The 1.15-hectare school site, located near Hythe, is an irregular shape with vehicular access from Octavian Drive to the east of the site. Although the original school building has been demolished following the fire, the foundations are clearly visible, and all hard and soft landscaping, including access and car parking, remains in situ.

Site

2. The site is bounded by residential properties to the north and west, facing residential properties to the east and Aldington Road to the south. The whole of the school site is within the Kent Downs Area of Outstanding Natural Beauty and a Special Landscape Area. In addition, the 'green' areas of the school site are protected as playing fields under Policy LR12 of the Shepway District Local Plan. A site plan is attached.

Proposal

3. This application has been submitted by Kent County Council Children, Families and Education and proposes a single storey school for 230 pupils aged between 4-11 years, to replace the existing Lympne Primary School. The building would accommodate 3 reception classrooms, 4 infant classrooms, together with a main hall and ancillary rooms. The new building would be positioned on the original site of the school, and sited on the previous footprint. The access driveway, car parking and hard and soft landscaping would remain as existing, although 1 disabled parking bay is to be included to the front of the school. The access driveway is a 'U' shape, with a one-way circulation flow, which is accessed and egressed from Octavian Drive. Existing parking provision includes 5 spaces to the front of the school site, and fifteen spaces to the side of the school. The applicant advises that cycle storage could be provided adjacent to the existing external stores, which may be replaced. The site is secured by existing boundary fencing and secure entrance gates to both sides of the driveway, which are kept locked when not in use.

Item D2

Replacement Single Storey School for Lympne Primary School, Octavian Drive, Lympne, Hythe – SH/07/261

A report by Head of Planning Applications Group to Planning Applications Committee on 17 April 2007.

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Recommendation: Planning permission be GRANTED subject to conditions.

Local Member(s): Ms. S. Carey

Classification: Unrestricted

Replacement Single Storey School for Lympne Primary School, Octavian Drive, Lympne, Hythe – SH/07/261

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Recommendation: Planning permission be GRANTED subject to conditions.

Local Member(s): Ms. S. Carey

Classification: Unrestricted

Item D2

Replacement Single Storey School for Lympne Primary School, Octavian Drive, Lympne, Hythe – SH/07/261

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Local Member(s): Ms. S. Carey

Classification: Unrestricted

Replacement Single Storey School for Lympne Primary School, Octavian Drive, Lympne, Hythe – SH/07/261

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Classification: Unrestricted

Replacement Single Storey School for Lympne Primary School, Octavian Drive, Lympne, Hythe – SH/07/261

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Local Member(s): Ms. S. Carey

Classification: Unrestricted

Replacement Single Storey School for Lympne Primary School, Octavian Drive, Lympne, Hythe – SH/07/261

4. The applicant advises that the development has been both functionally and aesthetically designed, set within the existing landscaping of the site, and is to be in keeping with the context of adjacent properties. The architect has reviewed the footprint of the original building, and rationalised the layout in accordance with the user requirements. In addition, the roof layout has been revised, which the applicant suggests provides a simpler design solution. The applicant states that the original roof was a complex system, both structurally and in terms of drainage, which had poor thermal performance and did not allow natural light into the core of the building, or natural ventilation. The proposed roof design would allow natural light and natural ventilation into the core of the building, and the applicant advises that the overall massing of the roof would be reduced allowing it to perform better in terms of thermal capacity. The proposed building would be single storey in height, with a ridge height similar to that of the previous school.
5. The applicant proposes to increase the building footprint by 30 square metres. The line of the external built envelope is proposed to be rationalised along the eastern elevation (facing Octavian Drive) and the northern elevation (facing onto the external stores), in order to facilitate an increase in size of the staff room and infants classroom space respectively. The applicant advises that the distances between the proposed building and critical points such as the boundary of the site and distance from neighbouring properties has been carefully considered. In addition, the western elevation has only high-level window openings to the gable end wall to minimise overlooking issues.
6. The architect, the applicant and the School Head Teacher discussed this application at length prior to submission, and agreed on a number of changes to the design of the school, and the internal layout, which would improve the school aesthetically and functionally. Internal rationalisation of space, and the reorganisation of the internal layout, would allow the school to better function in practice. All circulation routes would allow easy access to all spaces, with doors and entrances clearly visible, and all the classrooms would have direct visual links and access to the external areas.
7. The building is proposed to be split into three wings, and would be terminated with a gable end on the west elevation. The spine of the building, to both the reception and infant areas, has a raised roof to allow natural light into the core of the activity spaces, and to allow for natural ventilation. The roof of the main hall is proposed to be asymmetric in shape, raised to the west side, again to allow natural light into the internal space below. The roof to the main entrance is proposed to be raised to define the entrance area and create a welcome high volume reception area.
8. The applicant advises that the proposed design of the new school would provide a stimulating environment where people can learn, work, and play, and that a conscious decision was taken to deliver a domestic scale building that would be in keeping with the surrounding area. In addition, the building would be constructed using a simple palette of materials including facing brickwork, white coloured render, cedar cladding, timber windows and a clay tiled roof. The fenestration reflects the original window opening locations, but has been rationalised to consist of a limited number of window types, and assembled to give a regular rhythm to the elevations.
9. The project aims to include sustainable design considerations, including sustainable materials and products and the use of sustainable construction methods. The proposed building would be reviewed in terms of its environmental performance considering factors such as the use of natural ventilation, natural light, grey water recycling and rainwater harvesting, recycling, high efficiency lighting, etc.

Replacement Single Storey School for Lympne Primary School,
Octavian Drive, Lympne, Hythe – SH/07/261

Reduced copies of the submitted drawings showing the site layout, floor plans and elevations are attached.

Planning Policy

10. The Development Plan Policies summarised below are relevant to the consideration of the application:

(i) **The Kent & Medway Structure Plan: Adopted 2006:**

Policy SP1 - Seeks to conserve and enhance Kent's environment and ensure a sustainable pattern of development.

Policy QL1 – Seeks to conserve and enhance the environment through the quality of development and design. Developments, individually or taken together, should respond positively to the scale, layout, pattern and character of their local surroundings.

Policy QL12 -Provision will be made to accommodate additional requirements for local community services. New community services will be located where they are accessible by walking and cycling and by public transport from the area they serve. Wherever practical they will be located in town, district or local centres.

Policy EN4 - Protection will be given to the nationally important landscape of the Kent Downs and High Weald Areas of Outstanding Natural Beauty; the primary objective in these areas will be to protect, conserve and enhance landscape character and natural beauty. Development which would be detrimental to the natural beauty, quality and character of the landscape and quiet enjoyment of the area will not be permitted. Development that is essential to meet local social or economic needs should be permitted provided it is consistent with the purpose of Areas of Outstanding Natural Beauty.

Policy EN5 – The primary objective of designating Special Landscape Areas is the protection, conservation and enhancement of the quality of their landscapes, whilst having regard to the need to facilitate the social and economic well-being of the communities situated within them.

Policy TP19 - States that development proposals should comply with vehicle parking policies and maximum standards adopted by the County Council.

(ii) **Shepway District Local Plan: Adopted 2006**

Policy BE1 – A high standard of layout, design and choice of materials will be expected for all new development. Materials should be sympathetic to those predominating locally in type, colour and texture. Development should accord with existing development in the locality, where the site and surrounding development are

**Replacement Single Storey School for Lympne Primary School,
Octavian Drive, Lympne, Hythe – SH/07/261**

physically and visually interrelated in respect of building form, mass, height, and elevational details.

Policy SD1 - All development proposals should take account of the broad aim of sustainable development - ensuring that development contributes towards ensuring a better quality of life for everyone, now and for generations to come. This involves meeting economic and social objectives and helping people meet their personal aspirations through accommodating the district's need for commercial and industrial development, new homes and other land uses and improving quality of life for all members of society whilst respecting specified environmental criteria

Policy SC2 - The District Planning Authority will grant planning permission for new or improved social and community facilities where the proposal meets set criteria relating to compatibility with surrounding land uses, access, access for disabled people and acceptability on highway, infrastructure and environmental terms.

Policy CO3- The District Planning Authority will give priority to the conservation and enhancement of natural beauty, including landscape, wildlife and geological features over other planning considerations. Proposals should protect or enhance the natural beauty of the AONB. Development inconsistent with this objective will not be permitted unless the exceptional economic and social benefits of the proposal outweigh the primary objective of conserving natural beauty.

Policy CO4 - Proposals should protect or enhance the natural beauty of the Special Landscape Area. The District Planning Authority will not permit development proposals that are inconsistent with this objective unless the need to secure economic and social wellbeing outweighs the need to protect the SLA's countywide landscape significance.

Policy LR12 – Proposals resulting in the loss of playing fields will only be permitted where development would not cause an unacceptable loss in local environmental quality and where it also accords with the following criteria:

- a) Sufficient alternative open space provision exists, or new sport and recreational facilities will be provided.....
- b) The land required is for an alternative educational purpose which cannot reasonably be met in another way.

Policy TR12 - Proposals for new development will only be permitted if provision is made for off street parking in accordance with the current maximum vehicle parking standards.

Replacement Single Storey School for Lympne Primary School,
Octavian Drive, Lympne, Hythe – SH/07/261

Consultations

11. **Shepway District Council:** raises no objection, but make the following comments:
- In addition to the imposition of conditions standard to a development of this nature, Shepway District Council would like to see the provision of suitable covered bicycle parking facilities for members of staff, visitors and school children to be included within the detailed design scheme.
 - Shepway District Council requests that the application is conditioned to ensure that the development meets with the sustainable design aims stated in the Design and Access Statement.

Lympne Parish Council: raises no objection to the proposal.

The Divisional Transportation Manager: states that:

‘bearing in mind this is a replacement school with no change to the number of staff or pupils, I confirm I have no objection to the proposals. A condition should be applied to any consent requiring the implementation of an agreed Travel Plan prior to the use of the school commencing, and the maintenance of the Travel Plan thereafter.’

County Fire Officer: no written comments received to date.

Local Member

12. The local County Member, Ms S. Carey, was notified of the application on the 19 February 2007.

Publicity

13. The application was publicised by the posting of a site notice, advertisement in a local newspaper, and the individual notification of 24 nearby properties.

Representations

14. 2 letters of representation have been received to date. The main planning comments/points of concern and objection can be summarised as follows:
- requests that for the safety of local residents, the re-build is not permitted to be so close to the boundary of their property;
 - Following a recent extension to the school, the building was only 2-3 metres from a boundary hedge;
 - The experience was very frightening for neighbouring residents, and they are concerned that the outcome could have been very different and that they could have lost their homes;

Discussion

15. In considering this proposal regard must be had to the Development Plan policies outlined in paragraph (10) above. Section 38(6) of the 2004 Planning and Compulsory Purchase Act states that applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise. Therefore, this proposal needs to be considered in the context of the Development Plan Policies,

Replacement Single Storey School for Lypne Primary School, Octavian Drive, Lypne, Hythe – SH/07/261

Government Guidance and other material planning considerations arising from consultation and publicity. As this application proposes to replace an existing Primary School, which was destroyed by fire, the precedent for the development of this site has been set. However, although a direct replacement, design alterations have been made, and the proximity of the school to the boundary, and the impact of this on residential amenity with regards to safety concerns, needs to be addressed.

16. Policies SP1 and QL1 of the Kent and Medway Structure Plan & SD1 and BE1 of the Shepway District Local Plan, seek to conserve and enhance the environment and require development to be well designed and respect its setting. This is particularly relevant to this site which is within an Area of Outstanding Natural Beauty and a Special Landscape Area, both of which are subject to policy designations which intend to protect, preserve and enhance the quality of the landscape.

Siting and Design

17. As detailed in paragraphs 3-9 above, this application proposes a single storey school to replace the existing Lypne Primary School. The building would accommodate 3 reception classrooms, 4 infant classrooms, a main hall and ancillary rooms, and would occupy the original footprint. As all hard and soft landscaping, car parking and access points are already in situ the only point of discussion is the siting of the school building itself. The foundations are still evident on site, and it is suggested that these could be reused. The applicant proposes that the building footprint would, however, increase by 30 square metres, accommodated by rationalising the line of the external envelope on 2 elevations. However, this would not bring the extent of the built development on the site any closer to neighbouring properties and is therefore considered to be acceptable.
18. Although the school site is within an Area of Outstanding Natural Beauty and a Special Landscape Area, the site is previously developed as a school site, and therefore the principle of the development is accepted, and a precedent already set. The green space within the site is designated under Policy LR12 of the Shepway District Local Plan and, therefore, the location of built development within the site is constrained to existing areas of hardstanding. Under the circumstances, I see no objection from a planning policy viewpoint to the redevelopment of this existing site on the fringes of a settlement within the Area of Outstanding Natural Beauty and a Special Landscape Area. Moreover, in the light of the negligible impact on the existing green space at the site, I also see no objection on Local Plan Policy grounds to protect green spaces.
19. Utilising the existing footprint of the previous school is the logical siting for the replacement school, although this has met with concern from neighbouring residents who raise objection on the grounds of safety, in the event of any future fire. In particular, local residents express concern over the proximity of the school to the boundary as when the school was alight residents considered that their properties were at risk. They are, therefore, understandably concerned that should a fire break out in the school again, the outcome could be different. Under the circumstances, the County Fire Officer has been consulted on this application but at the date of writing this report a response had not been received. Should comments be received prior to the Planning Applications Committee Meeting then these will be reported verbally to Members for consideration.
20. However, at this time the applicant has advised that the school building will remain on the original footprint, and cannot be moved away from the boundary with properties in Stone Street. With regards to safety and fire risk the applicant advises as follows:

**Replacement Single Storey School for Lympne Primary School,
Octavian Drive, Lympne, Hythe – SH/07/261**

“We understand from the letters that this concern stems from the possible risk of fire spread from the school to neighbouring properties in the event of a fire. Although this did not occur when the school burnt down last September we understand their concerns.

Our client has expressed a desire to reinstate the school on the original footprint, with similar massing to that of the existing, therefore trying to possibly re-use existing substructure.

The new scheme has very much been designed with the fire strategy at the forefront of our, and our clients, minds. The fire strategy is one of prevention, detection and containment that will at minimum satisfy the current regulatory construction requirements. We can also confirm that it is proposed a fire sprinkler system is to be installed at the school which will be linked to the fire detection system.

We would also like to confirm there are no roof voids in the classrooms nearest to the boundary, which could facilitate fire spread through the building. The building is designed in such a way that it is split up into 3 fire compartments of 60 Minutes integrity.

All the above measures will significantly reduce the risk of fire propagation within the new building and will be a significant improvement upon the fire safety standard of the original building.”

In light of the above, I consider that the applicant has taken all reasonable precautions with regards to fire risk, and that in the unlikely event that a fire should break out, the design of the new school would contain the fire and minimise damage. Therefore, I consider that the siting of the proposed school is acceptable, and that the risk of fire is lower in the replacement school than it was in the original school building.

21. In providing a replacement school, the applicant has taken the opportunity to modernise the facilities available by reorganising the internal layout, and altering the roof layout and elevations. These changes are outlined in paragraphs 4 to 9 above, and offer a modern design solution. Although the highest point of the proposed roof would not exceed the highest point of the previous roof, the roof layout has been amended. This means that some areas of the roof are higher than that of the previous building. However, the school would remain a single storey development, which would be sympathetic to surrounding single and two storey residential development in terms of scale, massing and height. The closest residential properties to the rear of the site, located in Stone Street, would now face a gable wall which has high level glazing for natural lighting only. Although this would be more prominent than the pitched roof that previously faced this elevation, I do not consider that the neighbouring properties would be overlooked or overshadowed by the development. In addition, the western boundary of the site is heavily planted, providing natural screening between the development and the closest residential properties. Overall, I consider that the proposed development is acceptable in terms of scale, massing and sighting, and that the changes made to the internal layout, roof layout and elevations are in keeping with the vicinity and allow for the provision of better facilities.
22. The applicant proposes that the building would be constructed using a simple palette of materials, including facing brickwork, white coloured render, cedar cladding, timber windows and a clay tiled roof. The facing brick would match that of the previous school, and the roofing materials would match as close a practicably possible bearing in mind

Replacement Single Storey School for Lympne Primary School, Octavian Drive, Lympne, Hythe – SH/07/261

the pitch of the roof is now lower than that of the previous school. Should Members be minded to permit, details and samples of all materials to be used externally would be required under planning condition. That would ensure that the development was constructed using materials appropriate to the site's location within an Area of Outstanding Natural Beauty, a Special Landscape Area and within a residential setting.

Highways

23. The new school would be a direct replacement for the original school. The number of staff and pupils would remain the same, and access and car parking would remain as existing. The Divisional Transportation Manager requests that a School Travel Plan be required under planning condition, and I consider it acceptable to request that this be submitted within 12 months of the date of the permission since that was not a requirement at the time the development was first considered. In addition, the District Council would like to see the provision of suitable covered bicycle parking facilities, which is something that the applicant suggests could be provided adjacent to the existing stores. Therefore, I consider that details of such a covered bicycle parking facility be required under planning condition. The main impact that this application would have on the local highway network would be construction traffic and associated vehicles. Unfortunately, the construction of any development does have short term impacts upon the local highway and this cannot be avoided. However, the impact can be minimised through the imposition of conditions. Should Members be minded to permit, conditions would be imposed to ensure that mud and debris is not deposited on the local highway, and hours of construction works would also be limited.

Conclusion

24. In summary, I consider that there are special circumstances to justify the proposed development within a Special Landscape Area and Area of Outstanding Natural Beauty. I consider that the siting and design of the replacement school would not have a detrimental effect on the amenity of local residents or the character and appearance of the Special Landscape Area or the Kent Downs Area of Outstanding Natural Beauty. Overall, I consider that the design solution proposed is a sensitive approach to the landscape aspects relevant to this particular location. Subject to the imposition of conditions, I am of the opinion that the proposed development would not give rise to any material harm and is otherwise in accordance with the general principles of the relevant Development Plan Policies. Therefore, I recommend that permission be granted subject to the imposition of appropriate conditions.

Recommendation

25. I RECOMMEND that PLANNING PERMISSION BE GRANTED SUBJECT TO conditions, including conditions covering:
- the standard time limit;
 - the development to be carried out in accordance with the permitted details;
 - external materials to be submitted for approval;
 - a scheme of landscaping, its implementation and maintenance;
 - provision and retention of cycle parking;
 - preparation, implementation and ongoing review of a School Travel Plan;
 - hours of working during construction;
 - prevention of mud being deposited in the highway;

Item D2

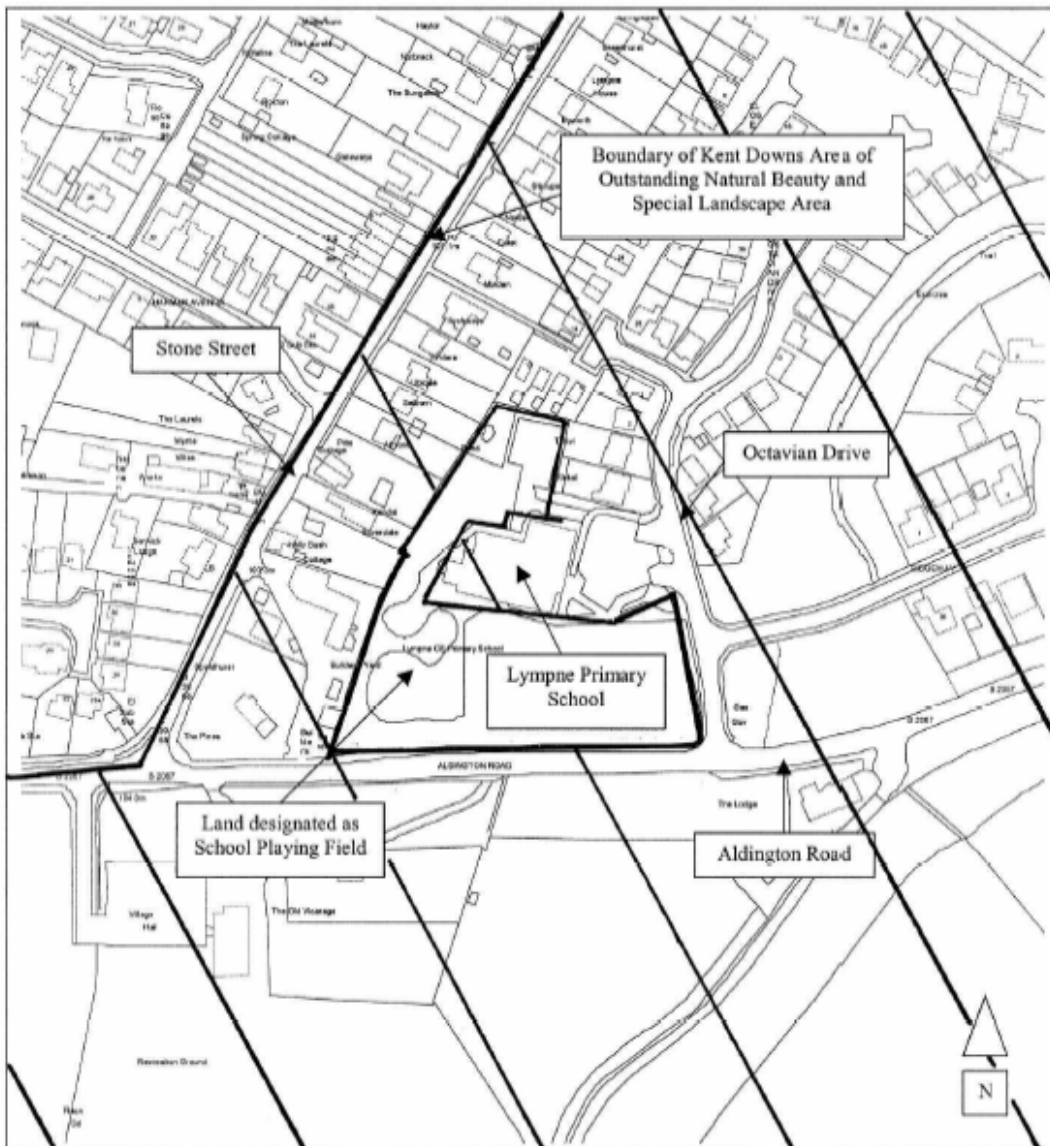
Replacement Single Storey School for Lympne Primary School,
Octavian Drive, Lympne, Hythe – SH/07/261

Case officer – Mary Green

01622 221066

Background documents - See section heading
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SITE PLAN



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GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.

2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BRITISH STANDARDS INSTITUTION (BSI) STANDARDS.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY AND OTHER RELEVANT AGENCIES.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL EXISTING PAVEMENTS AND SURFACES.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL EXISTING SERVICES AND UTILITIES.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL EXISTING LANDSCAPE AND PLANTING.

8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL EXISTING STRUCTURES AND UTILITIES.

9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL EXISTING SERVICES AND UTILITIES.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL EXISTING LANDSCAPE AND PLANTING.

NOTE: THE EXTENT OF THE PROPOSED DEVELOPMENT IS SHOWN BY THE HATCHED AREAS. ALL EXISTING UTILITIES AND SERVICES ARE TO BE CLARIFIED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL EXISTING SERVICES AND UTILITIES.



FOR PLANNING	
	Development Description LYMPHE PRIMARY SCHOOL
KENT COUNTY COUNCIL	PROPOSED SITE PLAN
LYMPHE PRIMARY SCHOOL	DATE: 15/11/20
PROJECT NO: 15/11/20	SCALE: 1:500
DATE: 15/11/20	BY: J. GARDNER
PROJECT NO: 15/11/20	SCALE: 1:500
DATE: 15/11/20	BY: J. GARDNER

D2.3

GENERAL NOTES

1. ALL WORK TO BE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE BRITISH STANDARDS INSTITUTION (BSI) SPECIFICATIONS FOR CONSTRUCTION.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY AND OTHER RELEVANT AGENCIES.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY AND OTHER RELEVANT AGENCIES.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY AND OTHER RELEVANT AGENCIES.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY AND OTHER RELEVANT AGENCIES.

REGULATORY LIAISON CONTACTS

1. LOCAL AUTHORITY: [Name]

2. FIRE SERVICE: [Name]

3. ENVIRONMENTAL HEALTH: [Name]

4. PLANNING: [Name]

5. HIGHWAYS: [Name]

6. UTILITIES: [Name]

FOR PLANNING

1. DATE: [Date]

2. DRAWING NO: [Number]

3. PROJECT NO: [Number]

FOR PLANNING

1. DATE: [Date]

2. DRAWING NO: [Number]

3. PROJECT NO: [Number]

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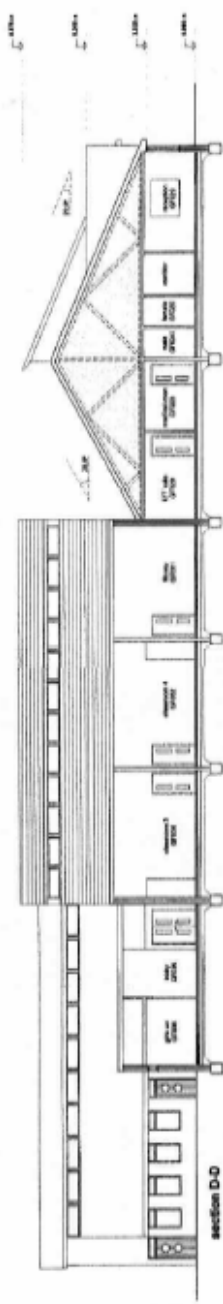
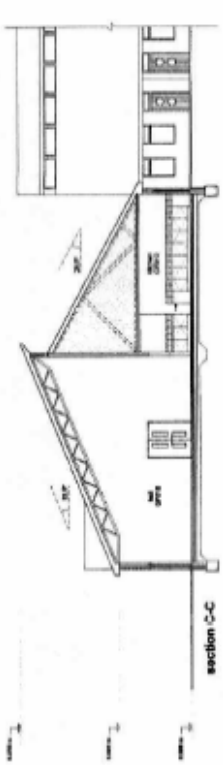
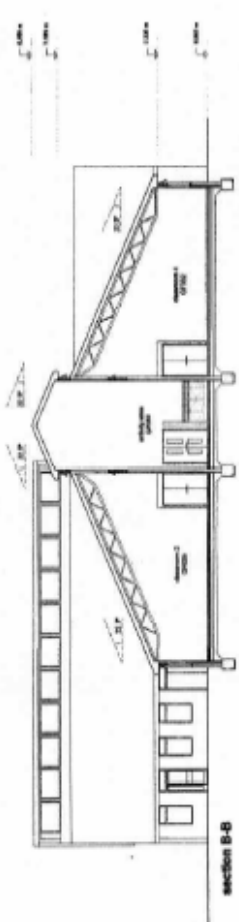
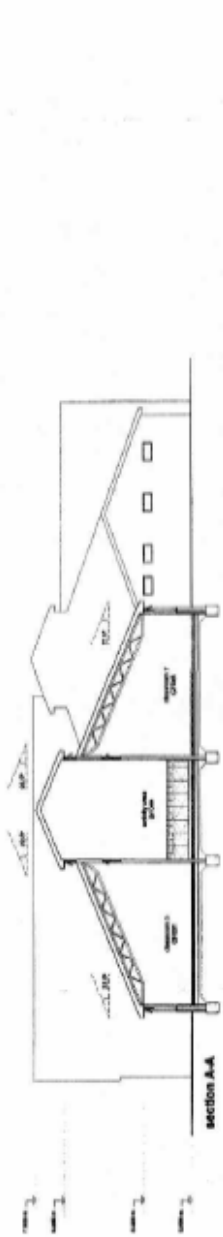
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FOR PLANNING

1. DATE: [Date]

2. DRAWING NO: [Number]

3. PROJECT NO: [Number]



D2.6

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Item D3**Temporary two-storey modular block of eight classrooms, Gravesend Grammar School.**

A report by Head of Planning Applications Group to Planning Applications Committee on 17 April 2007.

Application by Governors Of Gravesend Grammar School And KCC Children, Families And Education for temporary two-storey modular block of eight classrooms at Gravesend Grammar School, Church Walk, Gravesend (Ref:GR/07/119)

Recommendation: Permission be granted.

Local Member(s): Mrs Jane Cribbon, Mrs Maureen Newell Classification: Unrestricted

Site

1. Gravesend Grammar School is an 11-18 age Foundation School situated on a large site to the east of Gravesend Town Centre. There are three main vehicle entrances off Church Walk. There is also an entrance from Pine Avenue/Milton Hall Road. To the south of the school there is a residential area, and to the east the school neighbours St John's Catholic Primary School. To the west there are sports grounds and to the north lies A 226 (Milton Road). A site plan is attached.

Proposal

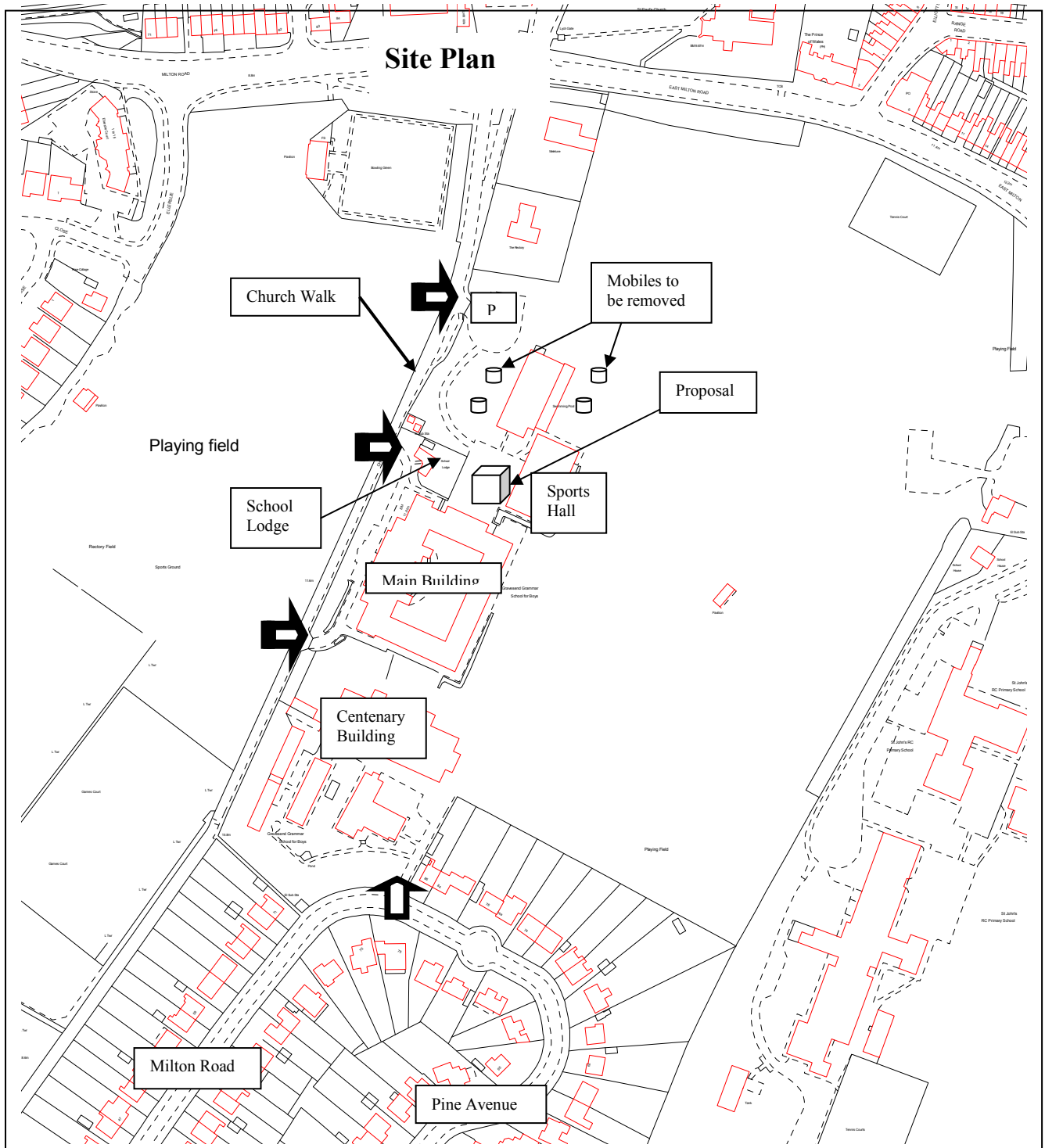
2. The application has been submitted on behalf of the Headteacher of the school and Kent County Council Children Families and Education. The proposal includes removal of 4 dilapidated mobile classrooms and replacement with a double storey 8-classroom modular block, increasing the overall provision by four classrooms (See the attached elevation drawings). The building is needed on the site for a period of 3 years, until the delivery of new permanent buildings, expected in 2010, as part of the Building Schools for the Future programme (BSF). The proposal site is currently used as a hard surface area with an informal minibus parking arrangement. The site is occasionally used for an overflow car park during after school hours for about 15 cars.

Background

3. Originally, the accommodation at the school comprised two major buildings. Since the early 1990's an increase in admission numbers to 150 per year and the lowering of the school's intake age from 14 to 11 has led to an expansion of the school roll from 450 to a current pupil count of 1020. The School has extended its buildings by adding seven classrooms in 1993 and two classrooms in 2003. Additionally, four wooden huts and four mobile buildings have been added to meet increasing student intake. The school's sixth form has expanded rapidly in recent years and the applicant advises that the school's accommodation has once again reached a critical situation.
4. The applicant states that the Gravesend Grammar School is due to undergo major rebuilding and refurbishment under the Building Schools for the Future programme. The BSF programme is likely to deliver new buildings at the school for the 2010/2011 academic year. Meanwhile, the school expresses need for additional accommodation to enable the school to operate efficiently and effectively.

Item D3

Temporary two-storey modular block of eight classrooms at Gravesend at Grammar School, Church Walk, Gravesend – GR/07/119



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Item D3

Temporary two-storey modular block of eight classrooms at Gravesend at Grammar School, Church Walk, Gravesend – GR/07/119

Photo 1 View from car park looking north >

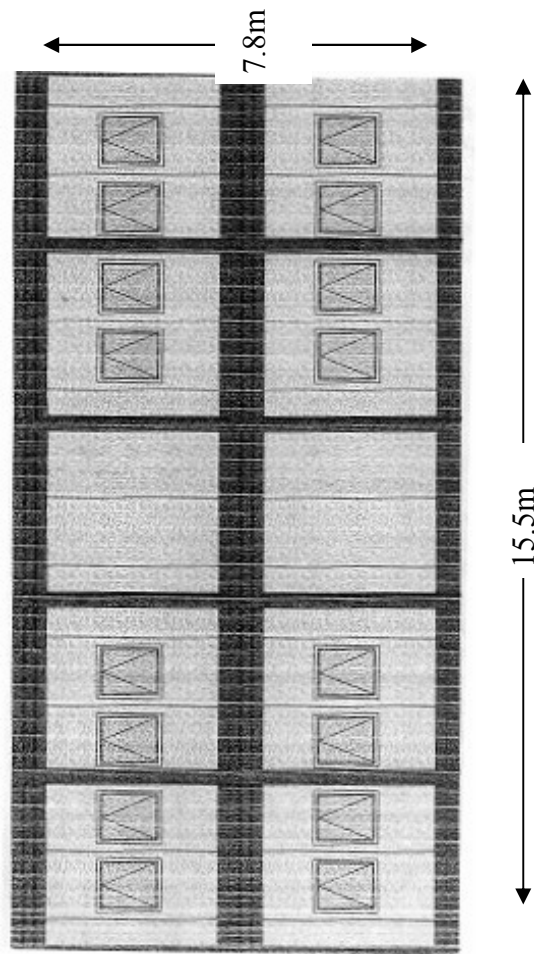
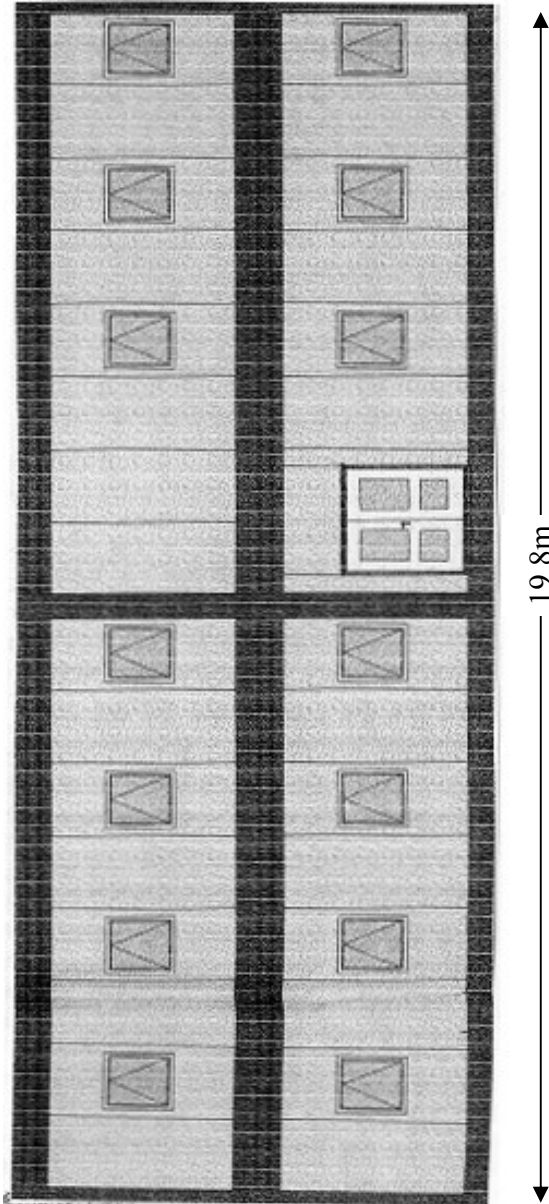


Figure 1 Elevation drawings Front ^and Side >

Temporary two-storey modular block of eight classrooms at Gravesend at Grammar School, Church Walk, Gravesend – GR/07/119

Planning Policy

5. The Development Plan Policies summarised below are relevant to the consideration of the application:

The Kent & Medway Structure Plan 2006:

- Policy SP1** Seeks to conserve and enhance Kent's environment and to ensure a sustainable pattern of development.
- Policy SS6** Seeks to improve the built and natural environment, functioning and appearance of the suburbs of the major urban areas, including the provision of services and facilities that serve local needs.
- Policy QL1** Seeks all development to be well designed and high quality that respond positively to the local character. Development, which would be detrimental to the built environment, amenity, function or character of the area, will not be permitted.
- Policy QL11** Existing community services (including schools) will be protected as long as there is a demonstrable need for them. Provision will be made for the development and improvement of local services in existing residential areas and in town and district centres, particularly where services are deficient.
- Policy TP3** States that the local planning authority should ensure that development sites are well served by public transport, walking and cycling.
- Policy TP19** States that development proposals should comply with vehicle parking policies and maximum standards adopted by the County Council.

Gravesham Local Plan 1st Review 1994:

- Policy TC1** The scale and massing of the buildings should normally be in keeping with their surrounding. Materials used should be of good quality and sympathetic to the area concerned.
- Policy T1** Planning Authority will consider the impact of the generated travel demand on the transport system as a whole and on the environment.

Gravesham Local Plan 2nd Review 2000 (supports the Local Plan 1st Review):

- Policy T1** The Planning Authority will consider the impact of the generated travel demand on the transport system as a whole and on the environment.
- Policy BE12** A high standard of layout, design and materials will be expected for all new development with particular attention to the scale, massing, height, and proportions of the building.

Temporary two-storey modular block of eight classrooms at Gravesend at Grammar School, Church Walk, Gravesend – GR/07/119

- Policy D2** Requires landscaping proposal for all new development that enhance the development in its setting and incorporates the retention of as much of the existing vegetation on site as possible.

Consultations

Gravesham Borough Council: raises no objection in principle, provided that permission is granted for a temporary period only. At the end of this period, the situation should be reviewed and consideration given to the erection of a more permanent building. Additional comments are summarised below:

- No detail has been provided which illustrates the location of the existing mobiles that will be removed (the information has been provided since)
- There is a question as to why the four other wooden huts are not being removed, when four new classrooms are being provided
- There appears to be significant demand for on site parking
- At the time of the site visit, the application site was being used for the parking of two minibuses and around the site there were many vehicles parked
- The Borough Council's Senior Engineer has commented as follows: "The proposal would appear to consolidate classroom facilities on the site and (according to the statement) does not envisage any expansion in the size of the school, pupil or staff numbers. Although the site of the proposed classroom block is sometimes used for parking, the main car parking areas along the western boundary of the school will not be affected. Clearly the removal of the old portable buildings at the north western corner would enable more parking to be provided there and I consider that there is enough parking elsewhere on the site to meet the school's needs. Consequently, the proposal is considered acceptable in highway and access terms and hence no objection is raised."
- It has been noted that the applicant has suggested that the area vacated by the old mobile classrooms may be used for car parking and that various local residents have raised concerns about car parking at the wider school site
- It has been highlighted that the design and access statement contained little discussion relating to the design of the building in relation to its surrounding context.

Divisional Transportation Manager: raises no objection to the proposal. Further comments are summarised below:

- Whilst the area within which the proposed buildings are to be located is not a permanent car park, there is some indication that the area is used as an occasional overflow parking facility.
- If there is no existing or alternative facility available for the use for out-of-hours events, measures may be needed to ensure that there is no adverse effect on the local highway network when any such event is taking place.
- If the area is used for the parking of school minibuses, it is recommended that an alternative facility is secured, which does not take up existing on-site parking spaces currently available for staff/visitors use.

The Environment Agency: no comments received to date

Local Members

6. The local Members, M Newell & Jane Cribbon, were notified of the application on the 7 February 2007.

Temporary two-storey modular block of eight classrooms at Gravesend at Grammar School, Church Walk, Gravesend – GR/07/119

Publicity

7. The application was publicised by the posting of a site notice on the entrance off the Church Walk and later re-posted on entrances on Church Walk and Pine Avenue at the request of a resident.

Representations

8. 3 letters of representation have been received regarding the proposal. The planning considerations can be summarised as:
 - completely opposed to the above application on the grounds that this school needs to provide many more parking spaces for pupils
 - it is not true that the school presently possesses adequate parking facilities
 - it is a dreadful and quite erroneous statement by the School that they are “confident that the School operates effectively without this space available for parking”
 - the proposed site for the development is presently used to park the school’s minibus, the proposal reduces the number of car parking spaces within the school grounds that are available for the use of students
 - on any school day, the residents of Pine Avenue and Milton Hill Road are subject to the most flagrant abuses of the Highway Code by many sixth form students of the school
 - cars parked outside off Church Walk can cause disruption to funeral arrangements
 - concern about disruption to local residents and increased potential for accidents
 - allowing the proposed development without an increase in suitable parking places for students within the school grounds, KCC would sanction the School’s disregard for the right of the local residents to enjoy quiet possession of their property
 - the School should provide parking facilities within the school grounds for all potential student drivers and staff
 - the school grounds vacated by the present mobile classrooms should be converted into a hard surface parking area

Discussion*Introduction*

9. The application is required to be determined in accordance with the relevant Development Plan policies, unless other material considerations are of overriding importance. Consideration should be given to the impact upon residential amenity and whether the layout and scale of the development would have an unacceptable impact on highway considerations. Policy QL1 and TR3 of the Kent and Medway Structure Plan and policy BE12 and T1 of the Gravesham Local Plan 2nd Review require new developments to be of high quality and well designed, not to lead to the loss of amenity and considers an impact of the generated travel demand on the transport system on the environment. In conjunction with these and other relevant policies, these issues need to be considered in the determination of this application and are discussed below.

Need

10. As stated by the applicant in the supporting statement, the school assessment of the “net capacity” of the school premises resulted in a theoretical capacity 932 students (in accordance with the DfES standard calculations), at the guideline utilization figure of approximately 70% for classrooms. This implies that the school is some 120 pupil spaces short of a sufficient number (i.e. 4 classrooms). Replacing the existing 4 mobiles with 8 new classrooms would bring the school up to the appropriate capacity for the current number of students.

Temporary two-storey modular block of eight classrooms at Gravesend at Grammar School, Church Walk, Gravesend – GR/07/119

11. The Borough Council highlighted that the School proposes to install eight new mobile classrooms whilst only 4 old mobile buildings are proposed to be removed from the school site. Consequently, the four old wooden huts would continue to be on the school site. In response to this comment, the applicant states that these buildings would not be removed, as they are still needed to meet the School's needs. I believe that the consideration should be given to the Kent and Medway Structure Plan Policy QL11, which protects community facilities as long as there is a demonstrable need for them.

Car Parking

12. Representations have raised objection to the development, on the bases that it would remove necessary parking spaces, which should be kept available for students to park. However, the applicant notes that the site in question has been used as over-spill car park only, and exclusively outside the hours of normal school operations. Such need would be during evening events around 10 times a year typically such as parents' consultation evenings and open evenings. The applicant confirms that there would be no increase in staff or student numbers and therefore no additional car parking is proposed as part of this proposal.

13. It is noted that there are 119 staff employed at the school however many are part time and this figure reflects a full time equivalent figure (FTE) of less than 90. This figure includes 10 cleaners who do not work at the same time as other staff members. It is stated that many members of staff live locally and do not use a car to travel to work. Further, there are 290 students in sixth form, of which many drive to school but also many are under the legal driving age of 17. The School's current parking arrangement covers 88 regular parking spaces on the school site, including 2 spaces reserved for disabled drivers. Additionally, the School allows parking on the school grass to the north of the old swimming pool, which in most weather conditions is used for additional parking. The Divisional Transportation Manager confirms that whilst the area within which the proposed building is to be located is not a permanent car park, the proposal is considered acceptable in highway and access terms.

14. Having considered the fact that no primary parking is being removed as a result of the proposal, and also that there would be increase in staff or students numbers, I do not consider that this development would significantly affect the current parking situation around the school, especially during school hours. The development site lies within residential area, is well served by public transport, walking and cycling facilities and therefore these alternative ways of travel should be promoted by the School to ease the congestion.

Location and alternatives

15. Two alternative sites were considered for the development. First, the current main school car park has been considered. This location would offer a more compact school site however, it would cause a large knock-on effect of the displacement of almost 40 regular daytime parking spaces. Furthermore, this area has a more complex structural proposition with a sloping site and possible structural uncertainty regarding the retaining wall to the north-west edge of the car park behind the main building. Furthermore, it is expected that this car park could be an area upon which some new buildings may be constructed in the BSF project.

16. The second alternative location considered was the school playing fields, close to the "Centenary Building". This location was not considered desirable, as it would result in loss of playing field space and would lead to less compact site. Also, there is a possibility that the site could be needed for the BSF project.

17. The chosen location for the modular structure is considered to have the least impact on the parking arrangements. If the mobile block is permitted there would still be sufficient

Temporary two-storey modular block of eight classrooms at Gravesend at Grammar School, Church Walk, Gravesend – GR/07/119

space to enable the minibus to turn and then be parked at the rear (north-east) of the temporary building. For this reason, it would not have knock-on impact upon parking in the rest of the school. Moreover, it would provide a relatively compact site of the school and it would be the least visible from any public space. Lastly, it has the least probability of being developed as part of the BSF programme.

Design and layout

18. The classroom block is of a temporary nature and is expected to be on site for three years until September 2010, at which point the School hopes to provide a new permanent building through the BSF. The major design drivers behind such a temporary development were speed of delivery of the additional classroom space to meet the demand, cost effectiveness and the ability to select a location that was not expected to compromise the upcoming BSF building projects. The eight mobile classrooms would be installed in a way to result in a single building with a single entrance. The intention of the School is to propose mobile units in the location, which would feel like an integral part of the school and to have the least impact on the visual amenity of residents. The mobile block would be 7.8m high, which is of very similar height to the existing two storey Sports Hall, Main Building and the School Lodge (See site plan and photo 1). The nearest residential property to the development site is 100m to the north and more than 140m to the nearest residential property to the south. The mobile units are offered with double glazing for the purpose of heating and of steel construction and a high level of security, which is much better than the old mobile buildings that are proposed to be removed. The external walls of the building would be Moorland Green, whilst doors are proposed to be Aztec Yellow (Elevation drawing is attached). Other options for external finishes, such as brick cladding to match the existing school buildings, were considered but rejected on the grounds of cost, in relation to the short-term nature of the development.
19. A ramp is incorporated into the design of the ground floor entrance, enabling any potential disabled students and staff access to all four ground floor classrooms. Having in mind that all eight classrooms would have identical facilities, I consider that it would be easy to ensure that any disabled student/teacher would not need to have to access the first floor. This could be achieved by simply swapping classrooms whenever such a situation occurred
20. Finally, in order to install the mobile building onto the site, one tree would have to be removed (see photo1). I would consider that the tree does not contribute significantly to the character of the area and therefore a replacement planting elsewhere on school site would be sufficient to mitigate that loss.

Conclusion

21. Overall, I consider that the proposal would not have a detrimental effect on the highways and residential amenity. Further, the mass and the design of the proposed development is satisfactory for the temporary purpose of the building. I am of the opinion that the proposed development would not give rise to any material harm and is otherwise in accordance with the relevant Development Plan Policies. Therefore, I recommend that permission be granted subject to the imposition of appropriate conditions.
22. I RECOMMEND that PERMISSION BE GRANTED SUBJECT to conditions, including conditions covering:
 - Temporary planning permission until the end of September 2010
 - The development to be carried out in accordance with the permitted details
 - Replacement of a tree in the nearest appropriate location

Item D3

Temporary two-storey modular block of eight classrooms at Gravesend at Grammar School, Church Walk, Gravesend – GR/07/119

Background documents –See section heading

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Item D4**Construction of covered swimming pool with associated car parking, Paddock Wood Primary School, Paddock Wood – TW/07/560**

A report by Head of Planning Applications Unit to Planning Applications Committee on 17 April 2007.

TW/07/560 – Revised application for construction of covered swimming pool, including changing accommodation and plant room with associated car parking, paving and landscaping. Paddock Wood Primary School, Old Kent Road, Paddock Wood, Tonbridge.

Recommendation: Permission be granted.

Local Members: Mr A. King

Classification: Unrestricted

Site

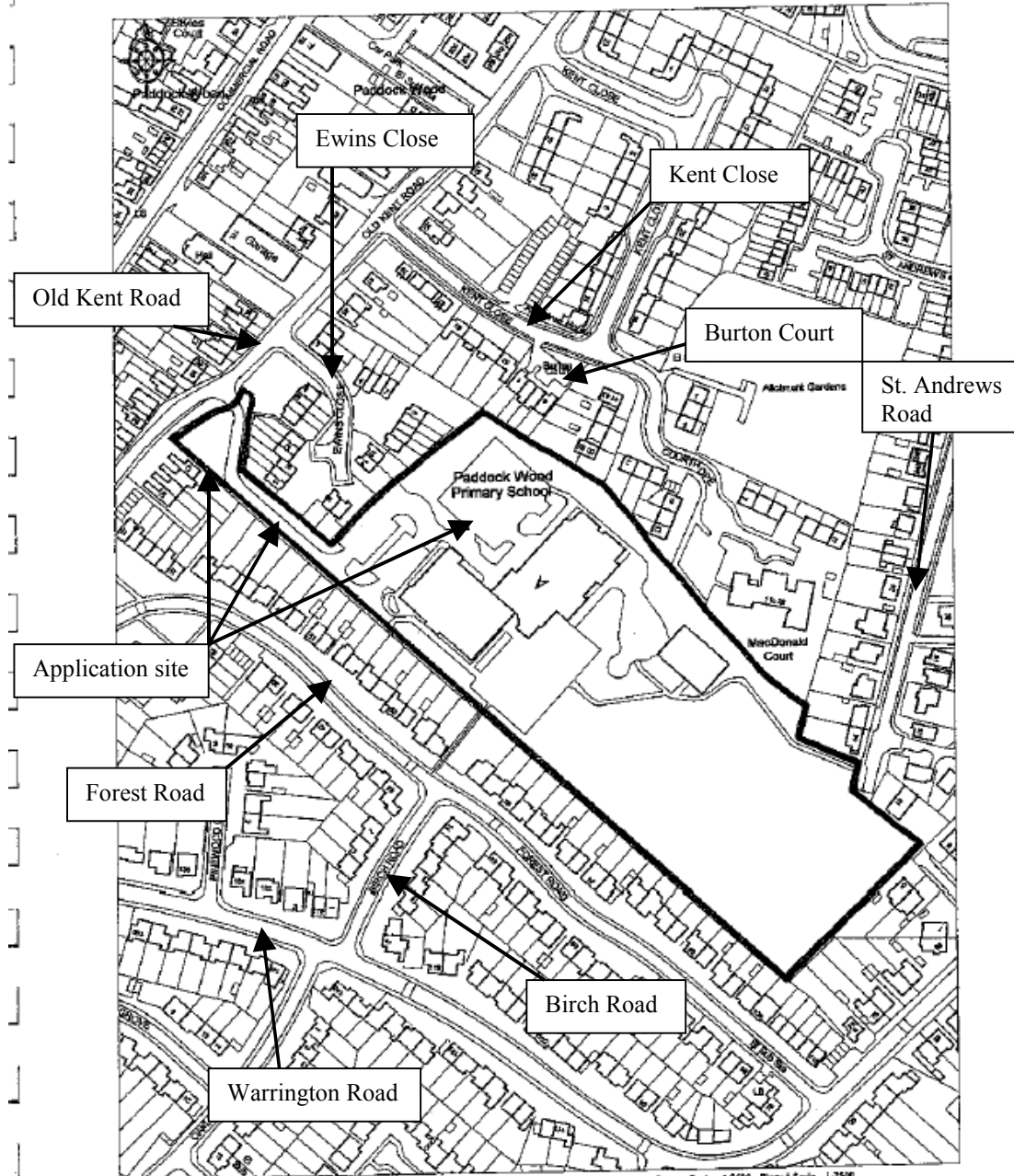
1. Paddock Wood County Primary School is located off Old Kent Road near to Paddock Wood town centre. Access to the site is via dedicated access road off Old Kent Road, and via a pedestrian footway onto Forest Road.
2. The application site is located towards the north corner to the front of the school grounds adjacent to Ewins Close, Burton Court and Kent Close, as well as minor extensions to the existing hard standing on site either side of the access road. The proposed location consists of part of the existing school playground area and a grassed area to north east of the existing car park and the main school building.
3. The Paddock Wood School site is surrounded by housing (please see attached plan). The nearest residential properties to the proposed building are located approximately 18 metres to the north-west in Ewins Close and 31 metres to the north-east in Burton Court. The closest façade to façade distance between the proposed building and residential property in Ewins Close would be approximately 28 metres.
4. There are no site-specific land designations within the Development Plan relating to the site.

Background

5. In February 1994 an application to develop a swimming pool in a similar location within Paddock Wood Primary School grounds was permitted by the County Planning Authority (ref: TW/93/1172). The planning permission required that the development be commenced within 5 years of the date on which permission was granted. Due to financial constraints the permission was never implemented and has now lapsed. The planning permission restricted the use of the pool to use by pupils and staff only during normal school hours, with use at other times restricted to between the hours of 0800 to 2100 Mondays to Saturdays only.
6. Since the 1994 application was considered, the land located to the north-west of the site (which constituted part of the school grounds) and land to the north-east, has been a redeveloped accommodating the housing development in Ewins Close and Burton Court.

Construction of swimming pool, Paddock Wood Primary School, Paddock Wood – TW/07/560.

**PROPOSED SWIMMING POOL
PADDOCK WOOD COUNTY PRIMARY SCHOOL**



Ordnance Survey

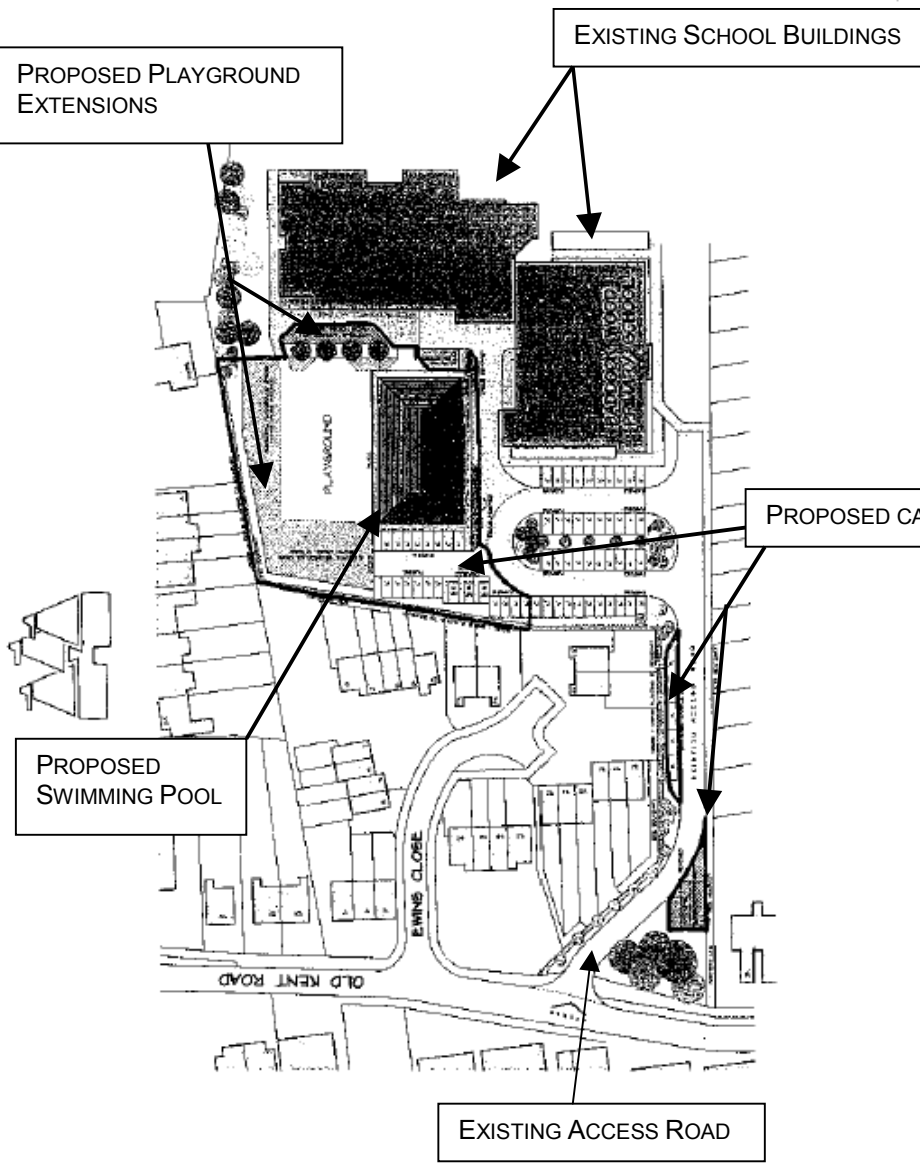
© Crown copyright 2006. All rights reserved. License Number 100050609. Survey Scale - 1:2500. Plotted Scale - 1:2500

The Johnson Dennehy Planning Partnership
The Coach House, Beacon End House,
London Road, Stanway, Colchester, Essex, CO3 0NY

RECEIVED
28 MAR 2007

Construction of swimming pool, Paddock Wood Primary School, Paddock Wood – TW/07/560.


PROPOSED SWIMMING POOL – PADDOCK WOOD COUNTY PRIMARY SCHOOL
 PADDOCK WOOD – KENT
 First Strokes Swim Schools Ltd



NORTH

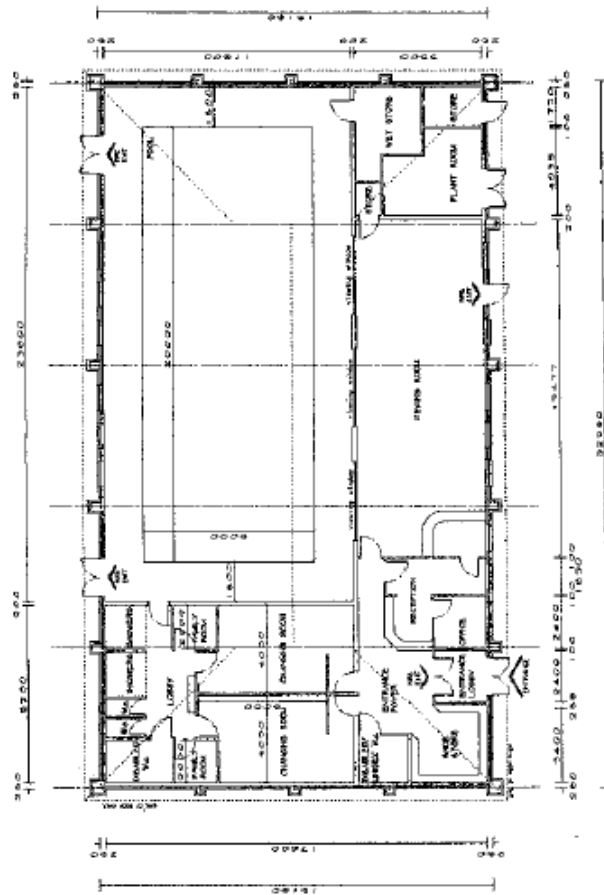
SITE LAYOUT
 SCALE 1 : 500.

31 JULY 2007

	THE JOHNSON DENISBY PLANNING PARTNERSHIP LTD. The Coach House, River End House, London Road, Sittingbourne, Kent, CO5 0BN Telephone: 01474 206700 Fax: 01474 206701 E-Mail: jdp@johnsondenisby.com		PROJECT Proposed Swimming Pool Paddock Wood County Primary School Paddock Wood – Kent	TITLE SITE LAYOUT.	CLIENT FIRST STROKES SWIM SCHOOLS LTD.	Revisions Description Date By	SCALE DATE FILE No DRG No
	31 JULY 2007		Designer: G.E. FILE No: 0742. DRG No: 220.	P.J.			

Construction of swimming pool, Paddock Wood Primary School, Paddock Wood – TW/07/560.

PROPOSED SWIMMING POOL – PADDOCK WOOD COUNTY PRIMARY SCHOOL
 PADDOCK WOOD – KENT
 First Strokes Swim Schools Ltd



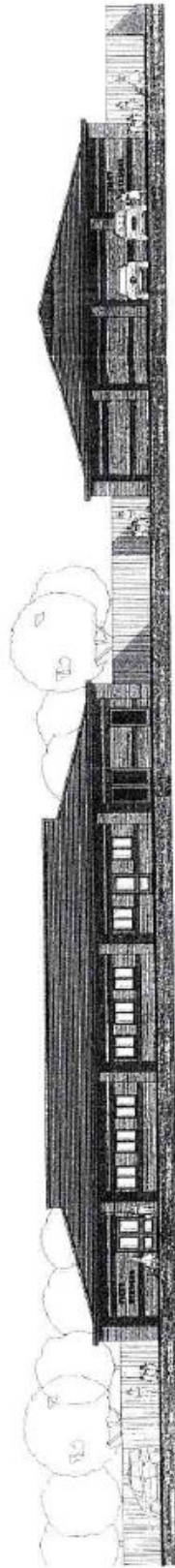
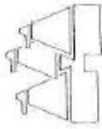
FLOOR PLAN.

28 MAR 2007

	THE JOHNSON DENNERLY PLANNING PARTNERSHIP LTD. The Coach House, Broomfield Road, Lymington, Hampshire, B315 2DQ, UK T: 01534 833333 F: 01534 833333 E: info@jdp.co.uk T: 01534 833333 F: 01534 833333 E: info@jdp.co.uk		PROJECT Proposed Swimming Pool Paddock Wood County Primary School Paddock Wood - Kent	TITLE FLOOR PLAN.	CLIENT FIRST STROKES SWIM SCHOOLS LTD.	Revisions 2007/03	SHEET DATE DRAWN CHECKED DATE FILE NO. DRAWING NO.
	THE JOHNSON DENNERLY PLANNING PARTNERSHIP LTD. The Coach House, Broomfield Road, Lymington, Hampshire, B315 2DQ, UK T: 01534 833333 F: 01534 833333 E: info@jdp.co.uk T: 01534 833333 F: 01534 833333 E: info@jdp.co.uk		PROJECT Proposed Swimming Pool Paddock Wood County Primary School Paddock Wood - Kent	TITLE FLOOR PLAN.	CLIENT FIRST STROKES SWIM SCHOOLS LTD.	Revisions 2007/03	SHEET DATE DRAWN CHECKED DATE FILE NO. DRAWING NO.

Construction of swimming pool, Paddock Wood Primary School, Paddock Wood – TW/07/560.

PROPOSED SWIMMING POOL – PADDOCK WOOD COUNTY PRIMARY SCHOOL
 PADDOCK WOOD – KENT
 First Strokes Swim Schools Ltd



South West Elevation.

North West Elevation.



North East Elevation.

South East Elevation.

PROJECT NO: TW/07/560
 DATE: 28/01/2014
 DRAWN BY: J. BENTON
 CHECKED BY: J. BENTON
 SCALE: 1:50
 DATE: 28/01/2014

	THE CORPORATION OF KENT COUNTY COUNCIL 100, High Street, Maidstone, Kent ME1 1TA Tel: 01622 694400 Fax: 01622 694401 Email: info@kent.gov.uk Website: www.kent.gov.uk	PROJECT Proposed Swimming Pool Paddock Wood County Primary School Paddock Wood – Kent	TITLE ELEVATIONS.	CLIENT FIRST STROKES SWIM SCHOOLS LTD	Revisions 1/1/2014 2/1/2014 3/1/2014 4/1/2014 5/1/2014 6/1/2014 7/1/2014 8/1/2014 9/1/2014 10/1/2014 11/1/2014 12/1/2014 13/1/2014 14/1/2014 15/1/2014 16/1/2014 17/1/2014 18/1/2014 19/1/2014 20/1/2014 21/1/2014 22/1/2014 23/1/2014 24/1/2014 25/1/2014 26/1/2014 27/1/2014 28/1/2014 29/1/2014 30/1/2014 31/1/2014 32/1/2014 33/1/2014 34/1/2014 35/1/2014 36/1/2014 37/1/2014 38/1/2014 39/1/2014 40/1/2014 41/1/2014 42/1/2014 43/1/2014 44/1/2014 45/1/2014 46/1/2014 47/1/2014 48/1/2014 49/1/2014 50/1/2014 51/1/2014 52/1/2014 53/1/2014 54/1/2014 55/1/2014 56/1/2014 57/1/2014 58/1/2014 59/1/2014 60/1/2014 61/1/2014 62/1/2014 63/1/2014 64/1/2014 65/1/2014 66/1/2014 67/1/2014 68/1/2014 69/1/2014 70/1/2014 71/1/2014 72/1/2014 73/1/2014 74/1/2014 75/1/2014 76/1/2014 77/1/2014 78/1/2014 79/1/2014 80/1/2014 81/1/2014 82/1/2014 83/1/2014 84/1/2014 85/1/2014 86/1/2014 87/1/2014 88/1/2014 89/1/2014 90/1/2014 91/1/2014 92/1/2014 93/1/2014 94/1/2014 95/1/2014 96/1/2014 97/1/2014 98/1/2014 99/1/2014 100/1/2014	SCALE: 1:50 DATE: 28/01/2014 DRAWN BY: J. BENTON CHECKED BY: J. BENTON
	100, High Street, Maidstone, Kent ME1 1TA Tel: 01622 694400 Fax: 01622 694401 Email: info@kent.gov.uk Website: www.kent.gov.uk 100, High Street, Maidstone, Kent ME1 1TA Tel: 01622 694400 Fax: 01622 694401 Email: info@kent.gov.uk Website: www.kent.gov.uk					

Construction of swimming pool, Paddock Wood Primary School, Paddock Wood – TW/07/560.

PADDOCK WOOD COUNTY PRIMARY SCHOOL - SWIMMING POOL TIMETABLE OF USES

DAY	SCHOOL USE	PUBLIC LESSONS	PUBLIC SWIM	SCHOOL LESSONS	PUBLIC LESSONS	SWIM CLUB	PRIVATE HIRE OR ADULT ONLY SWIM
MONDAY	7AM - 8.30AM Staff Only	9.30 - 11.30AM 18 Swimmers per half hour maximum	12 - 1 PM 5 - 10 Adults	1PM - 3PM	4 PM - 7PM 18 Swimmers per half hour maximum	7PM - 8PM 15 to 20 Swimmers	8 PM - 9PM
TUESDAY	7AM - 8.30AM Staff Only	9.30 - 11.30AM 18 Swimmers per half hour maximum	12 - 1 PM 5 - 10 Adults	1PM - 3PM	4 PM - 7PM 18 Swimmers per half hour maximum	7PM - 8PM 15 to 20 Swimmers	8 PM - 9PM
WEDNESDAY	7AM - 8.30AM Staff Only	9.30 - 11.30AM 18 Swimmers per half hour maximum	12 - 1 PM 5 - 10 Adults	1PM - 3PM	4 PM - 7PM 18 Swimmers per half hour maximum	7PM - 8PM 15 to 20 Swimmers	8 PM - 9PM
THURSDAY	7AM - 8.30AM Staff Only	9.30 - 11.30AM 18 Swimmers per half hour maximum	12 - 1 PM 5 - 10 Adults	1PM - 3PM	4 PM - 7PM 18 Swimmers per half hour maximum	7PM - 8PM 15 to 20 Swimmers	8 PM - 9PM
FRIDAY	7AM - 8.30AM Staff Only	9.30 - 11.30AM 18 Swimmers per half hour maximum	12 - 1 PM 5 - 10 Adults	1PM - 3PM	4 PM - 7PM 18 Swimmers per half hour maximum	7PM - 8PM 15 to 20 Swimmers	8 PM - 9PM
DAY	SWIM CLUB	PUBLIC LESSONS	PUBLIC LESSONS	ADULT SWIM			
SATURDAY	7.30AM - 9AM 15 to 20 Swimmers	9AM - 1PM 18 Swimmers per half hour maximum	1PM - 6PM 18 Swimmers per half hour maximum	6PM - 8PM 5 - 10 Adults			
SUNDAY	7.30AM - 9AM 15 to 20 Swimmers	9AM - 1PM 18 Swimmers per half hour maximum	1PM - 6PM 18 Swimmers per half hour maximum	6PM - 8PM 5 - 10 Adults			

31 JAN 2007

PRJ/DP/6092/JAN 07

Construction of swimming pool, Paddock Wood Primary School, Paddock Wood – TW/07/560.

7. The current application, as set out within this report, is a revised version of a proposal received in October 2006 that was the subject of a Members site visit on 12 December 2006 (reference TW/06/3088). Please see a copy of the notes from the site visit attached below. The earlier application was withdrawn in anticipation of the submission of revised proposals in response to representations received.
8. Should the proposal for a swimming pool on site be afforded planning permission the development would be financed through an enabling development for a housing scheme on part of the School's playing field. An outline planning application for 11 new houses was considered by Tunbridge Wells Borough Council, as the Local Planning Authority, at its Eastern Area Planning Committee meeting on 12 March 2007 (TWBC Ref.: TW/06/02573). The Borough Council resolved to grant planning permission subject to conditions covering, amongst other matters, that the housing scheme cannot proceed independent from any development to provide a swimming pool, that should permission for the pool be granted then the housing can not be occupied prior to any pool being brought into use, and that the School enter into a Community Use Agreement for the remainder of the playing field and the swimming pool. For information, the housing scheme is proposed on the far end of the playing field off St Andrew's Road, to the south-east of the existing school buildings.

Proposal

9. The application proposes the construction of an indoor swimming pool for use by Paddock Wood Primary School and the wider community. The proposed pool would measure 20 by 8 metres and would be housed in a building with a footprint approximately 32 by 18 metres. The proposed building is shown as a single storey brick built construction with a pitched roof to a height of approximately 3.1 metres at eaves level and 5.8 metres at the ridgeline. Along with the swimming pool, the building would accommodate associated changing areas, viewing room, reception/ office space and plant room. The application also details additional hard surfacing on site, including extensions to the car parking and playground arrangements.
10. The current application represents a revised version of the scheme as originally submitted to the County Planning Authority. The revisions being proposed by the applicants are in response to views received in association with this original application. The key alterations include rotating the swimming pool building through 90 degrees and moving it away from the respective site boundaries with residential properties, extensions to the school playground to compensate for the footprint of the building over the existing playground, and the provision of additional car parking to the north west.
11. The application specifies the external materials of the swimming pool building as buff stock facing brickwork with smooth blue engineering bricks, under an insulated profiled metal roof in grey with blue facing details, and blue aluminium windows and doors. The application documents identify construction techniques to reduce noise breakout and confirm that windows to the pool area would be fixed shut with obscured glazing to protect the amenity of the nearby residents.
12. A separate noise assessment for the proposed building has been supplied in support of the application. The report recommends specific materials with an acoustic performance to mitigate noise generated within the building and minimise noise break out.
13. In addition to the existing car parking on site (45 spaces), an extra 22 spaces are being proposed within the application. Extensions to the existing car parking arrangements

Construction of swimming pool, Paddock Wood Primary School, Paddock Wood – TW/07/560.

are shown directly to the north-west of the proposed swimming pool building, and on either side of the existing access road to the school site.

14. The documentation received details that 6 trees would be removed as a result of the proposals, and confirms that ample opportunity for replacement planting exists on site. The existing boundary landscaping would be reinforced with hedging and shrub planting as appropriate.
15. The supporting information also details that as part of the scheme the existing school CCTV system would be extended and improved to include the proposed swimming pool building, which would also be provided with a burglar alarm system and appropriate external lighting. Further fencing would also be provided between the pool and the playground area.
16. The use of the proposed facilities would include a mixture of education and general public/ community access. Outside of the educational use by the school an independent operator, First Strokes Limited, would operate the pool on a commercial basis. The operating hours applied for are as follows: 0700 to 2100 Monday to Friday, and 0730 to 2000 on Saturdays and Sundays. Public access to the pool would start from 0930 on weekdays with public/ community use throughout weekdays until 2100, except between 1300 to 1500 hours during school term time when the school lessons would take place. On the weekends public/ community use of the pool is detailed from 0730 to 2000 hours. Please see (attached above) the proposed timetable of uses for the swimming pool submitted accompanying the application. The timetable of uses details up to 18 swimmers per half-hour session, and the pool would employ approximately 20 full and part time members of staff in various shifts across the week.

Development Plan Policies

17. The Development Plan Policies summarised below are relevant to consideration of the application.

- (i) The adopted Kent and Medway Structure Plan

- | | |
|-------------|--|
| Policy SP1 | Seeks to protect and enhance the environment and achieve a sustainable pattern and form of development. |
| Policy SS6 | Seeks to improve the built and natural environment, functioning and appearance of the suburbs of the urban areas, including the provision of services and facilities that serve local needs. |
| Policy EN9 | Seeks to maintain tree cover and provision of new habitat as part of development proposals. |
| Policy QL1 | Seeks all development be well designed and of high quality that respond positively to the local character. Development, which would be detrimental to the built environment, amenity, function and character of settlements or the countryside, will not be permitted. |
| Policy QL11 | Provision will be made for the development and improvement of local services in existing residential areas and in town and district centres, particularly where services are deficient. Flexibility in the use of |

Construction of swimming pool, Paddock Wood Primary School, Paddock Wood – TW/07/560.

buildings for mixed community uses, and the concentration of sports facilities at schools, will be encouraged.

- Policy QL15 Seeks all new formal recreation and sports facilities to be accessible by a choice of transport and designed to avoid nuisance from traffic, noise and lighting. Provision for sport facilities to take account of the potential for dual use. Existing facilities will be protected.
- Policy TP3 Local Planning Authorities should ensure that development sites are well served by public transport, walking and cycling.
- Policy TP19 Seeks development proposals to comply with the respective vehicle parking policies and maximum standards adopted by Kent County Council and Medway Council.

(ii) Tunbridge Wells Borough Local Plan (2006):

- Policy EN1 Seeks all proposals to be compatible in nature and intensity with neighbouring uses and not cause significant harm to character and amenities of the area in terms of daylight, sunlight, privacy, noise or excessive traffic generation. Seeks the design of the proposal to respect the context of the site and not cause significant harm to residential amenities.
- Policy TP4 Seeks new development to be located where the road hierarchy has adequate capacity to cater for the traffic which would be generated by the development, and not compromise the safety and free flow of traffic or for other road users. Seeks a safely located access with adequate visibility.
- Policy TP5 Seeks vehicle parking in connection with development proposals to be restricted to the maximum necessary having regard to local highway conditions.
- Policy TP9 Seeks cycle parking to Kent Vehicle Parking Standards.

Consultations

18. **Tunbridge Wells Borough Council** – no formal comments received on writing this report. The Borough Council is considering the application at its Eastern Area Planning Committee Meeting on 2 April 2007. Any comments received prior to the Planning Applications Committee meeting will be reported verbally.

19. **Paddock Wood Town Council** - objects to the application on the following grounds:

- Proposed development would be too close to existing dwellings;
- The site of the proposed development is not the most suitable within the school grounds;
- Access for coaches and buses is not adequate;
- Increase in traffic on unsuitable roads leading to the proposed site;

Construction of swimming pool, Paddock Wood Primary School, Paddock Wood – TW/07/560.

- Increase in noise coming from proposed development may disturb local residents, particularly late at night;
- Not enough slots proposed for general public use;
- Concerns for the safety of children due to the presence of adults, not subject to security checks, using the swimming pool during sessions taking place during school hours.

20. **Environment Agency** - raises no objection to the proposal, subject to conditions covering:

- the disposal of foul and surface waters; and
- the handling of any land contamination not previously identified on site.

21. **The Divisional Transportation Manager** – raises no objection to proposal subject to the provision of the additional vehicle parking shown on the submitted drawings.

The Divisional Transportation Manager comments further as follows, *'Because the pool is of relatively modest size and there is a restricted number of people who can use it at any given time, traffic movements associated with the scheme are likely to be modest and not cause significant harm in highway terms.'*

22. **Sport England** – raises no objection to the proposal on the following grounds:

'The proposed development is for an indoor or outdoor sports facility, the provision of which would be of sufficient benefit to the development of sport as to outweigh the detriment caused by the loss of playing field.'

Comments received are summarised below:

- Sport England has considered this application in conjunction with a related application being considered by Tunbridge Wells Borough Council for the enabling development of 11 houses on part of the school playing field.
- The pool measures 20 x 8m which would not accord with Sport England's technical guidance notes which recommends that it should be 25m in length. That would be more beneficial for community use, particularly swimming clubs, and in achieving government targets for swimming, for children aged 11 to be able to swim 25 metres.
- The application has not provided any evidence of the need for a pool in Paddock Wood. Sport England advise that whilst Tunbridge Wells compares reasonably well with other local authorities provision in Kent and the South East, the Paddock Wood area and surrounding rural districts are relatively less well provided for.
- It is understood that whilst there is a planning consent for a swimming pool at the nearby Putlands Leisure Centre, there is no funding for the development and no prospect of the consent being implemented.
- The acceptability of the developments taken as a whole would rely on the demonstration of the overall benefits to sport. Sport England would wish to see the School enter into a Community Use Agreement related to the swimming pool and the remaining playing field as part of any planning conditions as well as a Sport Development Plan for swimming.

23. **The County Council's Environmental Adviser** – raises no objection. Comments as follows:

Construction of swimming pool, Paddock Wood Primary School, Paddock Wood – TW/07/560.

Noise

'The Applicant has moved the position of the swimming pool thus increasing the distance between the pool and the closest noise sensitive receivers. I agree with the Applicant that noise levels from the use of the proposed pool should not affect the amenity of the closest noise sensitive receivers. To safeguard the amenity of those closest properties I would however wish to see a condition attached to any permission granted to ensure fire exit doors and windows to the pool area remain closed at all times.

Car park noise is difficult to assess; the British Standard is not appropriate in this instance. It is understood that there is an existing 1.8m high close-boarded fence to the rear of properties in Ewins Close. The existing noise level in the evening (9pm) is 42dB Laeq. Traffic movements in the car park of vehicles leaving from the spaces immediately adjacent to properties in Ewins Close, could generate an Laeq of approximately 38 dB in the gardens, which would be insignificant.

Odour

It is unlikely that a chlorine smell from use of the pool disinfectant will cause a detriment to amenity at the closest sensitive properties. Dispersal through open air should ensure this.'

Local Member

24. The Local County Member for Tunbridge Wells Rural, Mr A. King, was notified of the application on 15 February 2007.

Publicity

25. The application was publicised by the posting of one site notice and the notification of 130 neighbouring properties.

Representations

26. 8 letters of representation objecting to the proposal were received from local residents to the original application, a further 18 letters have been received to the revised application and a petition including the signatures of approximately 90 local residents objecting to the selling of school land and the proposed swimming pool. The main points raised can be summarised as follows:

- The nature of the proposed use would be incompatible with the residential uses in such close proximity, and would cause significant harm to residential amenities and the character of the area in general, particularly in terms of noise and smell;
- The hours of use proposed, particularly early mornings and late into the evenings and at weekends would impact on the enjoyment of residential amenities;
- The proposed scale and site coverage of the pool building does not respect the context of the site;
- Considers the proposal is contrary to policy EN1 of the adopted Tunbridge Wells Borough Local Plan;
- Considers that the access to the school site via Old Kent Road is inappropriate to service the proposed development, due to the road being narrow with residential parking further restricting the carriageway creating a bottleneck at the school, the no

Construction of swimming pool, Paddock Wood Primary School, Paddock Wood – TW/07/560.

entry arrangements at the north-east end of Old Kent Road effectively make the street one way, and the nearly blind narrow bend at the junction with Commercial Road;

- Considers with up to an additional 65 cars attempting to gain entry/exit the site, the proposal would cause excessive congestion/ noise and pollution at a point not suitable for the amount of traffic, both cars and pedestrians, using the area.
- Concerns about highway safety as a result of the increased traffic.
- Concerns that any increase in traffic associated with the school grounds would intensify existing congestion and extend the times when problems/disturbance occur;
- Concerns that the existing access arrangements to the school are already deemed to be small/dangerous by the School to allow parents to drop off children on site, causing traffic problems and road safety issues on surrounding roads, including Old Kent Road, Forest Road, Warrington Road and Birch Road, feels improved/safer access arrangements should be provided;
- Concerns about the location of new car parking areas directly adjacent to residential property.
- Concerns about the security arrangements on site considering the swimming pool would use a lot of chemicals;
- Concerns about security and well being as a result of the increased use of the site and the potential for anti social behaviour outside school hours.
- Raises concerns that a swimming pool within the school grounds can be classified as a public pool due to the number of restrictions to access by the general public, considers an alternate location where everyone can gain access would be more beneficial for the town and surrounding area, with particular reference to the proposals to build a swimming pool at the local Putlands Leisure Centre;
- Concerns that there would be insufficient recreation space/ playing field on site for education or community uses, in light of the swimming pool and enabling housing developments proposed;
- Questions what the specifications for screening to the north and east boundaries would be?
- Questions what alternative locations were considered?
- Would welcome a swimming pool in the local area, especially if it is so placed to have clear and proper access with enough parking to benefit all who may use it and not cause unnecessary congestion, noise and pollution to the centre of a small town, considers there are more suitable sites nearby, including Putlands Leisure Centre.
- Concerns that the development of the pool within Paddock Wood Primary School would deprive the general public of the opportunity of a local public swimming pool;
- Concerns that the design and dimensions of the pool are inadequate to meet the community's requirements, being below the standard 25 metres in length.

27. In addition to the above, concern has been expressed by a number of residents about the loss of playing field as a result of the enabling development for housing necessary to fund the scheme. These representations were passed on to Tunbridge Wells Borough Council in relation to the housing application, but do not constitute a material objection to the swimming pool application, as the pool would not be located on the playing field. Some local residents have also expressed concerns about the long-term financial viability of operating a swimming pool at the school, however, financial issues are not material to the consideration of the application.

28. 1 letter of representation supporting the application has been received by the County Planning Authority. The main points raised can be summarised as follows:

Construction of swimming pool, Paddock Wood Primary School, Paddock Wood – TW/07/560.

- Considers that traffic outside of peak school travel hours is relatively quiet and that the development would not cause an unacceptable increase in traffic as public access to the pool would avoid the peak traffic times.
- Considers that the pool would be an asset to the community.

29. The County Council has also received 119 reply slips indicating support from parents and local residents for the provision of the swimming pool.

Discussion

30. In considering this proposal regard must be had to the Development Plan Policies outlined in paragraph (17) above. Section 38(6) of the Planning and Compulsory Purchase Act (2004) states that applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise. Therefore, this proposal needs to be considered in the context of the Development Plan Policies, Government Guidance and other material planning considerations arising from consultation and publicity.

Siting

31. As set out above, the proposed development is shown within the Paddock Wood School grounds on an area of land currently consisting of part of the playground and grassed amenity space on site. The school site is surrounded by two storey residential properties to the north, east and west, with the main school building to the south. The application represents a revised version of the proposal that was originally submitted and subsequently withdrawn due to material objections to the siting of the building. The changes from the earlier application include rotating the swimming pool 90 degrees to the north west boundary and moving it away from residential property and closer to the main school building. The main school building at its closest point would be approximately 10 metres away, with the closest residential property approximately 28 metres façade to façade distance.

32. Objections have been raised by Paddock Wood Town Council and a number of nearby residents about the appropriateness of locating a swimming pool within the school site. The grounds of objection, include the compatibility and proximity of the use to adjoining residential dwellings, the appropriateness of the siting within the school grounds, the appropriateness of the access arrangements, the impact on the external recreation space available for education and community use (please see paragraphs (19, 26-29) above). The potential environmental and traffic implications of the application are considered in later sections. This section will consider the siting of the building as proposed.

33. The area of land proposed for development is not subject to any site-specific land use policies, and as such the application should be considered in the context of the appropriate Development Plan policies (including those set out in paragraphs (17) above). The site also does not constitute part of the playing field provision for the school. As detailed above, the area currently forms part of the hard surfaced playground space and landscaped area within the school grounds. Sport England was consulted as part of the planning process as the swimming pool development proposed relates to an enabling development for housing (considered by Tunbridge Wells Borough Council under a separate application). The issue of the loss of playing field, whilst material to the application for the enabling development, does not have a direct bearing on the

Construction of swimming pool, Paddock Wood Primary School, Paddock Wood – TW/07/560.

application for a swimming pool. Sport England has not raised objection to either application as proposed, subject to the school entering a Community Use Agreement for the remaining playing field and the swimming pool if approved, and a Sport Development Plan for swimming. Should Members be mind to grant permission, I can advise that the issue of provision of a Community Use Agreement has been covered within the conditions imposed on the planning permission for the enabling housing development granted by Tunbridge Wells Borough Council, and I would not consider it necessary to replicate this condition on any decision. The agreement and implementation of a Sport Development Plan for swimming could be covered by a condition on any planning consent.

34. The area proposed for development does constitute part of the hard surfaced playground space available, this would be replaced within the proposals through extensions to the remaining playground area. Given the lack of an objection from Sport England in relation to the use of the land, and the undertaking to replace the playground space potential lost as a result of the scheme, I would not raise objection to the development on the grounds of loss of outdoor recreation space.
35. Objections received from nearby residents over the proximity of the building to the boundary have, to a certain extent, been taken account of within the revisions proposed in the current application. In my opinion, the movement of the building away from the boundary, achieving a distance of approximately 18 metres between the proposal and the nearest neighbouring properties has overcome the concerns about the building being too close to adjoining residential property. The building as proposed would be approximately 5.8 metres in height at the ridgeline of the roof. Given the height building and distances involved between the proposal and residential property, and taking account of the existing close-boarded fence and proposals to improve the boundary treatment, I would not consider the building as proposed would have an overbearing or significant impact on the amenities of adjoining property in terms of daylight, sunlight or privacy. The height and scale of the proposed development reflects the surrounding development including both housing and the existing school buildings, being comparable with the eaves height of a standard two-storey house.
36. Paddock Wood Town Council has raised concerns that the site of the proposed development is not the most appropriate within the school grounds. The application constitutes a revised proposal that repositions the building away from residential property and closer to the existing built envelope of the school. There are a limited number of options within the school grounds for any new development, taking account of the existing buildings on site and the need to retain sufficient practicable playing field space. Due to the community use aspect of the development as proposed it would also need to be easily accessible via the existing access arrangements for the site, without compromising the day to day operation of the school. In my opinion, given the limitations of the site, I would consider the location shown to be an acceptable solution.
37. I also consider that the layout and siting of the development as proposed is a logical response to a proposal to site a swimming pool within the school grounds. The size and scale of the building reflect the existing built development and would not substantially extend the built envelope of the school. The location of the building would not result in an unacceptable loss of privacy for surrounding properties, with obscured glazing shown to windows to the swimming pool area. For the most part the building would be screened from the ground floor and gardens of residential property by the close-boarded fencing that surrounds the site, and this could be further improved through the provision of a new landscaping scheme. Therefore, subject to consideration of traffic and access,

Construction of swimming pool, Paddock Wood Primary School, Paddock Wood – TW/07/560.

noise, landscaping, design, security, and community use below, I would not wish to raise an objection to the siting of the proposal and consider that it accords with the appropriate Development Plan policies.

Traffic and Access

38. There are a number of material highway and access considerations that have arisen as a result of consultations undertaken in association with this application. These are summarised in paragraphs (19, 21, and 26) above. Objections raised by Paddock Wood Town Council and nearby residents include the suitability of the local road network to accommodate any increase in traffic, concerns about the on site access road, the cumulative impact of traffic associated with the school site on residential amenity, the location and adequacy of the car parking provision, and highway safety issues.
39. The existing access arrangements for the site consist of the main vehicle and pedestrian access off Old Kent Road, and a pedestrian footway off Forest Road. The vehicle access is via a driveway that leads onto the school site between properties on Forest Road and Ewins Close, with existing car parking provided for approximately 45 vehicles. The application as proposed would increase the parking provision by an additional 22 spaces, and confirms that up to 29 spaces would be available during the school day for the swimming pool.
40. The provision of a swimming pool with public access would potentially increase the vehicle movements associated with the site. With up to 18 swimmers using the pool in any one half hour period during public swim sessions, school use of the pool, and 20 full and part time staff attending the site at various times across the week, there would be potential for an increase in movements during the operating hours. However, it would be unreasonable to assume that everyone using the site would potentially travel by car. Paddock Wood Primary School is located in close proximity to the town centre with easy access to public transport. The hours of public access proposed have been deliberately staggered to ensure that any traffic generated would not add to movements at school peak travel times. The application details that there would be no access to the public on weekday mornings before 0930 with the weekday afternoon use not recommencing until after 1600 hours.
41. Local residents have raised concern that the road layout in the immediate vicinity of the site is designed to accommodate local traffic. With roads, including Old Kent Road and Forest Road, considered by nearby residents to be narrow and ill-equipped to accommodate the existing traffic movements in the area, and specifically not buses and coaches that on occasion attend the school site. Concerns have been raised that the provision of a swimming pool on site would exacerbate the problems on the roads surrounding the site, extending the impact traffic movements can have on residential amenity. Whilst it is not possible to control the existing vehicle movements associated with the school, including the routing of buses, Members would need to consider the likely impacts of any increase in traffic as a result of the development. It would be unenforceable to dictate the routing of any traffic attending the site, including buses and coaches. The application does detail the possibility that the pool could be offered to other Schools in the area. However, given the size of the pool proposed it is unlikely that the development would attract a significant number of bus movements to the site, and these are likely to be in the form of smaller mini buses.
42. The Divisional Transportation Manager has formally assessed the scheme as proposed, and in commenting on the proposals has been made aware of the concerns being raised

Construction of swimming pool, Paddock Wood Primary School, Paddock Wood – TW/07/560.

by Paddock Wood Town Council and local residents on highway grounds. His comments on the proposals are set out in paragraph (21) above. In conclusion, he is not raising objection to the scheme subject to the provision of the additional car parking facilities shown in the accompanying drawings. He advises that given the scale of the pool proposed, the use of the facility would not generate an unacceptable numbers of traffic movements to cause significant harm in highway terms.

43. Development Plan policies as set out in the Kent and Medway Structure Plan and the Tunbridge Wells Borough Local Plan require that new development only be permitted where the site is well served by public transport, walking and cycling, and complies with vehicle parking standards. I would advise that the primary school site is well served by public transport and pedestrian footways being in close proximity to the town centre, and that, should Members be minded to permit the scheme, the provision of appropriate cycle parking could be required by way of condition on any permission. The Divisional Transportation Manager considers that the car parking provision is acceptable. On the basis of the details set out above, I would not raise a planning objection to the proposals on highway grounds.

Noise

44. A noise assessment was included with the application. A report was prepared to gauge the impact on residential amenity of noise levels that would potential be generated by the proposed swimming pool. Existing background noise levels were measured at the boundary of the closest noise sensitive properties during the daytime and evening until 2200 hours. This information was used alongside noise level data taken from a First Strokes Swim School in Stanway, Colchester, including typical noise levels from internal activity, plant room and extractor fans, to predict noise levels at the appropriate boundaries of the school grounds. The report recommends specifications for materials that could be used in construction to prevent noise break out from the pool building, and a condition that could be applied to any planning consent to ensure that the fixed plant machinery within the building does not cause significant disturbance. Kent County Council's noise consultants have considered the report in the context of the hours of use proposed and confirmed that the predictions within accord with acceptable noise levels set out in the appropriate British Standard Advice (BS4142:1997). The noise consultants conclude that the proposed pool should not affect the amenity of the closest noise sensitive receivers subject to a condition ensuring the windows and fire exit doors to the pool area remain closed at all times.
45. In addition, the proposal has potential to generate noise from activities associated with its use outside the building, pedestrians moving back and forth and vehicles manoeuvring along the access road and within the car park. This noise needs to be considered in the context of the new car parking arrangements and hours of use set out within the application. The proposed use of the swimming pool in the early mornings, into the evenings, and at weekends would extend activity on site outside of the normal school hours.
46. The County Council's noise consultants have advised that noise generated by vehicle movements and activity within a car park is difficult to assess given the intermittent nature of the noise generating events. The consultants have advised that in their professional opinion, given the existing background noise levels recorded on site, traffic movements in the car park immediately adjacent to properties in Ewins Close would not be significant.

Construction of swimming pool, Paddock Wood Primary School, Paddock Wood – TW/07/560.

47. Notwithstanding the above, I would raise some concern over the extent of the hours of operation proposed, in particular the use from 0730 hours in the morning through to 2000 hours on Saturdays and Sundays. I acknowledge that the size of the pool would limit the amount of potential activity, however the existing and proposed car parking is in close proximity to residential property. The application sets out new spaces to the access road approximately 5 metres from the façade of the closest house in Ewins Close, and the proposed parking area adjacent to the pool building would be 11 metres from the rear elevations of property in Ewins Close. I acknowledge that the existing close boarded fence and improvements to boundary landscaping should provide a barrier to some of any noise generated. The use of the parking area during daytime and the early evening is not likely to cause a significant change to the existing background noise levels, however, the extent of the weekend use would need to be considered carefully in the context of local amenities.
48. The noise report makes clear that the noise generated within the swimming pool building from use of the pool and plant machinery can be controlled through the provision of appropriate insulation and is unlikely to result in an unacceptable increase in noise levels. It is the noise generated outside the building in association with the swimming pool use that has more potential to cause disruption. Controls on the hours of use would potentially limit activity on site reducing the potential for a disruption to residential amenity. In my opinion, should Members be minded to permit the application the hours of use proposed for the facilities on the weekend should be controlled to reflect the residential area. I would consider 0800 to 2000 hours on Saturday and 0900 to 1700 hours on Sunday to be appropriate. Therefore, subject to conditions ensuring windows and doors to the swimming pool area are kept closed, the recommended insulation is achieved, appropriate noise condition(s) to monitor levels at the site boundary, and the hours of use for the pool, I would not raise objection to the application on noise grounds.

Odour and pollution

49. Concern has been raised by local residents about the potential for odour from the use of chlorine in the swimming pool to impact on residential amenities, and the potential for an increase in local pollution caused by fumes from vehicles moving into the site. In reference to the concern about the potential for odour from the swimming pool the County Council's environmental consultants have commented that chlorine smell from the use of disinfectant would not cause a detriment to the amenity of the closest sensitive properties, due to the distances involved and dispersion through open air. The concerns about pollution from car exhausts are noted, however, the swimming pool is not on a sufficient scale to generate a substantial change from the existing use of the site. Under the circumstances, I would not raise objection to the application on atmospheric emissions.

Landscaping

50. As outlined above, 6 trees would be removed as a result of the development work. 4 trees would be removed as a result of the footprint of the building with a further 2 removed through the proposed improvements to car parking along the access road. The application confirms that as part of the proposed development these trees could be replace and the boundary landscaping enhanced.
51. In principle, I would have no objections to the trees proposed being removed, since most are semi mature and in my opinion do not make a substantial contribution to the amenity of the local environment. The improvements to the boundary treatment to include

Construction of swimming pool, Paddock Wood Primary School, Paddock Wood – TW/07/560.

hedging planted against the close-boarded fence would enhance and improve the screening of the site and, coupled with appropriate replacement planting for the trees removed as part of the proposals, would soften the impact of any development. Therefore, subject to a condition requiring the submission of an appropriate landscape scheme, I have no objection to the proposals on landscape grounds.

Design of the building

52. The issue of design is material to the consideration of this application in that it involves the construction and operation of a swimming pool that would be available to the general public. It is important that the development as proposed reflects the character of the surrounding urban environment. Objections have been raised by nearby residents that the building as proposed is out of keeping with the surrounding area.
53. The building proposed constitutes a single story brick built structure under a shallow pitched roof. The application sets out the materials selected as buff stock facing brickwork with smooth blue engineering bricks in two feature bands running around the building, the windows and doors would be aluminium colour coated blue with blue fascias and a grey metal profiled roof.
54. Kent and Medway Structure Plan policies SS6 and QL1, and Tunbridge Wells Borough Local Plan policy EN1 seek, amongst other matters, development that is well designed, and respects and enhances its setting.
55. The building as proposed reflects the original design of the swimming pool granted planning permission in 1994. The scale of the building is appropriate to the existing structures on the school site and the movement of the pool closer to the existing buildings would not substantially extend the built envelope. The materials selected for the exterior of the building would contrast with the palette of materials used in the existing school buildings allowing a clear distinction between the land uses on site.
56. In my opinion, the overall effect of the design would not be out of character with the area. The siting of the proposals closer to the school buildings mean that views of the development from outside the site would be interrupted and absorbed by the main school block. Therefore, subject to conditions covering the external materials to be used, I would not raise a planning objection to the design of the development as proposed.

Security

57. Representations received from local residents have raised concerns about the security of the site and the potential for an increase in anti-social behaviour as a result of the longer hours of use. The application confirms that the building itself would be secured with sophisticated door and window locks and a burglar alarm. In addition, as part of the proposals the existing CCTV system at the school would be extended to include the swimming pool building. The applicant also points out that the opening hours proposed for the pool would mean that there would be staff attending the site for longer periods than at present, improving the arrangements outside of normal school hours. Whilst the proposed use would result in the general public having increased access to the school grounds, including when the pupils are in attendance, the application proposes improvements to the internal fencing within the grounds to segregate the swimming pool and car park from the rest of the school grounds. The issue of public access to the

Construction of swimming pool, Paddock Wood Primary School, Paddock Wood – TW/07/560.

grounds would be mainly a school management issue, to be considered by the board of Governors and the Head Teacher.

Community use/access

58. Objections have been raised by nearby residents and Paddock Wood Town Council about the extent of community use proposed in the application, and whether the development as proposed is appropriate to service the needs of the town. I would advise that the development as proposed is a mixed-use arrangement, which would allow for educational use of the pool along with community access, and the application would need to be considered in this context. I acknowledge Sport England's advice that at 20 x 8 metres the pool being proposed would be under their technical specification that it should be 25 metres in length. The applicant has commented that the facilities proposed would offer local swimming opportunities to the public as well as specialist training facilities for educational purposes that would be sufficient to meet the applicant's needs.
59. Representations received from local residents have raised concern that the swimming pool should be provided at the Putlands Leisure Centre and that to develop a pool within the school grounds could compromise any future proposals to provide a public pool locally. I am unable to comment on plans to provide a swimming pool elsewhere, and can only advise on the acceptability of the application that has been brought forward on this occasion in land use terms. In addition to the above, I would note Sport England's comments about existing public swimming pool provision within the Borough.
60. Kent and Medway Structure Plan policies QL11 and QL15 provide policy support for development that provides community facilities and the dual use of school sites. Encouraging flexibility in the use of buildings for mixed community uses, and the concentration of sports facilities at schools where the activity is compatible with other Development Plan policies. Therefore, taking account of the requirement for the School to enter into a Community Use Agreement for the playing field and swimming pool under the planning consent for the enabling development for housing, and subject to a condition requiring a Sport Development Plan for swimming be provided as part of any planning permission, I would not consider that the mix of uses proposed to be unacceptable.

Conclusion

61. The application proposes the construction of an indoor swimming pool and associated car parking and replacement playground space. In principle, I would consider that the overall location and design of the building proposed is not out of keeping with the area. In the absence of an objection to the development from the Divisional Transportation Manager, I would not raise objection to the scheme on highway grounds. Whilst the development has the potential to increase traffic movements to the site, the facilities proposed are not of sufficient scale to generate an unacceptable increase. The timing of public access set out in the application would avoid peak school travel times, and the location proposed is within easy walking distance of the town centre and good public transport links. The advice supplied by the County Council's noise consultants would indicate the any noise generate within the building would not cause a significant impact on local amenities and could be managed and mitigated for through the use of the appropriate conditions on any decision. It is the associated activity outside of the building that is most likely to have an impact on the surrounding area. Taking account of

Construction of swimming pool, Paddock Wood Primary School, Paddock Wood – TW/07/560.

the advice provided by the noise consultants, I am of the opinion that it is the mainly the extended hours of use proposed on the weekends (0730 to 2000 hours) that would have the most potential to result in an impact on residential amenities. Therefore, I would recommend that the hours of use proposed be controlled by way of condition to 0730 to 2100 hours Monday to Friday, 0800 to 2000 hours on Saturdays, and 0900 to 1700 hours on Sundays. I therefore consider that subject to the imposition of appropriate condition that the benefits of providing local sports facilities from education and community use outweigh any detrimental impacts the proposal may have and that planning permission should be granted.

Recommendation

62. SUBJECT TO any views received from Tunbridge Wells Borough Council prior to Committee Meeting, I RECOMMEND that PERMISSION BE GRANTED SUBJECT TO the imposition of conditions, including the following:

- the development to be commenced within 3 years;
- the development to be carried out in accordance with the permitted details;
- the hours of use for the swimming pool be controlled to 0730 to 2100 hours Monday to Friday, 0800 to 2000 hours on Saturdays, and 0900 to 1700 hours on Sundays and Bank Holidays;
- the windows and fire doors to the swimming pool area to be fixed closed at all times, except in an emergency;
- the development be carried out in accordance with the materials recommended in the noise assessment;
- the noise from the fixed plant shall not exceed the background noise level by more than 5dB;
- submission of a landscape scheme to include improvements to the boundary screening and replacement tree planting;
- submission of details of the internal fencing arrangements proposed;
- submission of details of foul and surface water drainage;
- submission of details of all external lighting proposed;
- submission of details of appropriate cycle parking;
- the car parking to be provided prior to commencement of use;
- obscured glazing be provided to the windows to the pool area;
- submission of a Sport Development Plan for swimming for approval prior to first use of the pool;
- hours of working during construction; and
- requirements for the treatment of ground contamination not previously identified on site.

Case officer – James Bickle	01622 221068
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Background documents - See section heading
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E1 COUNTY MATTER APPLICATIONS AND DETAILS PURSUANT PERMITTED/APPROVED UNDER DELEGATED POWERS - MEMBERS' INFORMATION

Since the last meeting of the Committee, the following matters have been determined by me under delegated powers:-

Background Documents - The deposited documents.

- | | |
|------------------|---|
| DA/07/147 | Change of use to facility for the processing and recycling of plastic materials.
Night Freight G. B. Ltd, Manor Way, Swanscombe |
| SH/05/53/R15 | Landscaping and planting details for New Romney Wastewater Treatment Works pursuant to condition (15) of planning permission SH/05/53 – First time sewerage scheme for New Romney and Greatstone.
New Romney Wastewater Treatment Scheme |
| SW/05/1392/R8 | Reserved details – Code of Construction Practice.
Countrystyle Recycling Ltd, Ridham Dock, Iwade, Sittingbourne |
| TM/88/1002/R4&R7 | Approval of scheme of progressive working and restoration pursuant conditions (4) and (7) of planning permission TM/88/1002.
Blaise Farm Quarry, West Malling |
| TM/07/588 | Proposed extension of time to complete backfilling and restoration to woodland and nature conservayion for 12 months expiring on 13 February 2008
The Ightham Sandpit, Borough Green Road, Ightham, Sevenoaks |

E2 CONSULTATIONS ON APPLICATIONS SUBMITTED BY DISTRICT COUNCILS OR GOVERNMENT DEPARTMENTS DEALT WITH UNDER DELEGATED POWERS - MEMBERS' INFORMATION

Since the last meeting of the Committee, I have considered the following applications and - decided not to submit any strategic planning objections:-

Background Documents - The deposited documents.

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|-----------|---|
| DA/07/194 | Installation of 2 no. windows at ground floor, erection of disabled ramp and alterations to entrance.
Honeywood Close, White Cliffs Business Park, Dover |
| AS/07/366 | Proposed additional car parking provision to north hammerhead for 12 cars and new access roads to the perimeter of green to allow parking within curtilage of properties 7-10 & 13-16 Heathside
Green space around 1 to 46 Heathside, Appledore, Ashford |

**E3 COUNTY COUNCIL DEVELOPMENT APPLICATIONS AND DETAILS
PURSUANT PERMITTED/APPROVED UNDER DELEGATED POWERS
MEMBERS' INFORMATION**

Since the last meeting of the Committee, the following matters have been determined by me under delegated powers:-

Background Documents – The deposited documents.

AS/05/511/R10	Details of landscaping scheme – Sports Hall Complex. The Norton Knatchbull School, Hythe Road, Ashford
DA/05/60/R4	Reserved details – Details of foundation design. Erection of a technology academy. Leigh City Technology College, Green Street Road, Dartford
DA/05/60/R17	Reserved details – Details of foul and surface water drainage. Erection of a technology academy. Leigh City Technology College, Green Street Green Road, Dartford
DO/03/172/R1	Reserved details - Revised planting species list. Proposed East Kent Access Scheme Phase 1C. Ramsgate Road to Former Richborough Power Station, Sandwich Sandwich
GR/05/767/R	Amendments to fire access and play area – Pre-school (nursery) unit. Meopham Community Primary School, Longfield Road, Meopham, Gravesend
GR/07/271	New Disability Discrimination Act compliant step and ramp to main school building. Westcourt Primary School, Silver Road, Gravesend
GR/05/563/R2C	Reserved details – Sarnifil roof materials for front extension. Wrotham Road Junior School, Wrotham Road, Gravesend
MA/06/2170/R	Amended details – Minor amendments to the permitted details comprising the movement of existing mobile classrooms on the site during construction of new extension to school buildings. St John's C of E Primary School, Provender Way, Grove Green, Maidstone
SE/06/2061	Demolition of temporary classroom (wooden hut). Construction of new staff room, library/music room, foundation group classroom, wc's, circulation space and new staircase to first floor of existing building. Chiddingstone Primary School, Chiddingstone, Edenbridge
SH/07/172	Replacement of existing fence and gate with 2.4 metre high palisade fence and gate. Christ Church CEP School, Brockman Road, Folkestone
SH/03/122/R3B	Amended details of landscaping scheme. George Spurgen Primary School, Sidney Street, Folkestone

SW/05/1071/R5, 6 & 7	Reserved details – Details of foul and surface water drainage, details of external materials for changing room block and details of fencing for new sports facilities. Sittingbourne Community College, Swanstree Avenue, Sittingbourne
TH/04/457/RA	Amendments to raise level of running track and football pitch by 250mm. The Marlowe Academy, Stirling Way, Ramsgate
TH/06/1114/R3	Details of external materials – Extension/adaptation of existing school building and new build nursery. Newington Junior School, Princess Margaret Avenue, Ramsgate
TH/06/1114/R4	Details of visibility splays pursuant to planning permission TH/06/1114 for extension/adaptation of existing school building and new build nursery. Newington Junior School, Princess Margaret Avenue, Ramsgate
TH/06/1114/R5	Details of temporary vehicle crossing to Kent Highway Services specification – Extension/adaptation of existing school building and new build nursery. Newington Junior School, Princess Margaret Avenue, Ramsgate
TH/07/109	Extension to school playground to facilitate the erection of a climbing frame. St. Peter In Thanet C of E Junior School, Grange Road, Broadstairs
TH/07/26/R4	Reserved matters – Details pursuant to a programme of archaeological work. Single storey Nursery building. St Anthony's School, St Anthony's Way, Margate
TH/07/26/R3	Reserved Matters – Details pursuant to materials to be used for the construction of single storey Nursery building. St Anthony's School, St Anthony's Way, Margate
TM/07/271	Alterations to the teaching block granted planning permission under reference TM/06/2401. Hayesbrook School, Brook Street, Tonbridge
TM/06/2349	Redevelopment of existing Highways Depot. Kent County Council Depot, Upper Hayesbrook Lane, Tonbridge
TM/05/2924/R3B	Reserved Details – Details of roofing materials – New teaching block. Pembury School, Lower Green Road, Pembury, Tunbridge Wells
CA/06/3/RA	Minor amendment to change grey window frames to white – New sports hall and specialist teaching classrooms The Orchard School, Cambridge Road, Canterbury
CA/06/554/R2 & R3	Details of low level timber fence to perimeter of playground and details of a scheme of landscaping pursuant to Conditions 2 & 3 of planning permission reference CA/06/554/R – Sessional Nursery Building Pilgrims Way Primary School, Pilgrims Way, Canterbury

- CA/06/1626 Formation of a basketball court measuring 10m X 13m, including the provision of ball-stop fencing.
Riverside Youth Centre, Kingsmead Road, Canterbury
- DO/07/250 Outdoor Learning Area
Warden House Primary School, Birdwood Avenue, Deal

E4 DETAILED SUBMISSIONS UNDER CHANNEL TUNNEL RAIL LINK ACT 1996

Since the last meeting of the Committee, the following matters have been determined/responded to by me under delegated powers:-

Background Documents – The deposited documents.

None

E5 TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) REGULATIONS 1999 – SCREENING OPINIONS ADOPTED UNDER DELEGATED POWERS

Background Documents –

- *The deposited documents.*
- *Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999.*
- *DETR Circular 02/99 – Environmental Impact Assessment.*

(a) Since the last meeting of the Committee the following screening opinions have been adopted under delegated powers that the proposed development does not constitute EIA development and the development proposal does not need to be accompanied by an Environmental Statement:-

None

(b) Since the last meeting of the Committee the following screening opinions have been adopted under delegated powers that the proposed development does not constitute EIA development and the development proposal does need to be accompanied by an Environmental Statement:-

None

E6 TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) REGULATIONS 1999 – SCOPING OPINIONS ADOPTED UNDER DELEGATED POWERS

- (b) Since the last meeting of the Committee the following scoping opinions have been adopted under delegated powers.

Background Documents -

- *The deposited documents.*
- *Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999.*
- *DETR Circular 02/99 - Environmental Impact Assessment.*

None

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