



AGENDA

PLANNING APPLICATIONS COMMITTEE

Tuesday, 9th October, 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 - 11 September 2008 (Pages 1 - 6)
4. Clarification of Minute 07/74 in respect of Saturday use of all weather pitch and multi-use games area at Hugh Christie Technology College, White Cottage Road, Tonbridge (Pages 7 - 22)
5. Site Meetings and Other Meetings

B. GENERAL MATTERS

C. MINERALS AND WASTE DISPOSAL APPLICATIONS

D. DEVELOPMENTS TO BE CARRIED OUT BY THE COUNTY COUNCIL

1. Proposal DO/07/651 - Retention and renewal of a mobile classroom at Goodnestone CE Primary School, The Street, Goodnestone; KCC Children, Families and Education. (Pages 23 - 34)
2. Proposal SW/07/902 - Creation of a children's centre within existing redundant space and minor internal works including the erection of a canopy in front of Cedar Block at Grove Park Primary School, Hilton Drive, Sittingbourne; KCC Children, Families and Education. (Pages 35 - 46)
3. Proposal SH/07/746 - Temporary positioning of a steel storage container at The Harvey Grammar Sports Field, Cherry Garden Avenue, Folkestone; Governors of The Harvey Grammar School and KCC Children, Families and Education. (Pages 47 - 54)

E. COUNTY MATTERS DEALT WITH UNDER DELEGATED POWERS

1. County matter applications

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, 1 October 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, 11 September 2007.

PRESENT: Mr R E King (Chairman), Mr A R Bassam (Vice-Chairman), Mrs V J Dagger, Mr J A Davies, Mr J B O Fullarton, Mrs E Green, Mr C Hibberd, Mrs S V Hohler, Mr G A Horne, MBE, Mr S J G Koowaree, Mr J F London, Mr T A Maddison, Mr R A Marsh, Mr J I Muckle, Mr A R Poole and Mr F Wood-Brignall.

OTHER MEMBERS: Mr A D Crowther

OFFICERS: The Head of Planning Applications Group, Mrs S Thompson (with Mr J Crossley); the Senior Transportation Engineer, Mr P Rosevear; and the Democratic Services Officer, Mr A Tait.

UNRESTRICTED ITEMS

68. Minutes
(A2)

RESOLVED that the Minutes of the meeting held on 17 July 2007 are correctly recorded and that they be signed by the Chairman.

69. Site Meetings and Other Meetings
(Item A4)

The Committee agreed to visit Borough Green Sandpits on Friday, 21 September 2007 and to hold a training session at Chatham Historic Dockyard on Tuesday, 9 October 2007. It was also agreed that, wherever possible, site visits should always be held on the afternoon following Committee meetings.

70. Application TM/05/4134 – Update on the outcome of Southern Water Services' appeal for upgrade to Aylesford Wastewater Treatment Works at Bull Lane, Aylesford
(Item B1 – Report by Head of Planning Applications Group)

(1) The Head of Planning Applications Group reported the views of Mr G Rowe, the local Member.

(2) RESOLVED that the report be noted.

71. Application TW/06/1646 – Appeal by Bowman and Sons against the decision taken by the County Council to refuse permission for a change of use from agricultural use to new green waste open windrow composting facility at Little Bayhall Farm, High Woods Lane, Tunbridge Wells
(Item B2 – Report by Head of Planning Applications Group)

RESOLVED that the report be noted.

72. Channel Tunnel Rail Link – Revised Planning Memorandum
(Item B3 – Report by Head of Planning Applications Group)

RESOLVED that:-

- (a) the revised and simplified Planning Memorandum set out in Appendix 1 of the report be adopted; and
- (b) the CTRL High Level Forum be recommended to close the Planning Forum following the October 2007 meeting.

73. Notification of Legal Challenge to Lawful Development Certificate for Borough Green Bypass
(Item B4 – Report by Head of Planning Applications Group)

RESOLVED that:-

- (a) the report be noted; and
- (b) a further detailed report be submitted to the Committee following completion of the judicial review process.

74. Proposal TM/07/1735 – All weather pitch and multi-use games area at Hugh Christie Technology College, White Cottage Road, Tonbridge.
(Item D1 – Report by Head of Planning Applications Group)

- (1) Correspondence from Mr C Elliff, a local resident was tabled.
- (2) Mrs E Drew addressed the Committee in opposition to the proposal.
- (3) The Head of Planning Applications Group amended the recommendation to incorporate the need for the drainage details to be to the satisfaction of Southern Water Services, and for the fencing of the proposed pitches not to exceed 3.5 metres in height.
- (4) Mr G A Horne moved, seconded by Mr J B O Fullarton that the recommendations of the Head of Planning Applications Group set out in paragraph 21 of the report, as amended in (3) above, be agreed subject to no fencing being higher than 3.5 metres and the hours of use being 8.30 am to 6.00 pm on Mondays to Fridays.
- (5) The Chairman sought to clarify with Mr Horne whether he intended to include use on Saturdays within his motion, as the recommendations actually included use on Saturdays. Mr Horne appeared to the Chairman to confirm that this was the case. The Chairman therefore put Mr Horne's motion to the Committee, including Saturday use.
- (6) On being put to the vote the motion was carried unanimously.
- (7) 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; submission for approval of the details of the tractor shed; the extent of use of the all weather pitch and multi-use games area during the summer school holidays (i.e. the number of days use) being limited to that set out in the

Supporting Statement submitted with the planning application; the use of the all weather pitch and multi-use games area being restricted to the hours of 08.30 to 18.00 hours Mondays to Saturdays, with no use at all on Sundays and Bank or Public Holidays; the fencing to be finished in matt black and being no higher than 3.5 metres; submission for approval of final landscape details, to include planting around the outside of the multi-use games area, with subsequent implementation and maintenance of the landscaping proposals; levels of the all weather pitch and multi-use games area according with the submitted details; drainage being implemented in accordance with the submitted details and to the satisfaction of Southern Water Services; and no flood lighting being erected on the all weather pitch or the multi-use games area without the prior written permission of the County Planning Authority.

NB: Following the meeting, Mr Horne explained that he had fully intended that there should be no use on Saturdays and had voted accordingly on the understanding that this was the motion that was being considered. It was therefore agreed by the Chairman that this aspect of the Permission would need to be clarified at the next meeting of the Committee.

75. Proposal SW/07/01 – Construction of Rushenden Relief Road, including a road bridge over the Sheerness to Sittingbourne railway line, surface to water drainage systems, environment mitigation measure, highways lighting, footways and a combined cycleway/footway at Land between the A249 Neats Court Roundabout and Rushenden Road, Queenborough, Isle of Sheppey.
(Item D2 – Report by Head of Planning Applications Group)

Mr A D Crowther was present for this item pursuant to Committee Procedure Rule 2.24 and spoke)

(1) The Head of Planning Applications Group reported the views of Ms A Harrison, the Local Member in support of the proposal.

(2) The Head of Planning Applications Group amended the recommendation to specify that permission should be subject to the impact on the designated European sites being mitigated to the satisfaction of Natural England.

(3) RESOLVED that:-

(a) the application be referred to the Secretary of State for Communities and Local Government as a departure from the approved Development Plan and that subject to her decision and subject also to the impact on the designated European sites being mitigated to the satisfaction of Natural England, permission be granted to the proposal subject to the standard time condition; the development being carried out in accordance with the approved plans; the submission of details of the railway bridge and acoustic and other fencing, where not already included in the application; the submission and approval of details of means of all surface water disposal in consultation with Southern Water; the submission and approval of pollution prevention measures and mitigation and a detailed scheme for the disposal of surface waters in consultation with the Environment Agency, with provision for monitoring of water quality and levels off-site as requested by Natural England; further groundwater protection conditions requested by the Environment Agency;

fishery protection conditions as requested by the Environment Agency; the submission of details of the contractors' access and compound(s); adherence to the Code of Construction Practice set out in Technical Appendix 8 of the Environmental Statement; adherence to a Construction Ecological Management Plan covering all the construction mitigation measures included in the Environmental Statement and an Appropriate Assessment being submitted and approved prior to the commencement of development; adherence to a long term Ecological Management Plan covering all the mitigation measures included in the Environmental Statement and an Appropriate Assessment being submitted and approved by the Local Planning Authority; a scheme for the habitat replacement land being submitted prior to commencement of any part of the development works, and thereafter implemented as approved; the screening bund to the southern edge of the proposed Neatscourt Phase 1 development being completed prior to commencement of any part of the development works; a scheme for land enhancement being submitted and agreed with Natural England prior to commencement of any part of the development works, and thereafter implemented as approved; the submission and implementation of a scheme of landscaping and a programme for its maintenance; conditions requested by the County Archaeologist; and submission of a mitigation strategy for reptiles as requested by Natural England;

- (b) the Appropriate Assessment be duly recorded, subject to consultation with Natural England;
- (c) Swale Borough Council be advised that no draining of the saline lagoon is proposed for the reasons set out in paragraph 86 of the report; and
- (d) the applicants be advised of the comments made by the Public Rights of Way Unit, the Area Transportation Manager, Queenborough Town Council and the Queenborough Society regarding the future development of crossing points, bus stops on the completed road and off site traffic management of local roads and junctions following the completion of the new road. Also that they consult with KCC, Swale Borough and Queenborough Town Councils on these matters and on the routeing and surfacing of new pedestrian and cycleway links to Queenborough from the completed road.

76. Proposal MA/07/1007 – Outline application for an academy at Oldborough Manor Community School, Boughton Lane, Loose, Maidstone.
(Item D3 – Report by Head of Planning Applications Group)

- (1) The Head of Planning Applications Group, Mrs S Thompson informed the Committee that she had a personal interest in this application as she had a child who attended a nearby academy. She then left the meeting.
- (2) The Principal Planning Officer reported the views of Maidstone Borough Council raising no objection to the proposal subject to conditions.
- (3) Mr G Osborne (a local resident) and Mrs J Day from Loose Residents' Association addressed the Committee in opposition to the proposal. Mr S Miliken of Tim Campbell Associates spoke in reply on behalf of the applicants.

(4) RESOLVED that:-

- (a) outline permission be granted to the proposal subject to conditions, including conditions covering the standard time limits for outline permissions; the submission of details relating to the reserved matters of layout, scale, appearance, access and landscaping of the site; the layout of the site according with the areas shown on the proposed site plan submitted with the application; "Secured by Design" principles being adopted; the playing field provided and marked out as shown on the proposed site plan; a community use agreement relating to use of the sports facilities; tree protection measures being implemented; implementation of offsite highway improvements and measures before the new building is occupied or brought into use, including the provision of traffic signals at the Boughton Lane/ Loose Road junction; details of vehicular circulation, drop off/pickup area (including for coaches) and parking within the site, and its subsequent provision and safeguarding; details of parking for motor cycles and cycles; details of pedestrian access points and subsequent provision and safeguarding; preparation, submission for approval, implementation and ongoing review of a revised School Travel Plan; details of foul and surface water drainage; ground contamination measures being incorporated; external lighting specifications being agreed; no flood lighting being erected on the multi-use games area without the written permission of the County Planning Authority; details of the hours of use relating to community use outside of normal school hours being submitted for approval; hours of working during construction and demolition being restricted to between 0800 and 1800 Monday to Friday and between the hours of 0900 and 1300 on Saturdays, with no operations on Sundays and Bank Holidays; access, parking and circulation within the site for contractors' and other vehicles related to construction and demolition operations; measures to prevent mud and debris being taken onto the public highway; ecological surveys, mitigation, monitoring and management; biodiversity enhancement, monitoring and management, and archaeology provisions being incorporated; and
- (b) the applicants be advised of the following informatives:-
- (i) It is recommended that Sport England be consulted as it wishes to ensure that the proposed sporting facilities are designed to satisfactory technical standards. Attention is also drawn to the relevant Sport England Guidance Notes providing technical advice on the appropriate standards for the sports facilities; and.
 - (ii) Account should be taken of the comments made by the Environment Agency relating to drainage, contamination, and storage of fuel, oil & chemicals.

77. Proposal DA/07/672 – Single storey modular building for Children’s Centre at Knockhall Community Primary School, Eynsford Road, Greenhithe.
(Item D4 – Reports by Head of Planning Applications Group)

- (1) The Head of Planning Applications Group reported correspondence from Dartford Borough Council raising no objection to the proposal.
- (2) Cllr T Read from Swanscombe and Greenhithe Town Council addressed the Committee in opposition to the proposal.
- (3) Mr J I Muckle moved, seconded by Mr R A Marsh, that consideration be deferred until the next meeting of the Committee to enable the applicant to consider improvements to the building design, access and parking provision.

Carried unanimously

- (4) RESOLVED that consideration of this item be deferred until the next meeting of the Committee to enable the applicant to consider improvements to the building design, access and parking provision.

78. County Matters dealt with under Delegated Powers
(Items 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; and
- (f) scoping opinions under Environmental Impact Assessment Regulations 1999 (None).

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 proposals dossier for each case; and other documents as might be additionally indicated.

Appendix to Item A4

All weather pitch and multi-use games area, Hugh Christie Technology College, White Cottage Road, Tonbridge - TM/07/1735

A report by Head of Planning Applications Group to Planning Applications Committee on 11 September 2007.

Application by Kent County Council Children's Families & Education and Kent Education Partnership for the provision of a single, non-floodlit all weather pitch and a single non-floodlit multi-use games area in connection with the comprehensive redevelopment of the college site previously approved by application reference TM/04/3388, Hugh Christie Technology College, White Cottage Road, Tonbridge – TM/07/1735

Recommendation: Subject to any further views received by the Committee Meeting recommend that the permission be granted subject to conditions.

Local Member: Mr G Horne MBE and Dr T Robinson

Classification: Unrestricted

The Site

1. The application site is part of the playing field on the northern part of the Hugh Christie Technology College site, which is to the east of the A227 Shipbourne Road, Tonbridge. To the south of the playing field a new replacement school building and associated car parking with vehicular access from White Cottage Road, granted permission in December 2004, is currently being constructed. Once completed the school will relocate entirely onto the northern part of the site with the intention that the southern (Norwich Avenue) part of the site is developed for housing. The area of the playing fields affected by the proposal adjoins residential properties to the west, north and in part to the east, and tennis courts to the south. The playing field is identified in the Tonbridge and Malling Local Plan as an area of Important Green Space, but the college site is otherwise within the urban area confines. *A site location plan is attached.*

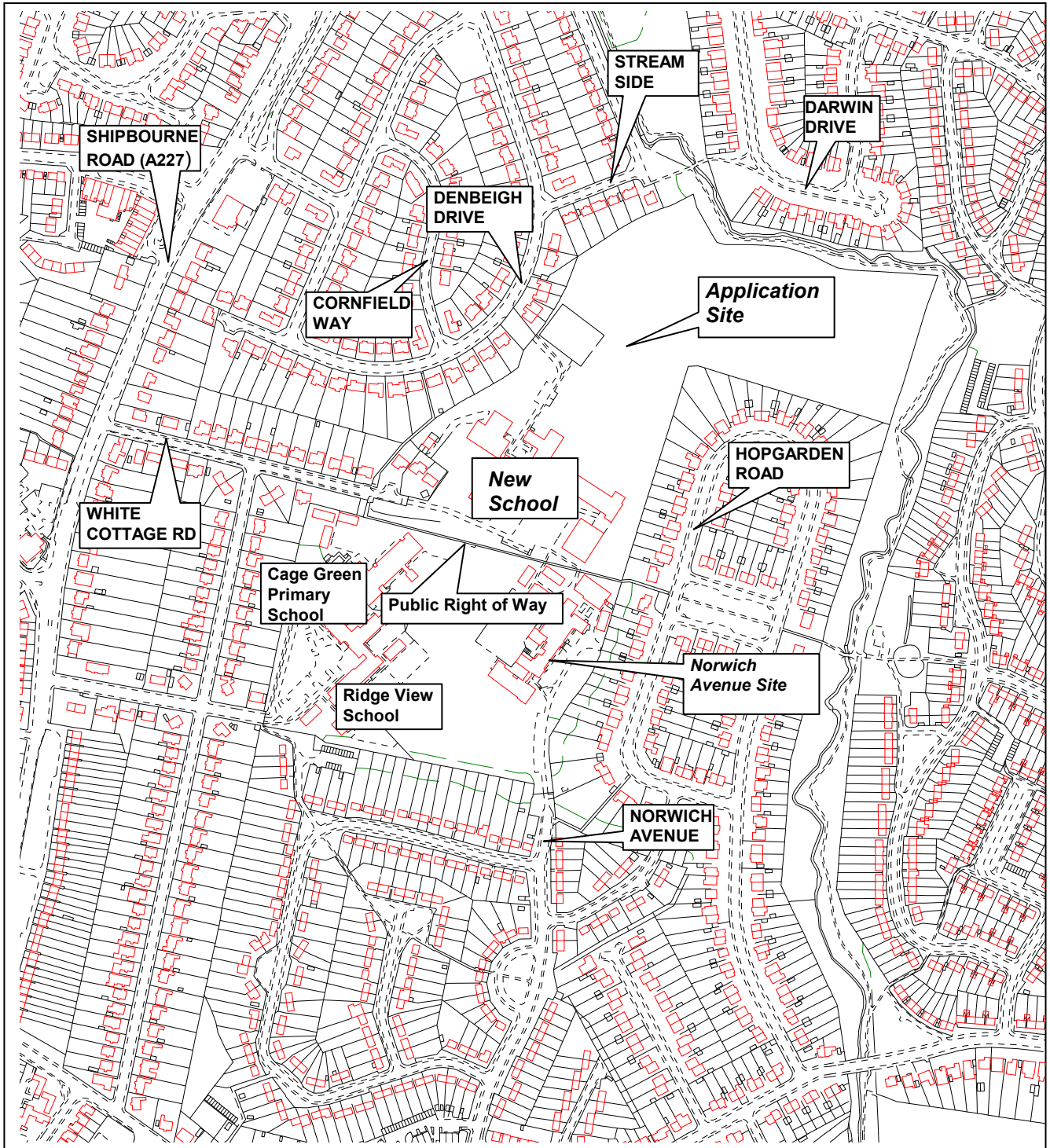
Members' Site Meeting

2. A group of Planning Application Committee Members visited the application site and met with local residents on the 22 January 2007 to acquaint themselves with the proposals and the issues arising in respect of a previous planning application (reference TM/06/3796), which was subsequently withdrawn. That application was for provision of a single, floodlit all weather pitch and a single non-floodlit multi-use games area, and included community use. The Committee Secretary's notes of that meeting are attached as an Appendix, although they do relate to the earlier withdrawn application.

Appendix to Item A4

All weather pitch and multi-use games area, Hugh Christie Technology College, White Cottage Road, Tonbridge - TM/07/1735

Site Location Plan



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Appendix to Item A4

All weather pitch and multi-use games area, Hugh Christie Technology College, White Cottage Road, Tonbridge - TM/07/1735

EXISTING LAYOUT

Figures and dimensions only should be taken from this drawing. All dimensions are to be produced on the boundary with a 100mm hand.

- Site Boundary
- Public Rights of Way - Footpath
- Existing Hard Landscape
- 1 Site Entrance / Exit
- 2
- 3 Location of existing sports pitches

C. Existing sports pitches shown HD 03.04.07 BK
 B. Information HD 03.03.07 GL
 A. 30.04.06 GL
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- Kent
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HUGH CHRISTIE TECHNOLOGY COLLEGE
 EXISTING SITE PLAN

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DETAILED PLANNING APPLICATION



SITE PLAN

01
 (P/PLUG)

Appendix to Item A4

All weather pitch and multi-use games area, Hugh Christie Technology College, White Cottage Road, Tonbridge - TM/07/1735

PROPOSED LAYOUT

© Scott Brownrigg Ltd

Figures and dimensions only are to be taken from the drawings and not the text.

ON THIS DRAWING WORK IS TO BE DONE

NOTES :

1. EXISTING HARD AREA TO BE REPLACED AS AMP OVERLAYS EXISTING PROVISION.
 2. LONG LEAPFITS TO BE REBUILT TO ENABLE DEVELOPMENT.
 3. 20m PLANNING CONSTRAINT ZONE.
 4. PEDESTRIAN / MAINTENANCE ACCESS TO BE PROVIDED TO MUGA.
 5. MUGA TO BE FENCED WITH GATE ACCESS AND EGRESS.
 6. TRACTOR STORAGE.
 7. 30m HIGH PERIMETER FENCING.
 8. PERIMETER FENCING RAISED BEHIND GOAL TO 4.5m.
 9. BASE DATUM LEVELS FOR AMP WILL VARY DUE TO DRAINAGE REQUIRED. CHECK WITH SUBCONTRACTOR TO ADVISE ON CHANGERS AND CROSS FALLS.
- WINTER MARKINGS - GRASS
 SUMMER MARKINGS - GRASS

ITEM	DESCRIPTION	QUANTITY	UNIT	DATE
G	GRASS TO MUGA REPAIRED	110	03.04.07 BR	
F	MUGA AREA REPAIRED	115	03.07 BR	
E	FLOODLIGHTS	22	07 OL	
D	FLOODLIGHT FIXINGS	88	03.08 OL	
C	DRY BRICKS	88	03.08 OL	
B	PERIMETER FENCING	147	07 OL	
A	MUGA TO BE REPAIRED	115	03.08 OL	



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- Project
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HUGH CHRISTIE TECHNOLOGY COLLEGE
PROPOSED ALL WEATHER PITCH

SCALE: 1:750 @ A1, 1:1500 @ A3

DATE: 27 JUNE 06

PROJECT NO: 13069

TP H4 25

FOR DETAILED PLANNING



PROPOSED SITE PLAN

01
P1A1.2

Appendix to Item A4

All weather pitch and multi-use games area, Hugh Christie Technology College, White Cottage Road, Tonbridge - TM/07/1735

Background and Proposal

3. The proposal is for an all weather pitch (approx. 43 metres x 68 metres) and a multi-use games area (approx. 33 metres x 26 metres) to replace an existing multi-use games area which would be lost. The current application seeks to address the objections raised by the earlier proposal in that it does not include flood lighting, the multi-use games area has been reduced in size, and community use is no longer included. *Reduced drawings are attached showing the existing and proposed playing field layouts.*
4. It is proposed that the all weather pitch would be used for school standard of play, 50% of the time for hockey, 40% football and 10% other sport. The applicants advise that approximately 30 people would use the all weather pitch at any one time and that there would be no increase in the numbers of pupils using the playing fields, all weather pitch and multi-use games area over existing numbers. The proposed core hours of use of the all weather pitch are 08:30 to 18:00 Monday to Friday. On some occasions however, as is currently the case with the school playing field, the all weather pitch may be also used for one-off events on Saturday mornings.
5. The all weather pitch would be an artificial turf surface at a level of 30.5 metres at the southern end and 29.5 metres at the northern end with cross-falls to allow for drainage. Variations in level with existing ground level would be treated by way of grassed banking. It would be drained by a perimeter drain to the outside of the surfaced area with an out fall pipe to a new attenuation tank located below the proposed multi-use games area with subsequent discharge into main drains. The multi-use games area would be at a level of 28 metres with drainage also to the new attenuation tank. The all weather pitch would be enclosed by a 3.0 metre high, weld mesh fence raised to 4.5 metres high for a distance of 30 metres behind the goals. The multi-use games area would be enclosed by a 2.75 metre high fence. Access to the proposed AWP and adjacent MUGA would be provided by an approximately 3.5m wide pathway connecting the entrances to each area to the remainder of the school site. New planting is proposed between the all weather pitch and multi-use games area and the site boundary to the west.
6. The proposal also involves the erection of a small tractor shed and the repositioning of the existing long jump pits along the eastern boundary of the playing field parallel with the all weather pitch.
7. The College has provided the following information in support of the application:

“Use and management of the all weather pitch and multi-use games area at Hugh Christie

The development of an all weather pitch at Hugh Christie is in line with the Government’s drive to improve the health of the young in this country. The Government is now requiring all students to complete at least 2 hours of Physical Activity each week as part of the Every Child Matters agenda.

The all weather pitch is very important to the College in its drive to improve the participation of all students in physical activity of some kind. The all weather pitch is designed to be capable of being used for a great many sports, however the majority of the time the all weather pitch will be used for 2 main sports, hockey and football. Currently the condition of the field makes it very difficult, and at times dangerous, for

Appendix to Item A4

All weather pitch and multi-use games area, Hugh Christie Technology College, White Cottage Road, Tonbridge - TM/07/1735

hockey to be played for a considerable part of the winter. This winter, for example, the pitch has been out of use for hockey from October, as a result a great deal of curriculum time has been lost and staff have been forced to compromise on the activities that are offered to students. When hockey is not being played on the all weather pitch, it will, at times, be used for football and general practices particularly when the grassed areas become too wet.

The AWP cannot be sited anywhere else on the College grounds due to the buildings, tennis courts and associated roads and car parking areas. As part of the development of the College, KCC and the Governors have decided that the security risk that the footpath poses is too high a risk and therefore the decision was taken to establish the new school entirely on one side of the footpath; as a result the Norwich Avenue site will be disposed of once full occupation of the new buildings has occurred.

The remainder of the grassed areas of the field will continue to be used for football, rugby, training (on the training grids) and in the summer for cricket, rounders, athletics and softball.

The field at present is only used for activities under the supervision of Physical Education staff and there are no plans to make changes in the way in which the field is used (including the all weather pitch and multi-use games area).

Security has been a particular concern to the College over the past 3 to 4 years and now that the building contractor has replaced the fencing to Woodlands Walk we are not experiencing the levels of problems on the field during evenings and weekends that we have experienced in the past. We will, of course, monitor this situation on a regular basis.

The periods of time that the all weather pitch, multi-use games area and field may be used are the same as the times that the field is currently used. Lessons begin at 08.30 and finish at 15.10 followed by after school clubs and fixtures. The majority of clubs last approximately one and a half hours. Sporting fixtures with other local schools remain a very important part of the college activities and these would continue to take place, some events in the summer may last longer (cricket for example) and may continue until 6pm – 6.30pm although this is rare. There may also be rare occasions when school fixtures have to be played on a Saturday morning, although this is very unusual. It is likely that at times schools such as Cage Green, Woodlands and others may use the facilities, again this is a continuation of the practice of previous years and would only occur during the normal day (8.30 to 6pm).

The College has for some years offered summer schools for some of the students joining us in September. These summer schools take place in the holidays and would involve some use of the field/ all weather pitch for a limited period of 1 to 2 weeks during the summer holidays. The timings of the activities in connection with the summer schools would be during normal school hours.”

All weather pitch and multi-use games area, Hugh Christie Technology College, White Cottage Road, Tonbridge - TM/07/1735

Planning Policy

8. The Development Plan Policies summarised below are relevant to consideration of the submission:

(1) The adopted 2006 **Kent & Medway Structure Plan**:

Policy QL1 Requires that all development should be well designed and be of high quality. Developments, individually or taken together, should respond positively to the scale, layout, pattern and character of their local surroundings. Development which would be detrimental to the built environment, amenity, functioning and character of settlements or the countryside will not be permitted.

Policy QL11 Existing community services (*including schools and other education provision*) and recreation facilities 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. Flexibility in the use of buildings for mixed community uses, and the concentration of sports facilities at schools, will be encouraged.

Policy NR5 The quality of Kent's environment will be conserved and enhanced. This will include the visual, ecological, geological, historic and water environments, air quality, noise and levels of tranquillity and light intrusion. Development which would result in, or significantly contribute to, unacceptable levels of pollution, will not be permitted.

(ii) The adopted 1998 **Tonbridge and Malling Borough Local Plan**:

Policy P4/10 States that permission will not be given for any development within or adjoining Important Green Spaces, unless the need for the development is overriding and the proposals would not adversely affect the contribution which the spaces make to the character and quality of townscape. Where development may exceptionally be justified which results in the loss of part of an Important Green Space, the Borough will, where practicable, require enhancements to the retained area to compensate for the loss.

Consultations

9. **Tonbridge and Malling Borough Council** raises no objection subject to the following conditions:

- (1) No floodlighting, whether permanent or temporary, shall be erected or installed for use in association with the playing pitches without the prior approval of the local planning authority.

Reason: The protection of the locality and adjacent residential properties from light pollution.

Appendix to Item A4

All weather pitch and multi-use games area, Hugh Christie Technology College, White Cottage Road, Tonbridge - TM/07/1735

(2) The extent of use of the all weather pitch and multi-use games area during the summer school holidays (i.e. the number of days use) shall be limited to that set out in the supporting Statement submitted with the planning application. Any alteration of use or times shall be agreed in writing by the Local Planning Authority.

Reason: To protect the amenities of adjacent residential properties.

(3) The all weather pitch and multi-use games area shall not be used outside the hours of 08.30 to 19.00 Mondays to Saturdays, with no use at all on Sundays and Bank or Public Holidays.

Reason: In the interests of protecting the amenities of surrounding residential properties.

(4) A condition to cover the requirements of the Environment Agency.

Sport England has made the following comments:

The Playing Fields Policy states that Sport England will oppose the granting of planning permission for any development which would lead to the loss of, or would prejudice the use of, all or any part of a playing field unless, in the judgement of Sport England, one of five specific circumstances applies.

The revised application includes no floodlighting and no community use of the all-weather pitch and multi-use games area. Sport England is greatly concerned that community use has now been removed from the proposals. Sport facilities provided at school sites are an important resource, not just for the school through the delivery of the national curriculum and extra-curricular sport, but also for the wider community. There are also direct benefits to young people, particularly in strengthening the links between their involvement in sport during school time and continued participation in their own time.

The technology now exists to mitigate against noise from synthetic turf pitches. Also advancements in floodlighting ensure lighting glare is not transmitted from the pitch to any significant distance. Sport England hopes that opportunities for community use of the proposed facilities will be investigated at a later date to enable greater opportunities for sports participation in the local community and is willing to work with the applicants for these objectives.

A significant proportion of the playing field will be developed as a result of the proposals. However improved use of the existing playing fields will be made and two football pitches, training grids, running track and cricket square can be provided. The all-weather pitch and multi-use games area will bring a significant improvement to the school sports facilities particularly for hockey. Given the area of playing field that would remain and the sporting benefits for the school Sport England is satisfied the proposed development meets Exception E5 to their Playing Fields Policy.

Consequently, Sport England does not wish to raise an objection to the proposed development. Due to lack of community use, Sport England is unable to offer support to this planning application.

The Environment Agency has no objection to the proposal, but would like to offer the following advice. The surface water drainage details state that the runoff from the proposed development area will be directed towards an attenuation tank prior to discharge to the main drainage system. The relevant utility company should be contacted to ensure the system has sufficient capacity to accommodate the attenuated flows. There should therefore be no direct discharge to the watercourse in the vicinity as flows are directed to the mains drainage system.

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All weather pitch and multi-use games area, Hugh Christie Technology College, White Cottage Road, Tonbridge - TM/07/1735

Environmental (Noise) Consultant has commented as follows:

“The proposed all weather pitch and MUGA are to be sited on the position of an existing sports pitch. It is to be used only between 0830hours and 1800hours during the week. There is to be no regular weekend or other community use of the pitches. The Applicant has submitted a Noise Assessment Report and although I disagree with its methodology (BS 4142 is for assessing industrial noise), I agree with the summary that no additional noise is to be introduced to the existing noise environment. There should therefore be no detriment to amenity to the nearest noise sensitive receivers.”

The Divisional Transportation Manager raises no highway objections.

County Landscape Adviser in principle has no objection to the species, sizes or planting densities to be used on site, but would like the applicant to review the northern corner of the site and views from neighbouring properties. Suggests that consideration could be given to the use of a hedge or native shrub planting area positioned around the outside of the multi-use games area to help soften the views of the facility.

Local Member

10. The local County Members, Mr G Horne MBE and Dr T Robinson were notified of the application on the 8 May 2007.

Publicity

11. The application was publicised by an advertisement in a local newspaper, the posting of 3 site notices and the individual notification of 130 residential properties, which included those notified of the previous proposal and/or who made representations at that time.

Representations

12. I have received letters of representation from residents of a total of 11 properties, including from White Cottage Road, Denbeigh Drive, Stream Side, Cornfield Way and Hopgarden Road. A summary of the issues raised/points made is set out below.
 - The revised application does seem to address concerns raised to the earlier application and as such she would not have any objection. However asks if a proviso could be added to any permission to prevent the school seeking to use it for community use and extend the hours at some time in the future. Hopes that Tonbridge and Malling Borough Council consider the application before KCC determine the application.
 - Happier about the new planning application but still worried that they could get approval for public use and floodlighting at a later date. Asks whether it would be possible to include a clause to say that they cannot apply for this at a later stage.
 - Asks for assurance that clauses will also be included that the school playing fields will only be used for pupils in school hours or on the occasional Saturday morning.
 - The proposed pitches are too close to adjoining properties and would have an unacceptable impact on them and the environment.
 - Concerned about the levels being raised above the existing site levels and the consequence for being overlooked and the unacceptable visual impact of the fencing.

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All weather pitch and multi-use games area, Hugh Christie Technology College, White Cottage Road, Tonbridge - TM/07/1735

- The maximum height of the fence behind the goals is too high. 3.6 metres would be sufficient.
- Drainage of the entire field by the use of an attenuation tank would solve the need for and high cost of the all weather pitch.
- Questions that there would be no increase in the numbers of pupils using the playing fields and that there would not be an increase in the noise generated by use of the all weather pitch over current use of this part of the playing field.
- There are already adequate pitches on the site.
- Enough of the site is already covered in concrete without taking any more of the grassed area. The footprint of the proposed development is almost the same as the new school buildings and destroys almost a third of the existing area of grassed playing field.
- Questions whether with global warming the ground water on the site should be drained away.
- The all weather pitch and multi-use games area are far too close to residential properties and would be very intrusive particularly with the fencing. If the levels are raised there would also be the possibility of overlooking and loss of privacy.
- Considers the proposal would be contrary to the playing field designation as an 'Important Green Space.'
- The playing fields are at present used as a feeding ground for bats and reducing the grassed area may affect their ability to find food.
- Concerned at an increased flood risk to the area bearing in mind that part of the playing field to the north and adjoining areas are designated by the Environment Agency as land liable to flood.
- Suggests that other facilities in the locality be used, including the Longmead Stadium.
- Considers that the site is not suitable for a development like this and that the quality of life for residents would be severely diminished.
- Concerned about security and the possibility of unauthorised use out of school hours.

Discussion

13. Members will recall that there were significant objections to the previous proposal mainly, but not exclusively, because of the impact of floodlighting and community use. In order to address these concerns, floodlighting and community use have been removed from the revised application. The size of the multi-use games area has also been reduced so that it is a similar distance away from residential properties as the all weather pitch. However a number of concerns about the proposal remain as set out in paragraph (12) above. The main issues are considered below.
14. It will be noted that the school playing field of which the application site is a part is identified in the Tonbridge and Malling Local Plan as an area of Important Green Space. The Local Plan Policy P4/10 seeks to protect such areas from development, unless the need for it is overriding and the proposals would not adversely affect the contribution that the space makes to the character and quality of townscape. In one way the use of the playing fields would not change as a result of the development, in that the land would still be used for sport and recreation. However whilst construction of the surfaces would change the character of the open space to a more limited extent, the addition of fencing would add to the visual presence of the proposed development and would to some extent change views across the site from adjoining residential properties. On the other hand the visual impact could be mitigated by the fencing being finished in black

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All weather pitch and multi-use games area, Hugh Christie Technology College, White Cottage Road, Tonbridge - TM/07/1735

and, as proposed, provision of some new planting to filter views of the development. That would be particularly important where the existing boundary is more open. In this respect the landscaping details should be reviewed to include the planting around the outside of the multi-use games area suggested by our landscape adviser. These matters could be covered by appropriate conditions.

15. The College has identified a need for improved sports facilities, in particular to meet curriculum needs during the winter months, which I consider would also meet the objective of Structure Plan Policy QL 11 for provision of community facilities, including those for schools and sport. Bearing this in mind and measures to mitigate the visual impact, I do not consider that an objection on the basis of Local Plan Policy P4/10 would be warranted. Nor do I consider that enhancements (as referred to in the policy) to the remaining playing field area are necessary, in addition to the area of landscaping already proposed. Even with the proposed all weather pitch and multi-games area located within it, the playing field as a whole would continue to make a significant contribution to the character and quality of townscape of the area as well as in its formal use for sport and recreation.
16. There are some concerns about the level of the new surfaces being raised above existing ground levels with a consequence for increasing the overall height of the fencing and potential for overlooking and loss of privacy. Details of existing and proposed levels have been provided. The all weather pitch is proposed to be 30.5 metres at the southern end and 29.5 metres at the northern end, to achieve a balance of cut and fill. These levels would result in the pitch being approximately 0.75 to 1 metre higher than existing levels at the northern end and an average of about 1.7 metres lower at the southern end. The multi-use games area is proposed to be at 28 metres. Although this is a metre and a half below the level of the adjoining all weather pitch, it compares with existing levels that vary from about 28.75 metres along the southern end to 27.75 metres along the north end. Overall, I consider that proposed levels for the all weather pitch and multi-use games area are reasonable but if permission is granted a condition should be imposed requiring that they be constructed in accordance with and no higher than the submitted details.
17. Details of how surface water would be dealt with have been provided (outlined in paragraph (5) above) as this has also been of concern to some residents, with the possibility of run-off onto their properties. It will be noted that the Environment Agency has not raised objection subject to the relevant utility company being satisfied that there is sufficient capacity to accommodate the attenuated flows. Also that there should be no direct discharge to the watercourse in the vicinity as flows are directed to the mains drainage system. I understand from the applicant that the design of the drainage system has been approved by Southern Water.
18. I am mindful that Structure Plan Policy QL1 amongst other things seeks to protect the amenity of settlements, and as such, development should not adversely affect the ability of neighbours to enjoy reasonable levels of privacy, peace and quiet. However now that the community use element of the proposal has been removed the hours of use are intended to be no different than at present. The applicants have indicated there is already a playing pitch located in the general area of the application site and the existing multi-use games area is much closer to the boundary than either the proposed all weather pitch or multi-use games area. It will be noted that they are located approximately midway between the boundary to the west and east, and at least 20 metres from the boundaries with adjoining residential properties. Our environmental consultant agrees with the summary in the noise report submitted with the application

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All weather pitch and multi-use games area, Hugh Christie Technology College, White Cottage Road, Tonbridge - TM/07/1735

that no additional noise is to be introduced to the existing noise environment and considers that there should be no detriment to amenity to the nearest noise sensitive receivers. In the light of the above considerations, I would not raise objection to the proposal on the grounds of loss of residential amenity.

19. Despite the removal of community use and floodlighting, concern has been raised that the applicant may apply for these subsequently, once the all weather pitch and multi-use games area have been constructed. Whilst it is not possible to preclude this from happening, any application(s) would be considered and determined on its merits. It would however be appropriate to impose a condition that no floodlighting shall be installed without the permission of the County Planning Authority to ensure for that no portable or temporary floodlighting that might not require planning permission could be installed without permission. In terms of hours of use and community use, I consider that without the floodlights this would on the whole be self-governing. However the Borough Council has requested conditions be imposed in these respects, as set in paragraph 9 (above), with which I understand the applicant is content.

Conclusion

20. The proposal seeks permission to provide improved sports facilities to meet curriculum needs. Bearing in mind that community use and floodlighting are no longer proposed, the multi-use games area has been reduced in size, the established playing field/sport use, and the mitigation measures, as discussed above, on balance I consider that the proposal would accord with the general aims and objectives of the Development Planning Policies. Therefore subject to any further views received by the Committee Meeting, I recommend that permission be granted subject to conditions.

Recommendation

21. SUBJECT TO any further views received by the Committee Meeting, I RECOMMEND that PERMISSION BE GRANTED SUBJECT To conditions covering:
- the standard time limit,
 - the development to be carried out in accordance with the permitted details,
 - submission for approval of the details of the tractor shed,
 - the extent of use of the all weather pitch and multi-use games area during the summer school holidays (i.e. the number of days use) limited to that set out in the Supporting Statement submitted with the planning application,
 - the use of the all weather pitch and multi-use games area being restricted to the hours of 08.30 to 19.00 hours Mondays to Saturdays, with no use at all on Sundays and Bank or Public Holidays,
 - the fencing to be finished in matt black,
 - submission for approval of final landscape details, to include planting around the outside of the multi-use games area, subsequent implementation and maintenance of the landscaping proposals,
 - levels of the all weather pitch and multi-use games area to accord with the submitted details,
 - drainage to be implemented in accordance with the submitted details, and
 - no flood lighting shall be erected on the all weather pitch or the multi-use games area without the prior written permission of the County Planning Authority.

Case officer - Paul Hopkins	01622 221051
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Background documents - See section heading
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Appendix to Item A4

APPLICATION TM/06/3796 – ALL WEATHER PITCH AND MULTI-USE GAMES AREA AT HUGH CHRISTIE TECHNOLOGY COLLEGE, TONBRIDGE

NOTES of a Planning Applications Committee Members' site meeting at the Hugh Christie Technology College, Tonbridge on Monday, 23 January 2007.

MEMBERS PRESENT: Mr A R Bassam (Vice-Chairman in the Chair), Mrs S V Hohler, Mr G A Horne, Mr S J G Koowaree, Mr T A Maddison, Mr R A Mr A R Poole and Mrs P A V Stockell. Dr T R Robinson was present as the local Member.

OFFICERS: Mr J Crossley, Mr P Hopkins and Ms H Woodcock (Planning) and Mr A Tait (Legal and Democratic Services)

THE APPLICANTS: Mr T Burton (Assistant Principal – Hugh Christie), (Mr B Rogers and Mr G Fordham (Verry Construction).

OTHER LOCAL AUTHORITIES: Tonbridge and Malling BC (Cllrs Miss J R Browne and R A Dorling with Ms J Hamilton - Planning Department);

ALSO PRESENT were some 100 members of the public.

- (1) The meeting was held indoors due to the inclement weather.
- (2) The Chairman opened the meeting and welcomed everyone present. He asked Mr Tait to explain that the purpose of the meeting was for Members of the Committee to see the site and to listen to the views of those present.
- (3) Mr Crossley introduced the application, which had been jointly brought forward by KCC Children, Families and Education and by Kent Education Partnership. The application was complementary to a PFI scheme (permitted in 2004) which aimed to completely rebuild the school in order to meet the needs of the modern school curriculum.
- (4) The aim of this application was to increase the sports provision which currently consisted of a number of pitches and floodlit tennis courts. It envisaged a multi-use games area mainly for tennis and netball and an all-weather pitch for soccer and hockey. These would be located to the North at the rear of the new buildings. The original intention had been to provide floodlighting for the all-weather pitch. This element had now just been withdrawn by the applicants. As a result there would be a consequential effect on the proposed community use, which would be necessarily limited in the winter, other than at weekends, whilst the daylight hours in the summer could enable the hours proposed to be relatively unaffected.
- (5) Objections had been received from Tonbridge and Malling BC as well as from 44 residents. A petition raising objection had also been received, signed by 229 people. The main concerns related to the residential amenity impact of the development, noise and lighting intrusion. The application was supported by Sport England, whilst the Environment Agency had raised no objection.
- (6) The site was bounded on three sides by residential properties. The housing to the east was mainly two-storey whilst Denbeigh Drive to the west was mainly bungalows (a resident said that there were also many bungalows in Hopgarden Road to the east).

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(7) The application site had been identified in the Tonbridge and Malling Local Plan as an area of Important Green Space. The proposed sports facilities would need to be enclosed with weldmesh fencing of varied height. The larger pitch fencing would be 3m high and 4.5 m behind the goalmouth areas. The smaller pitch would have 2.75m fencing.

(8) Cllr R A Dorling (Tonbridge and Malling BC) said that this application had been discussed by the Area 1 Planning Committee. As a result the Borough Council had objected on four grounds. These were: the lighting; the location of the hard pitch; the proposed hours of use – 365 days a year up to 10pm was totally unacceptable; the community use. He said that this was a pitch too far.

(9) Dr Robinson (KCC local Member) said that he was very keen indeed on providing sport opportunities for young people. However, on this occasion it was necessary to look very closely at the community use proposed. He did not believe that the application should be permitted in its current form. The multi-games area was intended to break through the 20m boundary zone from residential properties by going as close as 5m to properties in Stream Side (at the North West corner, next to Denbigh Drive). Therefore, another site was needed so that it was at least 20m away from all properties. However, if it was moved further south in order to achieve this, it would overlap the area set aside for the proposed all-weather pitch by 2m.

(10) Mr Horne explained that he was a Member of the Planning Applications Committee and also the local Member. He had received many letters relating to this development. To date, not a single one had been in favour of the development. The local residents felt that it was provocative and intrusive. In particular they resented the community use. Keeping the site open 365 days a year (including Sundays and Bank Holidays) was ridiculous. There would need to be a limit on the hours of use. He was amazed that the applicants expected that only 25 people would be at the all weather pitch at any one time since matches were often watched by friends and relatives. This could happen at any time including late in the evening and at weekends.

(11) Mr Fordham (Verry Construction) said that the main reason they were present was so that they could listen to people's views. He asked people to remember that Hugh Christie had a great tradition of athletics, as Kelly Holmes had been a pupil at the School.

(12) Mr Rogers (Scott Brownrigg) said that they would be undertaking an acoustic assessment to determine what the noise levels associated with the application were likely to be.

(13) Cllr Miss Browne (Tonbridge and Malling BC) said that she had been a Governor at the School for 21 years. There had always been difficulties between development at the School and the needs of local residents. The School now had state of the art buildings and the pupils needed as many possibilities for sport as possible. On the other hand, local residents were arguing that noise arising from this sport would become an intolerable imposition. She asked whether the Borough Council would be able to consider the amended application before it was put before the KCC Planning Applications Committee. Mr Crossley confirmed that this would be the case.

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(14) The Chairman invited comments and questions from the public. These are summarised below:-

(a) As the only access to the School would be along White Cottage Lane, there would be a massive amount of parking along it. Would there be supervision when the games finished at the end of the evening? Mr Crossley replied that the School's parking would double up for community use. There would also be supervision during the community use periods as they would be structured activities via formal lettings.

(b) A resident of Hopton Road said that he lived behind the School car park, where the gym and tennis courts were located. The problems of traffic and noise were ever present and would grow if permission were granted.

(c) The fact that White Cottage Road was now the only road with vehicular access to the School meant that this application would contribute to an already unbearable traffic and parking situation in a very narrow road. It should be born in mind that there were a large number of elderly local residents. There was also a risk to children and other pedestrians.

(d) At present, there was only a brief window from mid July to the end of August when local residents could enjoy their gardens undisturbed. If this application were approved, even this short period of tranquillity would disappear.

(e) The applicants proposed community use. However, given that most of the local residents were beyond the age when they would readily take up sport, there was a question as to who would actually use these facilities. It was quite possible that use would be very limited. If this was the case, the School would run the risk of wasting a lot of energy resources to provide unwanted facilities for the community. This was already happening with the other sports areas on site, which were floodlit.

(f) The School did not have a good history of compliance with planning control. Since the new car park was near the site boundary, the proposed facilities would lead to greater noise pollution caused by slamming doors, music and aggressive behaviour.

(g) The need for additional community sports was not that great in Tonbridge. There were quite a few pitches all over Tonbridge, including Hayesbrook School.

(h) A resident from Denbeigh Drive said that youngsters were already using the tennis court to kick footballs around. They were kicking the ball so hard that she and her neighbours had a constant worry about damage to their property.

(i) Would the community use be free of charge or would it operate as a commercial enterprise? Mr Crossley replied that this would be a matter for the School. Generally speaking, local sports groups paid the School for letting them use their sports facilities. Kent County Council encouraged all its schools to make their facilities available, subject to the basic amenity tests.

(j) A resident said that it was unlikely that use of the all weather pitch would be limited to 25 players and spectators. He, for example had recently been to Hawkenbury where there had been over 250 people present with 85 cars in the car park. The noise from their activity had continued until 11pm. This would be unacceptable at Hugh Christie due to the age of many residents. An additional worry

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was that youngsters would clamber over the fence into people's gardens in order to retrieve lost balls, etc.

(k) An application to extend the old sports hall had been refused in December 1998 on the grounds of bulk and proximity to local residents. This proposed development was even nearer to the bungalows. Furthermore, it was intended to keep the all weather pitch open for use until 10pm. If this happened, who would actually police it and close the ground at this time?

(l) Mr Burton (Assistant Principal) informed the meeting that the School was only responsible for the site until 6pm. The Tennis courts were leased to the Tennis Club after that time. Any complaints about misuse of the site should be passed to them. He would undertake to make them aware of any complaints that were made to him.

(m) One house was within 5m of the proposed pitch. Others were also within the 20m boundary zone. They would be subjected to increased noise in the evening and at weekends and would not be able to enjoy their environment. Once the all weather pitch was constructed, there would inevitably be tournaments involving parents, friends and relatives. There would be an increase in the amount and volume of bad language, which was already such a problem that people were driven indoors. The weldmesh fencing would also make the entire site look like a prison camp.

(n) Sleeping policemen had been put in along Thorpe Avenue but not along White Cottage Road. This had been because the bus drivers had objected that they would be bad for their backs. As a result cars sped along at 60mph whilst vehicles mounted the grass verges to pass one another. No development of the nature proposed should be permitted without a control system along this road. Mr Crossley confirmed that planning applications could be refused on highways grounds.

(15) The Chairman thanked everyone for attending. The application was likely to be reported to the Committee on 20 March or 17 April. The notes of this meeting would be appended to the report.

(16) Following the meeting, Members of the Committee viewed the site of the proposed development, accompanied by some of the residents.

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

Retention of mobile classroom. Goodnestone Primary School – DO/07/651

A report by Head of Planning Applications Unit to Planning Applications Committee on 9 October 2007.

DO/07/651 – Application by Kent County Council Children, Families and Education for the retention and renewal of a mobile classroom, Goodnestone C.E Primary School, The Street, Goodnestone.

Recommendation: Permission be granted.

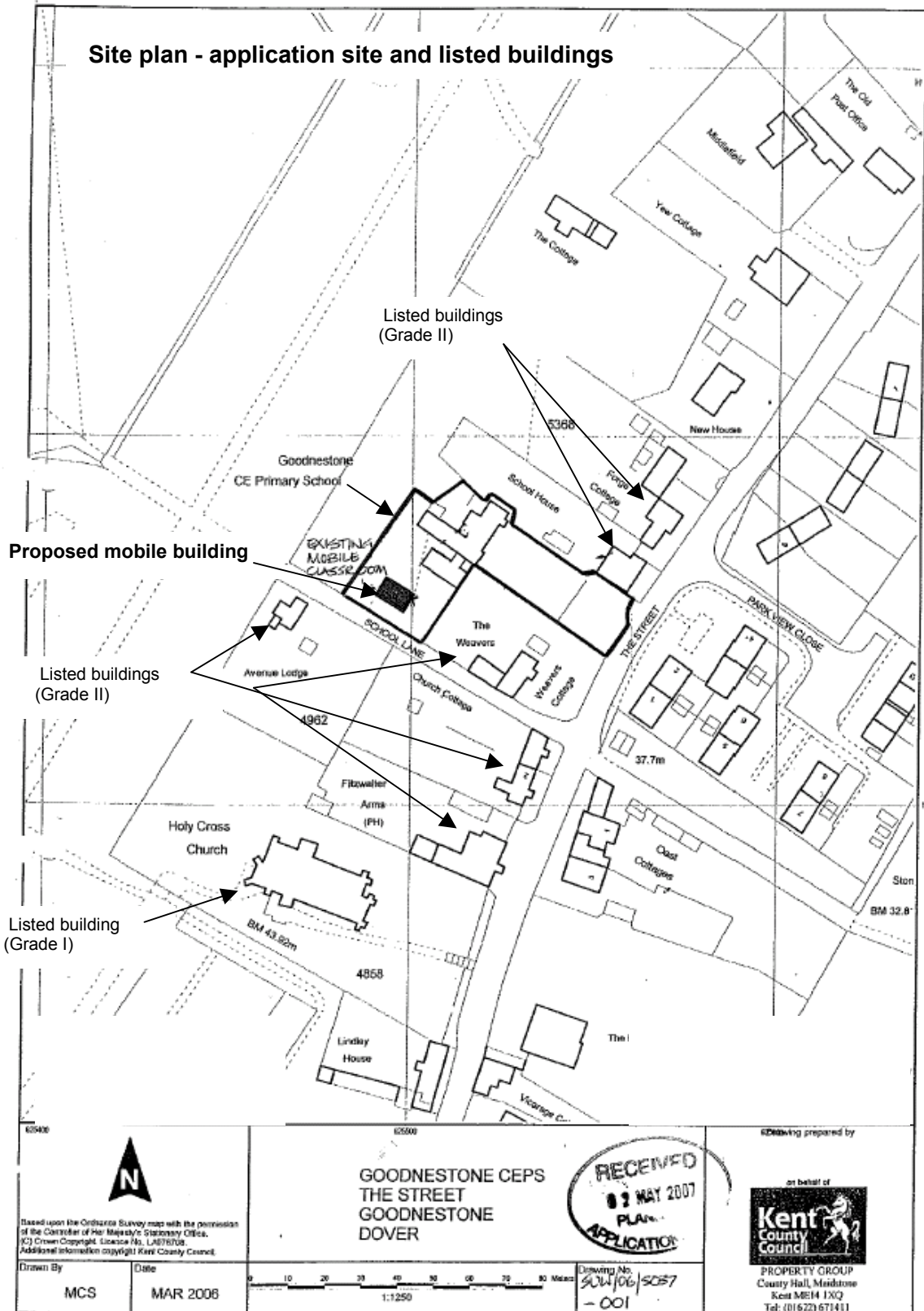
Local Members: Mr L. Ridings

Classification: Unrestricted

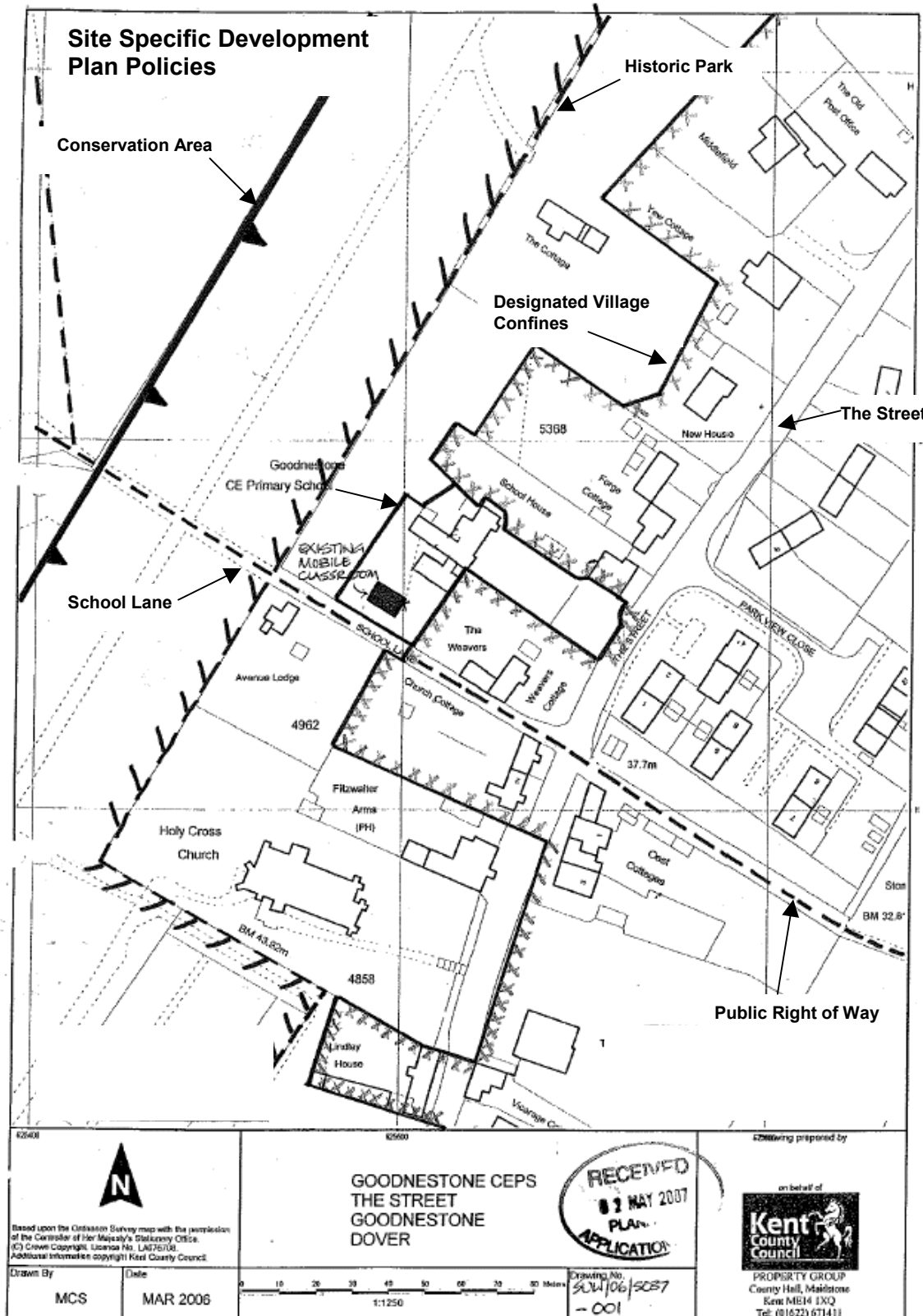
Site

1. The application site, an area of 0.05 hectares, is located within the Goodnestone Primary School grounds, in the village of Goodnestone, approximately 2-km north-east of Aylesham. The Primary School is positioned on a small L-shaped plot of land with the main access off The Street. The application site is located to the rear of the school, adjacent to the south-west boundary with School Lane, a narrow access road that is designated as a Public Right of Way. Residential property is located around the site to the south, east and west (please see attached site plan). A mature hedgerow is maintained within the school grounds between the application site and School Lane. The location is well screened to the north-west and south-east by trees and boundary planting and to the north-east by the main school building. The application site is not visible from the main street scene off The Street.
2. The site of the proposed development is located within the Goodnestone Conservation Area. There are a number of listed buildings within the surrounding area, including Avenue Lodge approximately 18m to the west, Weavers Cottage 23m south-east, Church Cottages 50m south-east, The Fitzwalter Arms 60m south, and the School House 50m east (please see attached site plan). The original school building is not listed, although it was built in the 19th Century. The school was recently extended toward the application site with an office extension completed in a style sympathetic to the original building.
3. As well as being located within a Conservation Area, Goodnestone School is identified within the Dover District Local Plan Proposals Map as being outside the Village Confines, within a Special Landscape Area and a Groundwater Source Protection Zone. Goodnestone Park, which surrounds the village, is designated as a Historic Park and Garden. Please see attached plan for further information on site-specific Development Plan policies.

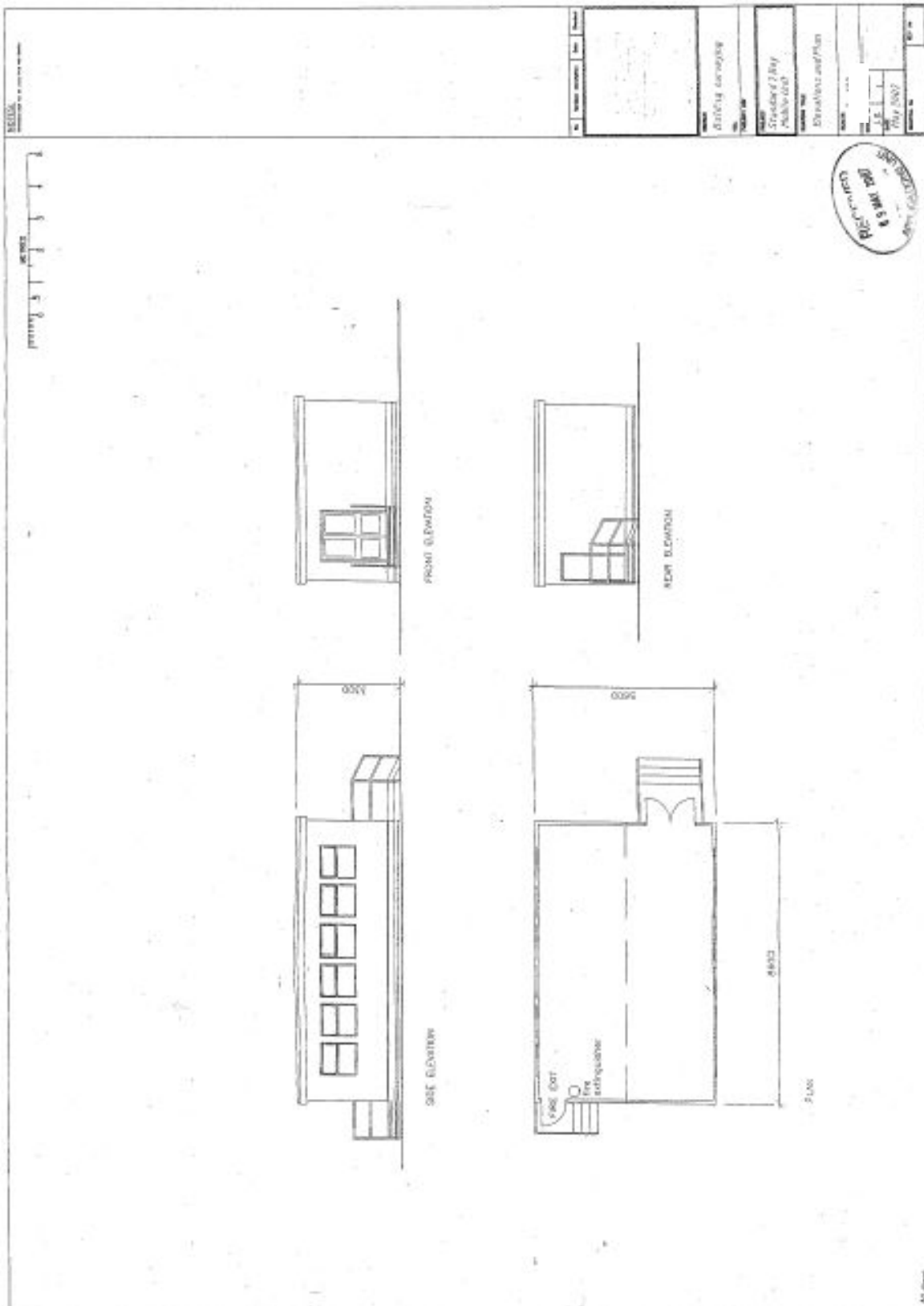
Retention of mobile classroom. Goodnestone Primary School – DO/07/651



Retention of mobile classroom. Goodnestone Primary School – DO/07/651



Retention of mobile classroom. Goodnestone Primary School - DO/07/651



Retention of mobile classroom. Goodnestone Primary School – DO/07/651

Background

4. The mobile building proposed for retention within this application was originally granted planning permission by the County Planning Authority in September 1992, and has been maintained on site under various temporary planning permissions since this date. The building was brought on site to provide a third classroom for this School, which at the time of the original application had approximately 60/70 pupils attending. The County Planning Authority granted the most recent permission in November 2005 for a period of 12 months to allow the applicant time to prepare a scheme to provide more suitable permanent accommodation to replace the mobile building.
5. In October 2005 the County Planning Authority granted planning permission for the construction of a new reception/ administration block linked to the existing school building, including the provision of a reception, school office, Headteacher's office, and disabled WC. As part of this development the mobile building was replaced with a refurbished unit. At the time the development of the reception block was proposed as the first phase of work to improve and modernise the teaching accommodation at the school. The replacement of the mobile accommodation was to follow, subject to funding, as a permanent extension attached to the reception building.
6. In February 2006 the County Council's Children, Families and Education Directorate applied for the erection of a larger 3 bay mobile building (including toilets) at the school to replace the existing unit. However, this application was subsequently withdrawn on the recommendation of the Planning Applications Group, due to objections received from Dover District Council, and from a number of local residents. The District Council objected on grounds that the proposal would detract from the special character of the Conservation Area and concerns that the temporary building would become a semi-permanent fixture in an inappropriate location.
7. Members may be aware that due to a falling school roll, Goodnestone Primary School was one of the schools considered for closure under the County Council's Primary Strategy. The applicant advises that this led to a fall in the reception class intake for the last year. However, with confirmation of the school's viability, the intake increased in September.

Proposal

8. The application proposes the retention of the existing mobile classroom sited within the school grounds. The previous temporary planning permission granted by the County Planning Authority expired on 30 November 2006.
9. The unit is of standard design and is similar in structure and appearance to many other such units located around the County. The mobile building provides approximately 48m² of floorspace (1 classroom), measuring 8.6m by 5.6m, rising to a height of 3.3m. The building is completed in a green textured finish with a flat felt roof, and timber steps. The classroom block was replaced on site in 2006 as part of the project to construct the reception/ administration block referred to in the Background section above.
10. The mobile classroom provides teaching accommodation for the Key Stage 1 pupils attending this small local school, with the Key Stage 2 pupils in years 3, 4, and 5 taught in the two classrooms within permanent accommodation located in the main school

Retention of mobile classroom. Goodnestone Primary School – DO/07/651

building. The school roll for the year 2006/7 was 51 pupils with 11 members of staff. The confirmed roll for September 2007 will rise to 63 pupils.

Additional Information provided by the Applicant

11. In response to the objections raised by Dover District Council (set out below) the applicant has provided further background on the school and confirmation of the educational need for the classroom as follows:

The roll of the school has increased from 51 in Term 3 to a confirmed roll of 63 for September 2007, with a reception year intake of 15 against a planned admission of 10.

Historic low numbers have necessitated mixed year classes, which require 3 teaching classrooms. Two are in permanent accommodation, with Key Stage 1 pupils accommodated by the use of a temporary mobile classroom. The numbers have always been sufficient to require the school to operate with three classrooms. There is no suitable space for a classroom within the main building, the first floor space in the main building being accessed by narrow domestic type stairs and is only suitable for storage.

The mobile unit was taken out of school use whilst the project to extend the administration block was underway. The School was able to temporarily manage the situation due to a fall in pupil numbers. These numbers are now rising and retention of a mobile classroom is essential to allow this village school to deliver the curriculum.

In 2006 the falling school rolls in Dover and Deal resulted in Goodnestone Primary School being considered for closure under KCC's Primary Strategy. This led to a fall in the reception class intake, but, with the confirmation of the school's viability, the numbers have now increased in Key Stage 1 (29 pupils in Years R/1/2, with 17 in Years 3/4 and a further 17 in Years 4/5).

As part of the KCC Primary Strategy, it is recommended that Schools which are forced by pupil numbers to operate mixed age classes should only do so if they can have no more than two year groups within any class and do not bridge key stages.

If the Year R intake stabilises at 10 pupils year on year, the Local Authority will consider a permanent replacement of the mobile classroom, via the Modernisation Programme. However, having been recently considered for closure, the Local Authority must ensure that the school is viable in the long term before allocating a substantial amount of capital funding.

The mobile classroom remains the immediate solution to the lack of space within the main building, pending confirmation of a stabilised school roll.

Development Plan Policies

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

- (i) The adopted **Kent and Medway Structure Plan 2006:**

Retention of mobile classroom. Goodnestone Primary School – DO/07/651

- Policy SP1 Seeks to protect and enhance the environment and achieve a sustainable pattern and form of development.
- Policy SS8 Requires development in rural Kent other than at rural settlements should provide a public facility for which a rural location is justified.
- Policy EN1 States Kent's countryside will be protected, conserved and enhanced for its own sake. Development which adversely affects the countryside will not be permitted unless there is overriding need for it.
- Policy EN5 Seeks to protect, conserve and enhance Special Landscape Areas, whilst having regard to the social and economic well-being of the communities within them.
- Policy QL1 Requires that 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 QL6 Seeks development within Conservation Areas should preserve or enhance their character or appearance. Development which would harm the character or appearance of a Conservation Area will not be permitted.
- Policy QL8 Seeks to preserve the architectural and historic integrity, and protect and enhance the setting of list buildings.
- 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.
- (ii) The adopted **Dover District Local Plan 2002:**
- Policy DD1 Requires proposals that are acceptable in terms of layout, siting, scale, architectural style, materials, spatial and visual character of the area, landscaping, privacy and amenity.
- Policy CO3 Seeks to conserve and enhance Special Landscape Areas. Development which would adversely affect the landscape character will not be permitted unless there is a demonstrable economic or social need for the development.
- Policy HE1 Requires development to preserve or enhance the character or appearance of a conservation area.
- Policy HE2 Planning permission will only be granted if a development preserves or enhances the area's character or appearance, respects existing patterns of development, along with the scale, form, architectural character of existing buildings.
- Policy HE4 Planning permission will not be granted for proposals which would adversely affect the setting of a listed building.

Retention of mobile classroom. Goodnestone Primary School – DO/07/651

- Policy HE9 Development which would adversely affect the character, views to and from a park, setting or amenities of a park or garden of Special Historic Interest will not be permitted.
- Policy CF1 Proposals for the expansion of community facilities will be permitted provided that they are well related to the community which they serve.
- Policy CF2 Planning permission for mobile classrooms will only be granted where there is a proven short-term need; they are located so as to minimise visual harm; and their siting would not result in the loss of or damage to important trees.

Consultations

13. **Dover District Council** raises an objection on the grounds that the development is considered by reason of its design, location and materials used in construction to detract from the special character of the Conservation Area, and to the setting of the school, and surrounding listed buildings, contrary to Dover District Plan policies DD1, HE1, HE2, HE4 and CF2 and Kent and Medway Structure Plan policies QL1, QL6 and QL8.

The District Council comments that *there is a long history of temporary classrooms at the school, and it is considered that the classroom can therefore no longer be considered to be a short term solution to the over crowding problems described in the covering letter submitted with the application. The classroom is therefore contrary to Dover District Local Plan policy CF2.*

Goodnestone Parish Council: no comments have been received at the time of writing this report, any received prior to the Committee Meeting will be reported verbally.

Divisional Transportation Manager has no highway objection to the proposal.

Publicity

14. The application was publicised by an advertisement in a local newspaper, the posting of one site notice. These referred to the proposed development being within the Goodnestone Conservation Area, affecting the setting of a Grade II Listed Building and adjoining a Public Right of Way. In addition 10 neighbouring properties were notified of the application.

Representations

15. No letters of representation were received as a result of the above publicity.

Local Member

16. The Local County Member for Sandwich Mr L. Ridings was notified of the application on 24 May 2007.

Discussion

Retention of mobile classroom. Goodnestone Primary School – DO/07/651

17. In considering this proposal regard must be had to the Development Plan Policies outlined in paragraph (12) 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.
18. The application seeks planning permission for the temporary retention of a mobile building currently located within the Goodnestone School grounds. The building has been positioned on site for approximately 15 years and accommodates a third classroom space at the school. The additional classroom is required to meet the educational need of the current school roll, which stands at 63 pupils from September 2007. The applicant has confirmed the building is used to accommodate the Key Stage 1 pupils, 29 children from September. Two classrooms within the main school building accommodate the Key Stage 2 pupils in years 3, 4 and 5, with 17 pupils in each class respectively. There is no alternate space within the main school building to accommodate a third classroom.
19. The application site is within a sensitive location as designated in the Development Plan, including a Special Landscape Area and the Goodnestone Conservation Area, as well as being located in close proximity to a number of listed buildings. Therefore, the application raises a number of issues surrounding the siting and design of the building when considered in the context of the character of the surrounding built environment and landscape.

Siting, design and appearance

20. The site proposed in this application is located outside the confines of Goodnestone village as defined on the Dover District Local Plan Proposals Map. Kent and Medway Structure Plan Policies SS8, EN1 and QL1 seek to protect and enhance the Kent countryside for its own sake, unless there is an overriding need for the development. In the context of the current application, I would consider that a development for use by a local school on site within an established educational facility is sufficient justification for considering an application in a location outside the village confines.
21. Goodnestone village and the surrounding countryside is located within a Special Landscape Area. Structure Plan Policy EN5 and Dover District Local Plan Policy CO3 seek to conserve and enhance this landscape unless there is a proven social or economic need. A Historic Park also surrounds Goodnestone, Dover District Local Plan Policy HE9 requires that development that would adversely affect the character of a Historic Park or Garden, including views into and out of a park, will not be permitted. In considering the proposed development in the context of the Special Landscape Area and the Historic Park, I would advise that the site proposed is well screened by soft landscaping on three sides and by the main school building to the fourth. Due to the scale of the building, the development is only visible at a local level from School Lane. Therefore, I consider that the development does not have an adverse impact on the surrounding landscape, including views into and out of Goodnestone Park.
22. The application site is within the Goodnestone Conservation Area and within the setting of a number of listed buildings, the closest of which is Avenue Lodge 18 metres to the west across School Lane, and Weavers Cottage approximately 23 metres to the south-east. Dover District Council has raised an objection to the continued retention of the

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proposed building, on the grounds that the development detracts from the special character of the Conservation Area, and from the setting of the school and surrounding listed buildings, due to its location, design and materials used in construction.

23. In considering the design of the building proposed, I would advise that the development consists of a mobile building similar in construction to a number of units used across the County. Kent and Medway Structure Plan Policies QL1, QL6, QL8, and Dover District Local Plan Policies DD1, HE1, HE2, and HE4, all seek proposals that are well designed, and appropriate in the context of the existing pattern of development in the local area, with emphasis on protecting or enhancing the character of a Conservation Area and the setting of any listed buildings.
24. I would note that the building is highly unlikely to be considered as an acceptable permanent solution in this sensitive locality, and note the District Council's concerns over the design of the development in the context of the Conservation Area, main school building and surrounding listed buildings. The single storey flat roof construction cannot be said to enhance the character of the existing built environment. However, the issue to be considered in this instance is whether the retention of the mobile building would detract from or fail to preserve the character of the surrounding area for a continued temporary period.
25. As previously mentioned, the building is sited in a location that is screened from views from outside of the school grounds. The space available to accommodate the unit on site is limited and the position proposed is the only practicable option available for the development. Its position set back from The Street to the rear and side of the school building screens the development from wider views within the Conservation Area. The mobile building is visible at a local level from the adjoining School Lane. The existing mature hedgerow that runs along the boundary of the school in this location helps to break up views of the structure and soften its overall impact on the immediate vicinity. Whilst the building is visible in the immediate setting of at least two listed buildings and at a local level with the Conservation Area, I do not consider that its continued retention on site for a short temporary period would result in an unacceptable impact on the surrounding built environment. Under the circumstances, I consider that removal of the building would be preferable, but the limited visual impact is not in itself sufficient justification to presume against consent on design or Conservation Area grounds.

Need

26. Dover District Local Plan Policy CF2 states that mobile classrooms will only be considered where there is a proven short-term need, the building is located to minimise visual harm, and the siting does not result in damage to important trees. The development already occupies the site, so any concern over trees is not appropriate in this instance. The development is as far as possible located to minimise visual harm and is well screened. I would note that the development was originally considered acceptable by the County Planning Authority in 1992, and has been considered acceptable for continued retention on a number of occasions since. I would acknowledge the District Council's concerns that this development should not become a permanent feature in this location. However, in my opinion, the acceptability of the development in the context of the Development Plan is finely balanced. The question of whether a short-term need for the development has been established therefore becomes a material consideration to the application.

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27. As already mentioned, the School only has space for two classes in permanent accommodation. Given the number of pupils attending the site across 7 school year groups, I would consider that the need for a third classroom is well established and vital to the effective operation of the school and the service provided to the local community.
28. The length of time the mobile building has occupied this sensitive site is cause for concern. The last temporary planning permission was granted for a period of 12 months in order that the applicant could take the opportunity to explore options for the permanent replacement of the building. During this period the applicant has advised that special circumstances took place that prevented a permanent solution being brought forward. Indeed, it should be noted that there have been proposals drawn up for permanent extra accommodation at this school, but uncertainties over the future of the School have prevented those being implemented in recent years. As set out in paragraph (11) above, the uncertainty over the future of the school during the last 12 months resulted in a fall in pupil numbers, and prevented any permanent proposals being developed and brought forward. The applicant has advised that with the confirmation of the viability of the school the roll is due to rise, and should the number of pupils attending stabilise, then the school would be considered within the County Council's Modernisation Programme for Schools.
29. In my opinion, the above circumstances demonstrate that there is a justified short-term need for the continued retention of the mobile building to allow the effective operation of the school, whilst a permanent solution is formulated. I would consider that the removal of the mobile building would potentially compromise the service provided by the school to the local community and thereby jeopardise its continued operation. Balancing the potential loss in service against the localised impacts of the mobile building on School Lane for a continued temporary period, I would not raise an objection to the application. This recommendation is subject to the applicant being advised to strongly consider options for permanent replacement of the mobile unit during the period of any planning permission, and should this not be possible, to be advised to look at ways of adapting the existing arrangements to accommodate the necessary classroom space. Realistically, given the time necessary to bring a scheme forward, I would suggest that a temporary planning permission for a period of 3 years would allow time for this process to take place.

Conclusion

30. In weighing the considerations set out above, I would consider that the design of proposed development is not acceptable as a permanent fixture in this sensitive location, the building does not enhance the character of the Conservation Area, or the setting of the surrounding listed buildings. Nevertheless, the development is well screened within the Conservation Area and any impact is localised to the immediate vicinity. In my opinion, the applicant has established that the building is necessary to the continued short-term operation of the school whilst numbers attending the site stabilise and a permanent solution is brought forward. When balancing the visual impact of the mobile classroom in the context of the character of the surrounding area against the effective operation of the school, I would consider that, in this instance, the continued provision of a community service outweighs the potential impact of a further period of temporary permission. Taking account of the previous temporary planning consents and the educational need for the facility, I would not raise an objection to the proposal. Therefore, subject to the applicant being advised to consider the provision of a

Retention of mobile classroom. Goodnestone Primary School – DO/07/651

permanent replacement facility during any temporary period of planning permission, I would recommend the planning permission be granted for a further temporary period.

Recommendation

31. I RECOMMEND that PERMISSION BE GRANTED SUBJECT TO the imposition of a condition requiring the building be removed and the site restored within 3 years of the grant of planning permission.

32. I FURTHER RECOMMEND THAT the applicant BE ADVISED of the following informative

- Planning permission is granted for a continued period to enable the preparation of a scheme to provide more suitable permanent accommodation at the school. It is considered that the continued siting of the mobile building fails to enhance the character or appearance of the Conservation Area.

Case officer – James Bickle	01622 221068
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Background documents - See section heading
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Item D2**Creation of Children's Centre. Grove Park Primary School, Hilton Drive, Sittingbourne – SW/07/902**

A report by Head of Planning Applications Unit to Planning Applications Committee on 9 October 2007

SW/07/902 – Application by Kent County Council Children, Families and Education for the creation of a Children's Centre within existing redundant space and minor internal works, plus the erection of a canopy in front of Cedar Block. Grove Park Primary School, Hilton Drive, Sittingbourne.

Recommendation: Permission be granted.

Local Members: Mr K. Ferrin

Classification: Unrestricted

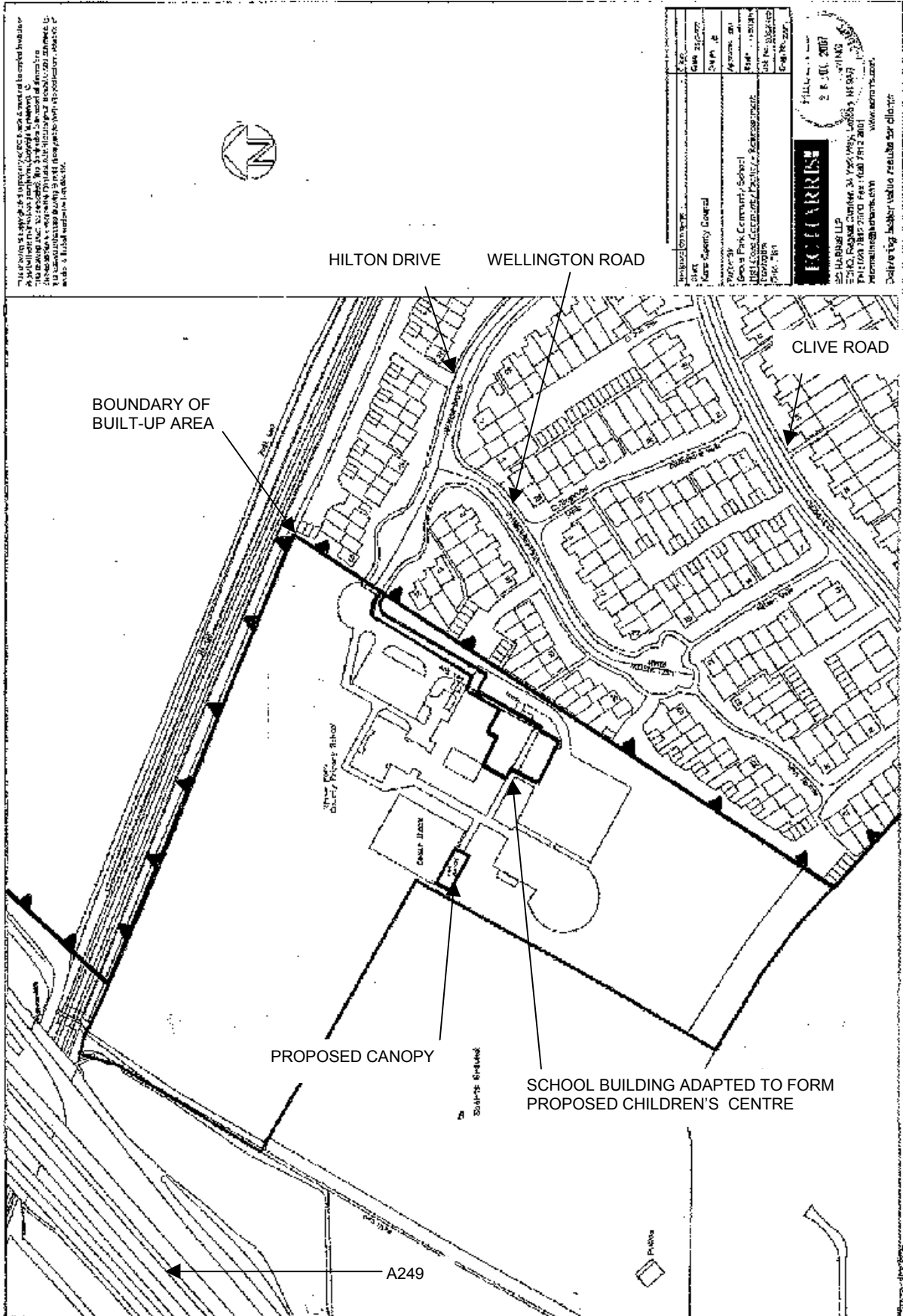
Site

1. Grove Park Primary School is located off Hilton Drive on the outskirts of Sittingbourne, approximately 1.5 km to the west of the town centre. Access to the site is via a dedicated vehicle cross over and pedestrian access at the western end of Hilton Drive. A car park with 40 formal spaces is located adjacent to the main access. The main school buildings, which consist of a flat roofed building constructed in the 1970's, and a more recent 2-storey classroom block granted planning permission in 2003, are laid out to the south and west of the car park. Beyond the school buildings playing fields and public open space border the site to the south and west. The A249 passes to the east of the playing fields, with a railway line to the north.
2. The application site is located within, and adjacent to, the south-east corner of the main school building, and land adjacent to the southern elevation of the 2-storey classroom block.
3. The nearest residential properties are located east of the site on Wellington Road and to the north-east on Hilton Drive – see attached site plan. The boundary between the school grounds and adjoining residential property to the east consists of a hedge that screens the application site from the nearest properties.
4. The school grounds fall outside of the defined built-up area boundaries as set out within the Swale Borough Local Plan (2000) Proposals Map.

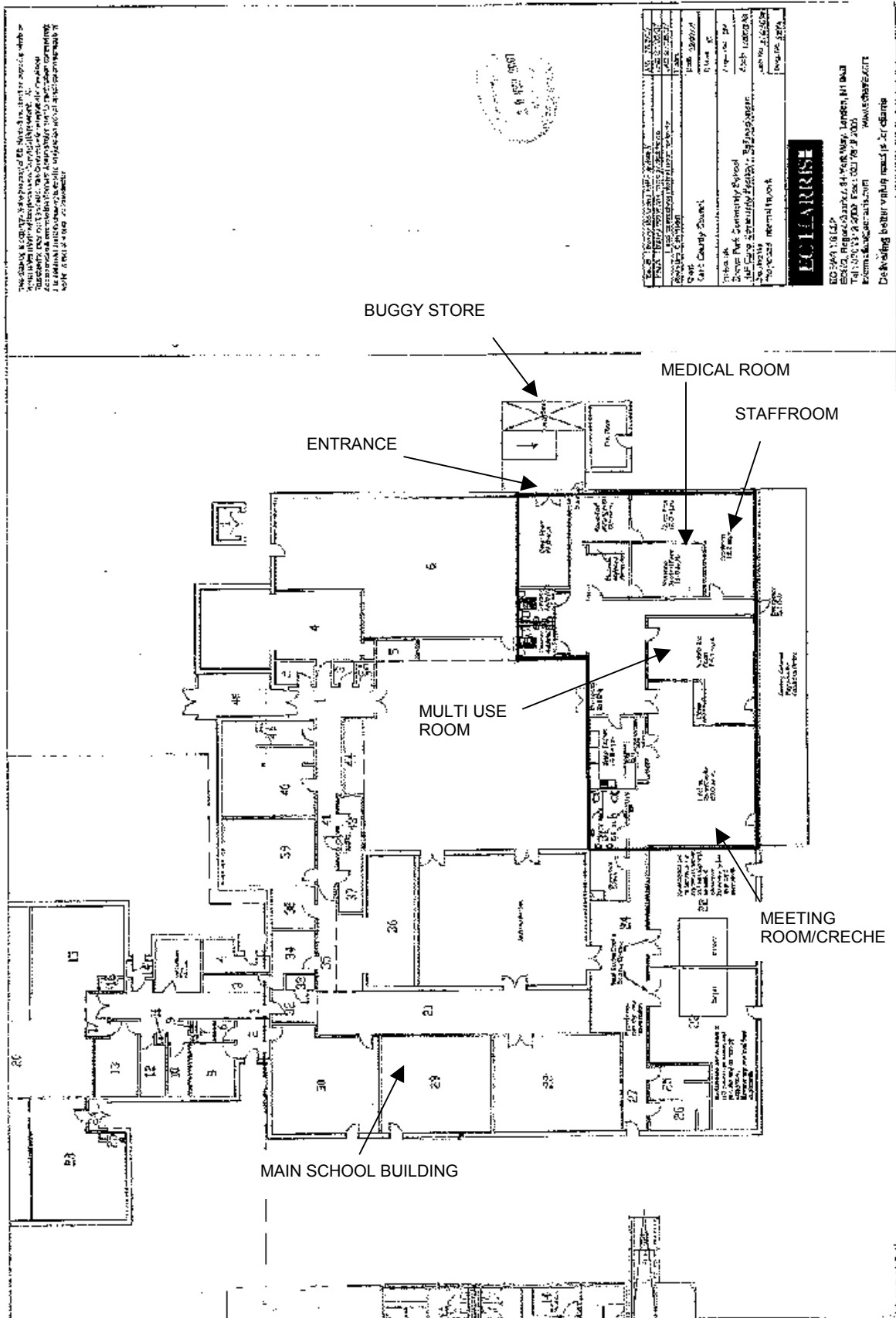
Background

5. The County Planning Authority granted planning permission for a 2-storey classroom block and extensions to the existing school building in February 2003 (planning reference SW/03/1302). In 2004 planning approval was granted for an extension to a playground on site (under reference SW/04/867), an extension to the school hall (SW/04/930), and the creation of an earth bund along two sides of a playground adjacent to the railway line (SW/04/1038).

Creation of Children's Centre. Grove Park Primary School, Hilton Drive, Sittingbourne - SW/07/902



Creation of Children's Centre. Grove Park Primary School, Hilton Drive, Sittingbourne - SW/07/902

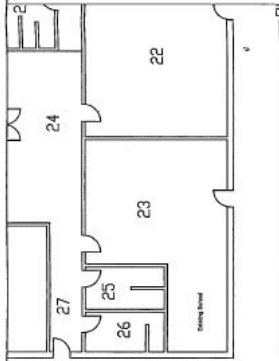


Creation of Children's Centre. Grove Park Primary School, Hilton Drive, Sittingbourne – SW/07/902

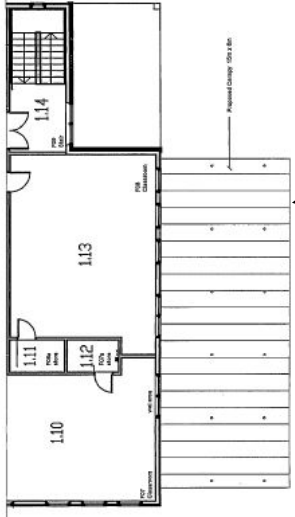
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 This drawing must not be scaled. The Contractor is to report all dimensional discrepancies & errors to the Contract Administrator prior to construction commencing. In compliance with all specifications the quality of all work & that all works are included for.

Residential Committee	Date
Client	Date 27/07/07
Kent County Council	Drawn JC
Project No	Approved SA
Grove Park Community School	Scale 1:2000 AS
Half Core Community Facility - Refurbishment	Job No 210815P
Drawing No	Drawn No 2252
Proposed Plans and Elevations	Draw No 2252
Central Block	

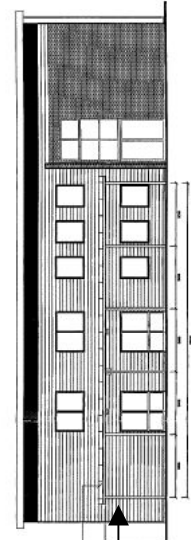
EC HARRIS
 EC HARRIS LLP
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 information@ec-harris.com www.ec-harris.com
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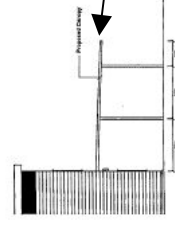
Proposed Ground Floor Plan



Proposed First Floor Plan



Proposed South West Elevation



Proposed North West Elevation

PROPOSED CANOPY
 15M X 6M

Creation of Children's Centre. Grove Park Primary School, Hilton Drive, Sittingbourne – SW/07/902

Proposal

6. The application proposes the creation of a community Children's Centre through the adaptation of part of the existing main school building, which was previously used as classroom space. In addition to changes to the internal layout, the proposed external alterations to the building would include replacement UPVC windows and aluminium doors to match existing fenestration. External works proposed also include the provision of a buggy store, and steel framed canopy to the adjoining 2-storey classroom block. The canopy is proposed to replace the schools existing canopy to be utilised as part of the Children's Centre.
7. The application has been made on behalf of the County Council's Children, Families and Education Directorate. The scheme is one of a number of similar applications being proposed across the County as part of Central Government's National Sure Start Programme, funded by the Department for Education and Skills (DfES). The main aim of the Sure Start Programme is to increase the availability of childcare for all children, improve health and emotional development for young children and support parents in their aspirations toward employment. The aim of the Children's Centres is to offer a range of health, adult education and family support services for the local community.
8. The application proposes a Children's Centre, which would contain a creche / meeting room for use by parents who are using the Centre, as well as a second smaller multi use room. Both rooms would provide flexible space for informal meetings thorough to formal seminar style learning. The arrangements also include an interview / medical room, an office area, staff room, kitchen and toilets. All of the above facilities would be provided within the existing school building through internal adaptation of under-used classroom space. No new floorspace would be created as part of this application.
9. The Children's Centre would operate as a separate community facility independent from the school. The application proposes that the Centre would be open from 0800 to 1800 hours, Monday to Friday, 48 weeks of the year. The Centre would employ 3 members of staff on a full time basis with the number rising for special events. The application sets out the Centre is expected to generate up to 30 visitors across a normal day. The Centre would also provide a venue for education events, such as seminars. The application advises that it is unlikely that these events would occur at the same time as the start and finish of the school day.
10. No additional car parking facilities are proposed within the application, the Children's Centre staff and disabled visitors would be expected to use the existing 40-space car park provided at the school; no parking facilities are proposed for visitors to the Centre. The application sets out that the Centre has been located to minimise travel distances to the community it is intended to serve, and visitors would be encouraged to walk.

Development Plan Policies

11. The Development Plan Policies summarised below are relevant to consideration of the application.
 - (i) The adopted Kent and Medway Structure Plan (2006)

Creation of Children's Centre. Grove Park Primary School, Hilton Drive, Sittingbourne – SW/07/902

- 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 EN1 States Kent's countryside will be protected, conserved and enhanced for its own sake. Development which adversely affects the countryside will not be permitted unless there is overriding need for it.
- 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 buildings for mixed community uses, and the concentration of sports facilities at schools, will be encouraged.
- 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) The adopted Swale Borough Local Plan (2000)

- Strategic Policy I Seeks to provide for the development needs of the Borough, whilst ensuring the protection and enhancement of the environment, achieving a sensitive balance between competing needs.
- Strategic Policy IV Seeks to minimise adverse impact upon the environment from development and also to achieve a new improved environmental standard.
- Policy G1 Requires all development to accord with Local Plan Policies, have regard to characteristics of locality, avoid unacceptable impacts on natural and built environments, adopt high standards of design, cause no demonstrable harm to residential amenity, provide safe pedestrian and vehicular access and avoid unacceptable consequences in highway terms, and provide parking sufficient for the traffic likely to be generated.
- Policy E9 Land falling outside the defined built-up area boundaries will be protected for its own sake. Development in this area will not be granted unless it relates to development which is essential to meet the needs of local communities, or it consists of the acceptable re-use of existing built area.

Creation of Children's Centre. Grove Park Primary School, Hilton Drive, Sittingbourne – SW/07/902

Policy E48 Seeks to ensure all development is of high standard of design appropriate to its surroundings.

Policy C1 Subject to compliance with other Plan policies, planning permission will be granted for appropriately located social and community facilities.

(iv) Swale Borough Local Plan First Review: Re-deposit Draft (2005):

Strategic Policy II Seeks to protect and enhance the environment and promote good design.

Strategic Policy VII Seeks to provide new community facilities, increase use of local facilities.

Policy E1 Requires all development to accord with Local Plan Policies, have regard to characteristics of locality and setting, avoid unacceptable impacts on natural and built environments, adopt high standards of design, cause no demonstrable harm to residential amenity, and integrate security and safety measures.

Policy E20 Seeks development to integrate security and safety measures.

Policy C1 Supports proposals to improve community services and facilities. Where proposals would meet an identified local need in an accessible location, supports proposals to help maximise the use of existing community services.

Consultations

12. **Swale Borough Council** – raises no objection to the application, subject to a condition limiting the hours of operation to 8.00am – 6.00pm on weekdays only.

Bobbing Parish Council – raises no objection to the application. However, the Parish Council raise concerns that traffic could increase in this area. Commenting that *'traffic problems have always plagued this school and we would not like any further problems for the residents nearby.'*

The Divisional Transportation Manager – raises no objection to the proposal in respect of highway matters.

Local Member

13. The Local County Member for Swale West, Mr. K. Ferrin, was notified of the application on 1 August 2007.

Publicity

14. The application was publicised by the posting of one site notice and the notification of 8 neighbouring properties.

Creation of Children's Centre. Grove Park Primary School, Hilton Drive, Sittingbourne – SW/07/902

Representations

15. 1 letter of representation objecting to the proposal was received from a local resident. The main points raised can be summarised as follows:
- Concerns about the potential highway impact of the proposed development. Advises that the existing traffic generated by the school already results in conflict between road users and parking problems on residential streets. Expresses concern that the operation of the proposed Centre until 1800 hours would make the situation even more difficult for residents.

Discussion

16. In considering this proposal regard must be had to the Development Plan Policies outlined in paragraphs (11) 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.
17. This application proposes the creation of a new Children's Centre facility at Grove Park Community School, Sittingbourne. The proposed Centre is one of 52 similar facilities being applied for by KCC Children's, Families and Education Directorate across the County. The aim of the Children's Centres is to offer a range of health, adult education and family support services to provide for the needs of the local community and support existing nurseries in the surrounding area.
18. The application proposes the adaptation of part of the existing Grove Park School buildings, including existing classroom space, made available by a fall in the number of pupils attending the school. The application sets out that the school has a design capacity for 630 pupils, with a current school roll of 484 pupils. The application proposes internal adaptation to part of the main school building to create the proposed Centre, plus some minor alterations to the exterior of the building, including replacement UPVC windows and aluminium doors, all of which would be covered by Permitted Development Rights. The application also includes the provision of an external buggy store, and new steel framed canopy adjacent to southern elevation of an adjoining teaching block.

Location

19. The application site falls outside the built limits of Sittingbourne urban area as defined in Swale Borough Local Plan Proposals map. Therefore, the application site is subject to Development Plan Policies relating to the protection of the countryside, including Kent and Medway Structure Plan policy EN1, and Swale Local Plan 2000 policy E9, which seek to protect the countryside for its own sake, unless there is an overriding need for the development to provide a function for the local community.
20. Bearing in mind that the application proposes the reuse of part of an existing education establishment for a community use, I cannot see a conflict with the appropriate development plan policies and would not raise an objection to the location outside the built limits. Moreover, the school site is an integral, albeit peripheral, addition to the built

Creation of Children's Centre. Grove Park Primary School, Hilton Drive, Sittingbourne – SW/07/902

up area of the town, and its exclusion from the urban confines is essentially to safeguard the relative openness of the site.

21. As stated above, the Children's Centre would involve the adaptation of existing school buildings, and would not move the built development within the site toward residential property, nor significantly toward the open countryside. The canopy proposed within the application would be located to the west of the school grounds away from residential property adjacent to the newer of the school buildings. In my opinion the minor exterior changes proposed in the application would not be inappropriate in the context on the local environment.

Traffic and Access

22. The main element of the application that requires consideration is the potential for the proposed use to generate additional activity, including movements to and from the site, and whether any change in the use would result in an unacceptable impact on the adjoining property. The Children's Centre proposed would operate drop in style facilities to support young families in the local community, as well as providing a venue for training events in support of this service. This use of the site would fall within the same Use Class as the existing school (D1).
23. The application proposes opening hours of 0800 to 1800 hours, five days a week, and confirms that 3 members of staff would be employed on a permanent full time basis, with an estimated use by up to 30 visitors across a normal day. The application sets out that the school currently employs 30 full time members of staff with a further 12 on a part-time basis. The school car park has a capacity of 40 spaces. Children's Centre staff and disabled visitors would therefore be accommodated within the existing parking facilities. Beyond the disabled spaces, no car parking is proposed for visitors to the Centre. The application setting out that the Centre would be located within walking distance of the community it would serve, with visitors encouraged to walk.
24. Concerns have been raised by a nearby resident about traffic problems experienced by residents as a result of the existing activities at the School, and concerns that these problems could be increased by the proposed development. The letter received highlights that on street parking can be an issue in the surrounding roads at peak times of the day. Bobbing Parish Council, whilst raising no objection to the application, also express concerns about traffic issues surrounding the school site.
25. Kent and Medway Structure Plan policy TP3 sets out that new development should be well served by public transport, walking and cycling. I would advise that being directly adjacent to the built up area of Sittingbourne, the application site is well situated to allow access to public transport, as well as being served by the footpath network within the adjoining residential area. The existing car parking provision (40 spaces) is considered acceptable given the numbers of staff that would attend the site in association with both the School and Children Centre use.
26. I note the proposed facility would replace under-used classroom space within the existing school building. The development of the Children's Centre would effectively reduce the number of pupils that could be accommodated within the school by approximately 50 places, and replace this use with up to 30 visitors per day in connection with the Centre.

Creation of Children's Centre. Grove Park Primary School, Hilton Drive, Sittingbourne – SW/07/902

27. Whilst I acknowledge that there is traffic congestion associated with the school site at peak times of the day, this is not unlike that experienced by many schools around the County. The traffic levels that potentially could be generated by the proposed use should be balanced against the reduction in the design capacity of the school. The applicant advises that the Centre would be well located to serve the local community with visitors encouraged to walk to the site. Whilst inevitably some visitors may choose to drive, the intermittent nature of these movements spread throughout the day is unlikely to result in an increase in highway concerns, or result in any significant loss of amenity to local residents through any traffic generated. In particular, it needs to be borne in mind that these Children's Centres are specifically being designed and located to serve only those who live in walking distance of them. I would note that the Divisional Transportation Manager is not raising an objection to the development as proposed. Therefore, I would not raise an objection to the application on highway grounds, and would suggest that a condition on any decision notice requiring the implementation of a Green Travel Plan would assist in monitoring and mitigating the movements generated by the proposed Centre.

Hours of Use

28. The one objection received from a nearby resident raised concern over the hours of operation set out in the application: proposed from 0800 to 1800 hours, 5 days a week, 48 weeks a year. This would potentially extend the use of the site during the school holidays, and to some extent beyond the regular school hours. However, the hours of operation proposed are not extensive and mirror an extended school day. The proposed use of the site would be in harmony with Government initiatives for Extended Schools, making the best use of the buildings and facilities for the benefit of the wider community. Given the size of the Centre and the numbers of potential visitors suggested in the application, in my opinion, the Centre would not cause an unacceptable impact to the adjoining residential properties as a result of the hours set out above.

Design

29. The external changes proposed in the application are minor in nature. The main element being the canopy proposed to the 2-storey teaching block, with most of the other works proposed being covered by Permitted Development Rights. Taking account of the location and design of the existing buildings, subject to a condition requiring the submission of materials to be used in construction of the canopy, I would not raise objection to the design of the canopy or the other minor external changes proposed in the application.

Conclusion

30. I consider the proposed development to be acceptable in terms of its location and visual appearance. The Children's Centre would be located within an existing educational facility adapting under-used accommodation. The Divisional Transportation Manager has considered the highway problems associated with the School and is not raising an objection to the development. Whilst the community use would change the timing of some visits to the site, I consider the spreading of movements intermittently across the day would not result in an increase in the problems experienced at peak travel time. Therefore, I would not raise a planning objection and recommend accordingly.

Item D2

Creation of Children's Centre. Grove Park Primary School, Hilton Drive, Sittingbourne – SW/07/902

Recommendation

31. I RECOMMEND that PERMISSION BE GRANTED SUBJECT TO the imposition of conditions, including the following:

- the standard time limit;
- the development to be carried out in accordance with the permitted details;
- details of the materials to be used to construct the canopy and buggy store
- hours of use to be restricted to 0800 to 1800 Monday to Friday; and
- implementation and ongoing review of a Green Travel Plan for the Centre.

Case officer – James Bickle	01622 221068
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Background documents - See section heading
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Item D3**Temporary storage container – The Harvey Grammar School Sports Field, Folkestone SH/07/746**

A report by Head of Planning Applications Group to Planning Applications Committee on 9 October 2007.

Application by The Governors of The Harvey Grammar School and KCC Children, Families and Education for the temporary positioning of a steel storage container at The Harvey Grammar School Sports Field, Cherry Garden Avenue, Folkestone.

Recommendation: Planning permission be permitted.

Local Member(s): Mr R Bliss and Mr R Pascoe

Classification: Unrestricted

Site

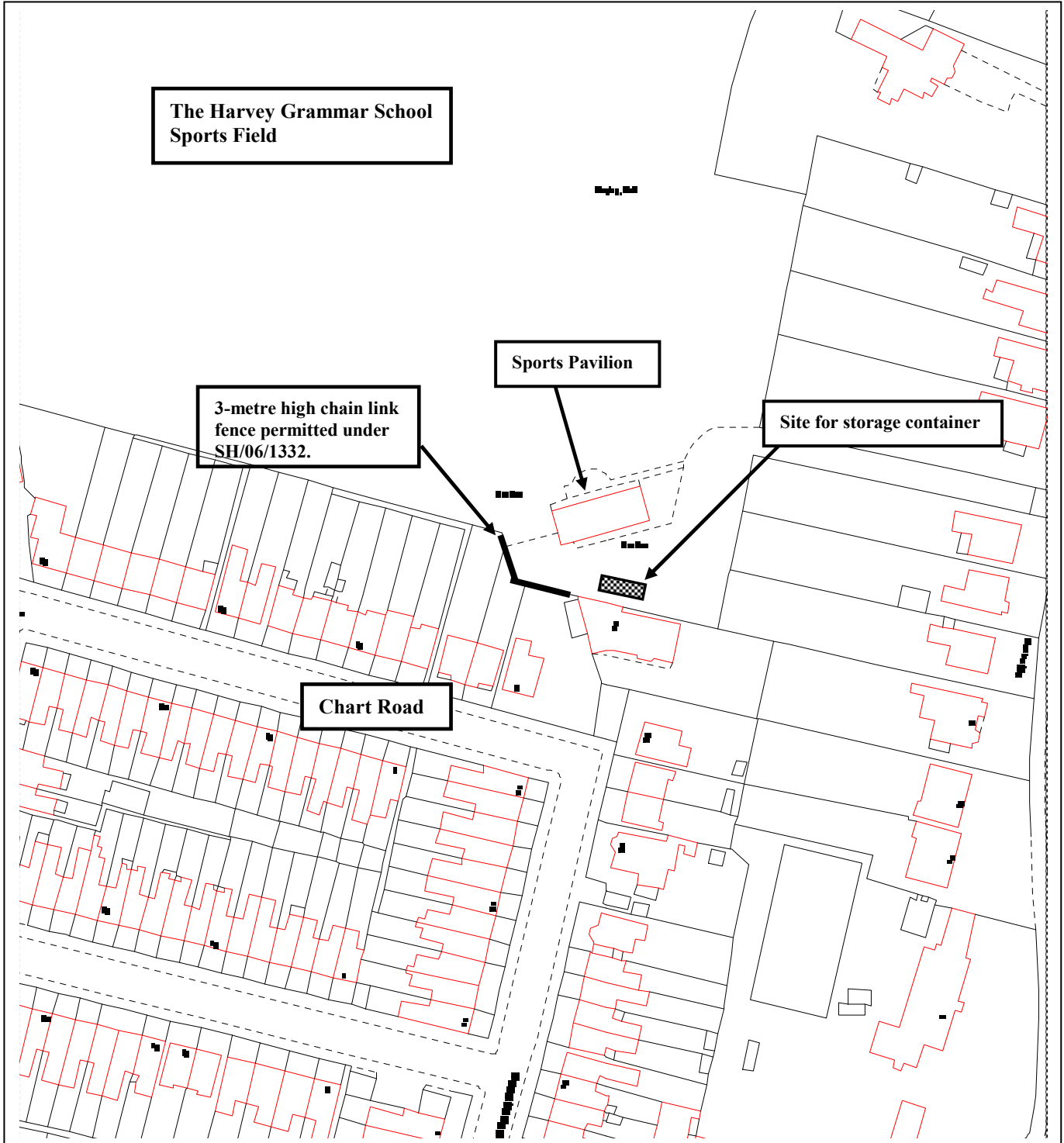
1. The Harvey Grammar School Sports Field is sited to the west of Folkestone town centre, spatially separated from the main Harvey Grammar School site, which is some 250 metres to the east. The sports field is surrounded on three sides by residential properties and on the western edge by Morehall Primary School. The proposed storage container would be sited behind the existing sports pavilion and adjacent to a 3-metre high brick wall that forms the boundary with a neighbouring residential property. A site location plan is attached.

Proposal

2. The proposal aims to site a steel storage container that measures 12m in length, 2.5m wide and 2.6m in height parallel to an existing 17m long, 3m high brick wall at a distance of 3 metres from the brick wall. The storage container would be painted dark green and surrounded by trellis on three sides with fast growing climbing plants, the roof of the container would be covered by cedar wood cladding or similar. The container is due to be sited as centrally as possible between the length of the brick wall with around 2.5 m of wall visible either side of the container so as to reduce the visibility of the container from the nearest residential properties in Chart Road. This is further enhanced by the fact the adjacent wall is 400mm taller than the height of the container.
3. The proposal seeks the provision of a steel storage container for a temporary period of 2 years after which time it is the School's aim to be able to provide permanent accommodation for storage. The site for development is not within a Conservation Area or any other constraint areas and no listed buildings would be affected by the development.

Temporary storage container – The Harvey Grammar School Sports Field, Folkestone SH/07/746

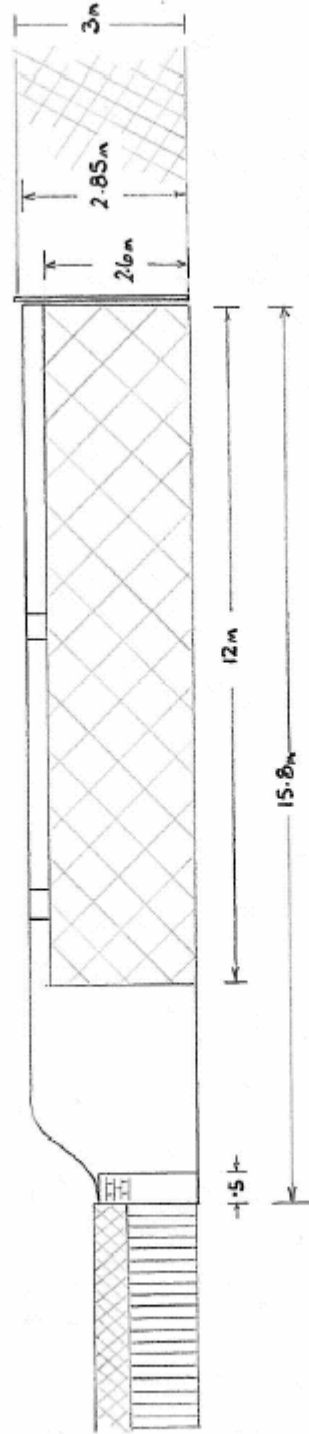
Site Location Plan



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Temporary storage container – The Harvey Grammar School Sports Field, Folkestone SH/07/746

Fig.1

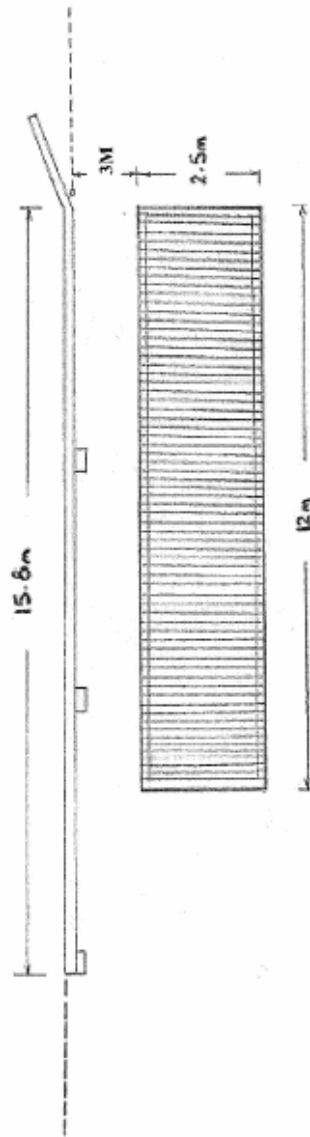


THE HARVEY GRAMMAR SCHOOL
PROPOSED TEMPORARY CONTAINER LOCATION - ELEVATION

THE SIDE OF THE CONTAINER WILL BE COVERED IN TRELIS AND POTTED PLANTS POSITIONED AT REGULAR INTERVALS THE CONTAINER WILL BE PAINTED GREEN

Temporary storage container – The Harvey Grammar School Sports Field, Folkestone SH/07/746

Fig. 2



THE HARVEY GRAMMAR SCHOOL

PROPOSED TEMPORARY CONTAINER LOCATION – PLAN

THE ROOF OF THE CONTAINER
WILL BE COVERED IN GREEN
FENCE SECTIONS AFTER
BEING PAINTED GREEN

NOT TO SCALE

Temporary storage container – The Harvey Grammar School Sports Field, Folkestone SH/07/746

Planning Policy

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

(i) Kent & Medway Structure Plan: 2006

Policy SP1 Seeks to conserve and enhance Kent's environment and ensuring a sustainable pattern of development. Encouraging high quality development and innovative design that reflects Kent's identity and local distinctiveness and promoting healthy, safe and secure living and working environments

Policy QL1 Provides that development should be well designed and respect its setting. Development that would be detrimental to the amenity of settlements will not be permitted.

Policy QL11 Seeks to protect and enhance existing community services.

(ii) Shepway District Local Plan 2006

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.

Policy BE1 A high standard of layout, design and choice of materials will be expected for all new development

Consultations

5. **Shepway District Council** – Raises no objection subject to the permission being granted for two years and that the container is situated close to the boundary wall.

Folkestone Town Council – No comments received to date - consulted on 30 May 2007.

Divisional Transportation Manager - Raises no objection.

Local Members

6. The local County Member, Mr R. Bliss and adjoining local County Member Mr R. Pascoe, were notified on the 25 June 2007 and 30 May 2007 respectively.

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Publicity

7. The application was publicised by the posting of a site notice and the individual notification of 12 neighbouring residential properties.

Representations

8. I have received four letters of representation from local residents. The main comments/points of concern include the following.
 - Size of container is too large and more suitable for an industrial site.
 - A smaller storage facility would be more suitable.
 - Temporary planning permission could be up to five years, which does not seem to be very temporary.
 - The positioning of a large storage container would ruin the outlook from gardens.
 - A distance of 1 metre between brick boundary wall and storage container would allow youths to easily jump and gain quick access to Chart Road.

Discussion

9. 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 in considering this proposal regard must be had to the Development Plan Policies outlined in paragraph (4), Government Guidance and other material planning considerations arising from consultation and publicity.
10. The site for development does not lie within any environmentally designated areas, therefore the main issues to consider when reaching a decision on this application are the impact the development would have on the visual amenity of neighbouring residential properties and the potential security problems that may be exacerbated by the development in this particular location.
11. The development proposes the siting of a steel storage container on a parcel of land that is currently used for the storage of materials required for the maintenance of the playing field. The proposed development would provide a storage facility for the playing field maintenance equipment that is currently housed in part of the sports pavilion. The existing space is no longer sufficient, thus the requirement for extra storage capacity. The provision of permanent storage accommodation is desired but currently is not possible due to financial constraints. Therefore the proposed storage container is only expected to be required for a period of two years, by which time permanent accommodation provision should be possible.
12. The proposal when initially submitted sited the storage container at a distance of 3 metres from the brick boundary wall shown on Fig. 2 on page D3.4, painted in a dark green colour treatment and included some landscaping to surround the container in order to reduce the visual obtrusiveness of it. This proposal met with objection from three neighbouring properties and their comments are summarised in paragraph 8 above. As a result of these comments, further improvements were made to the proposal

Temporary storage container – The Harvey Grammar School Sports Field, Folkestone SH/07/746

by the Harvey Grammar School for which this report is now based, however objections were again received from one neighbouring resident.

13. The decision was initially taken to relocate the container closer to the brick boundary wall at a distance of 1 metre (as opposed to 3m) to further reduce the visual impact of the proposal for neighbouring properties, but upon further consultation the decision was reversed to the original distance of three metres. That was primarily to alleviate the risk of anti-social behaviour occurring between the brick wall and the storage container and in order to reduce the ability for youths to traverse between the roof of the container and the brick wall in order to gain access to Chart Road. Such trespass was a frequent problem prior to the erection of the existing 3-metre chain link fence, permitted under reference SH/06/1332 and shown on the site plan on page D3.2.
14. I consider that the Harvey Grammar School has made sufficient alterations to the original scheme to make the proposal acceptable for a temporary period of two years. The decision to include a cedar cladding or similar roof covering to the container would significantly reduce the visual obtrusiveness of the proposal. The closest neighbouring properties to the proposal would only see the roof of the container from upstairs windows as the container would largely be blocked from vision by the existing 3 metre brick wall. Visibility from neighbouring gardens would also be largely minimal due to the distance the container would be from the closest end of the brick wall to these properties. There is also some good screening along the fence line at the bottom of the gardens of the closest properties.
15. The storage container would also be surrounded by trellis with fast growing climbing plants introduced; this would enable the visual obtrusiveness of three sides and the roof of the container to be significantly reduced. It is also planned to add landscaping around the container to further soften the impact of the container on the locality. Through the incorporation of these mitigating factors, I do not consider the application to be contrary to Structure Plan Policies SP1, QL1, QL11 and Shepway District Local Plan Policies SD1 and BE1. The container would be accessed by doors on the eastern end of the container. This end of the container would not be covered by trellis but would be painted in dark green and the container would be oriented in this direction so as to minimise the impact of the development on the neighbouring properties.
16. In my view, the proposed development would not unduly impact upon the residential amenity of the neighbouring properties. The container would be at its most visible from nearby properties at first floor windows, with the roof of the container the most prominent. Since the roof of the container would be clad in cedar wood and treated in the same manner as the adjoining pavilion, I consider the visual impact to be minimal. Furthermore, the roof of the container would look largely the same as a flat roofed wooden shed structure. The trellis and planting that would surround the container would also significantly reduce the visual impact of the development, coupled and augmented by the further landscaping proposed to surround the container.

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Conclusion

17. In conclusion, I would therefore agree that a permanent solution would be more appropriate. However, given that the application requests permission only for a period of two years and in light of the changes to the scheme to mitigate the visual impacts, I do not consider that the application is contrary to Structure Plan Policies SP1, QL1, QL11 and Shepway District Local Plan Policies SD1, BE1. I therefore recommend permission be granted subject to conditions.

Recommendation

18. I RECOMMEND that PLANNING PERMISSION BE PERMITTED subject to conditions, Including conditions covering:

- The standard time condition
- The storage container to be permitted for a time period of two years only
- The development to be carried out in accordance with the permitted plans
- A scheme of landscaping to be submitted

Case officer – Adam Tomaszewski	01622 696923
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Background documents - See section heading
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