



## AGENDA

### PLANNING APPLICATIONS COMMITTEE

Tuesday, 6th October, 2009, 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 for items on the Agenda for this meeting.
3. Minutes - 8 September 2009 (Pages 1 - 4)
4. 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 AS/09/259 -Outline application for extra care apartments for older people, including one-bed and two-bed apartments, residents' communal areas and staff facilities at Little Hill, St Michael's, Tenterden; Kent Adult Social Services (Pages 5 - 26)
2. Proposal DA/09/895 - Placement of a 6-bay mobile classroom unit at Barn End Centre, 189 High Road, Wilmington, Dartford; Barn End Centre and KCC Children, Families and Education (Pages 27 - 34)
3. Proposal SH/09/773 - Relocation of mobile classroom permitted under Permission SH/09/332 at Saltwood CEP School, Grange Road, Saltwood, Hythe; Governors of Saltwood CEP School (Pages 35 - 44)
4. Proposal SW/09/389 - Timber gazebo and two multi-use goal areas (MUGAs) at Graveney Primary School, Seasalter Road, Graveney, near Faversham; Governors of Graveney Primary School (Pages 45 - 52)

#### **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. Screening opinions under Environmental Impact Assessment Regulations 1999
5. 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, 28 September 2009

**KENT COUNTY COUNCIL**

---

**PLANNING APPLICATIONS COMMITTEE**

MINUTES of a meeting of the Planning Applications Committee held in the Council Chamber, Sessions House, County Hall, Maidstone on Tuesday, 8 September 2009.

PRESENT: Mr R E King (Chairman), Mr J F London (Vice-Chairman), Mr R Brookbank, Mr A R Chell, Mrs V J Dagger, Mr T Gates, Mr W A Hayton, Mr C Hibberd, Mr J D Kirby, Mr S J G Koowaree (Substitute for Mr M Robertson), Mr R J Lees, Mr R F Manning, Mr R A Pascoe, Mr C P Smith, Mr K Smith and Mr A Willicombe

IN ATTENDANCE: Mrs S Thompson (Head of Planning Applications Group), Mr J Crossley (Team Leader - County Council Development), Mr R White (Transport and Development Business Manager) and Mr A Tait (Democratic Services Officer)

**UNRESTRICTED ITEMS**

**64. Minutes - 18 August 2009**

*(Item A3)*

RESOLVED that subject to the amendment of the start time for the visit to Sevenoaks Quarry (Minute 55) being amended to 1400, the Minutes of the meeting are correctly recorded and that they be signed by the Chairman.

**65. Site Meetings and Other Meetings**

*(Item A4)*

The Committee noted that its meeting in February 2010 would now be held on Wednesday, 17 February 2010. It also agreed that the Tour of permitted development sites, previously scheduled for 24 November, would now take place on Wednesday, 16 December 2009.

**66. Application CA/09/55 - Application to extend the existing Certificate of Lawful Use to include the mechanical sorting and crushing of incoming generally inert waste material to recover a greater percentage of reusable materials Rear of Kemberland, Herne Bay Road, Fox Hill, Sturry, Canterbury; Mr Martin J Thomas.**

*(Item C1)*

The Committee agreed to the applicants' request for this item to be deferred to a future meeting of the Committee in order to enable them to complete an assessment of predicted noise levels.

**67. Proposal TW/09/1033 - New Sports Hall and extended Tennis Courts at The Skinners' School, St John's Road, Tunbridge Wells; Governors of The Skinners' School**

*(Item D1)*

(1) The views of the local Member, Mr J R Bullock were tabled and the Head of Planning Applications Group reported the receipt of a late representation from a resident in Stephen's Road together with a petition on behalf of local residents objecting to the proposed development.

(2) Mr C Woodward, a local Borough Council and Mr S Norris, a local resident addressed the Committee in opposition to the Proposal. Mr S Everson, Head Teacher at The Skinners School and Mr S Eatock from the Architects, Michael Cook Associates spoke in reply.

(3) On being put to the vote, the Head of Planning Applications Group's recommendations were unanimously agreed.

(4) RESOLVED that permission be granted to the proposal subject to conditions including covering the standard time limit; the development being carried out in accordance with the permitted details; the submission of details of all materials to be used externally; details of all external lighting; a scheme of landscaping, its implementation and maintenance, including planting to the southern and eastern site boundaries, the area between the sports hall and the southern site boundary and the southern and eastern elevations of the building; details of fencing, gates and means of enclosure, including colour finishes, fencing of the tennis courts and the area to the rear of the sports hall; kick boards surrounding the tennis courts being covered in a noise absorbing material; windows on the southern elevation not being opened and doors remaining closed when the building is in use; the noise rating level from all fixed plant associated with the sports hall not exceeding the measured background noise level ( $L_{A90}$ ) at the closest residential receiver; contaminated land; details of sustainable urban drainage system; restriction on hours of use, including school and community use (0800 to 2200 Mondays to Fridays. 0900 to 1800 on Saturdays and 1000 to 1800 on Sundays); restrictions on the type of use, including school and community use; hours of working during construction; and details of a 'construction code of practice'.

**68. Matters dealt with under delegated powers**

*(Items E1- E6)*

RESOLVED to note matters 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 (None);
- (c) County Council developments;

- (d) Screening opinions under Environmental Impact Assessment Regulations 1999; and
- (e) Scoping opinions under Environmental Impact Assessment Regulations 1999 (None).

This page is intentionally left blank

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.

## **Item D1**

### **Extra care apartments for older people, at Little Hill, St Michael's, Tenterden – AS/09/259.**

A report by Head of Planning Applications Group to Planning Applications Committee on 6 October 2009.

Outline application by the Kent Adult Social Services for extra care apartments for older people, including one-bed and two-bed apartments, residents' communal areas and staff facilities, at Little Hill, St Michael's, Tenterden (Ref: AS/09/259)

Recommendation: permission be granted subject to conditions

**Local Member(s):** Brigadier M. Hill

**Classification:** Unrestricted

#### **Site**

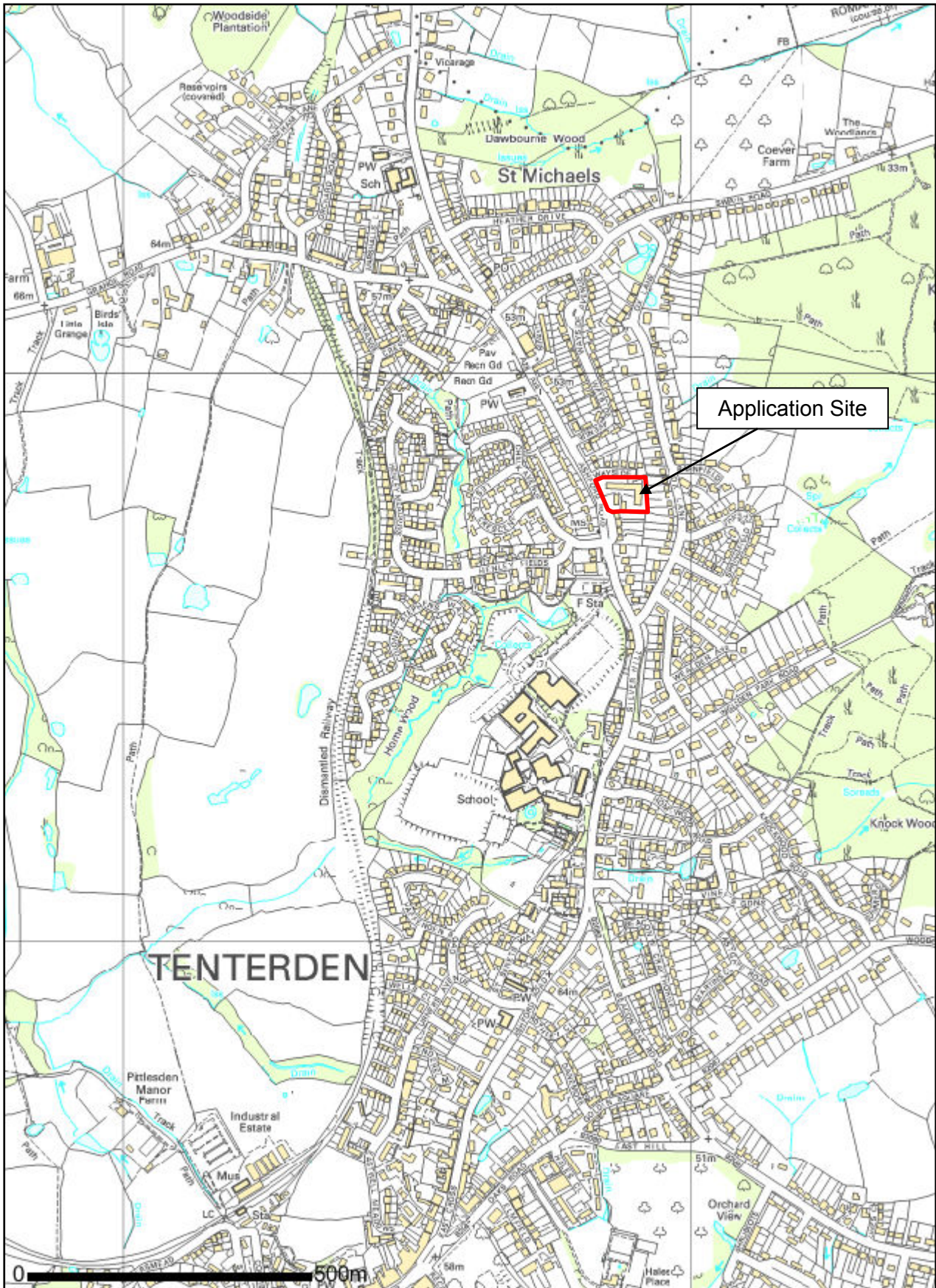
1. The application site is an existing residential care development fronting Ashford Road in St. Michael's, Tenterden. The existing Little Hill development currently comprises one and two storey buildings providing residential accommodation for elderly people. The site is within a primarily residential area and the surrounding houses are a mix of one and two storey properties. The adjacent properties in Wayside are 1930s chalet style bungalows, with dormer windows with first floor in the roof spaces, and the adjacent properties in Ox Lane and along the Ashford Road to the south are largely two storey houses.
2. The site is about 0.5 hectares and largely in the ownership of Ashford Borough Council, and access to the site is currently via the Wayside cul-de-sac off Ashford Road. Vehicle parking for the site is currently on the northern border of the site, opposite the Wayside properties. A Public Footpath passes the north east corner of the site, but is not directly affected by the proposed re-development scheme.

#### **Background**

3. This application is one in a series of applications for providing new and upgraded residential care accommodation across the county. Kent Adult Social Services is taking the lead in this countywide programme of Extra Care Housing, although it is very much in partnership with the Kent District Councils and a private sector provider, as yet to be identified. The first wave of Extra Care Housing is nearing completion, with new accommodation being provided on largely existing care home sites in Herne Bay, Hythe, Dover, Margate, Birchington, Broadstairs, Ashford, Maidstone and Dartford. Whilst these developments are being constructed and managed as part of a Private Finance Initiative, the sites are ones already in local authority ownership, either owned by the County Council or the local District Council. Planning applications for these developments were considered by the County Planning Authority in 2006-7.
4. The latest wave of planning applications are made in outline only, with full details of appearance, scale and landscaping reserved for consideration as part of later planning applications if outline consent is achieved. In this particular case, the proposed site is already in use as providing accommodation for the elderly, so the principle of the use of the site is already well established and not an issue for consideration. However, in order

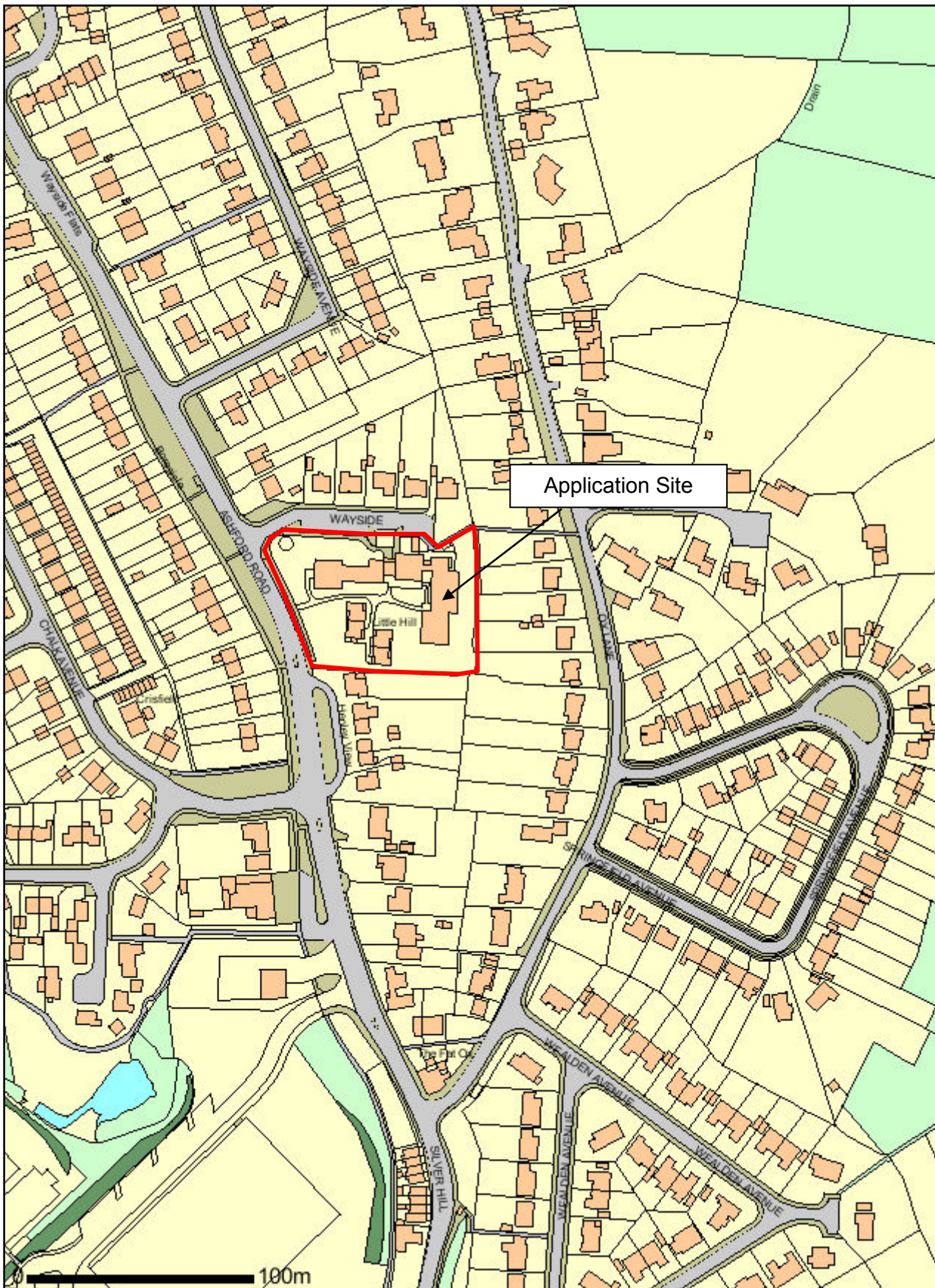


**Extra care apartments for older people, St Michael's, Tenterden – AS/09/259**



**Site Location Plan – Little Hill, St. Michael's - Scale 1:10,000 (North to top of page)**

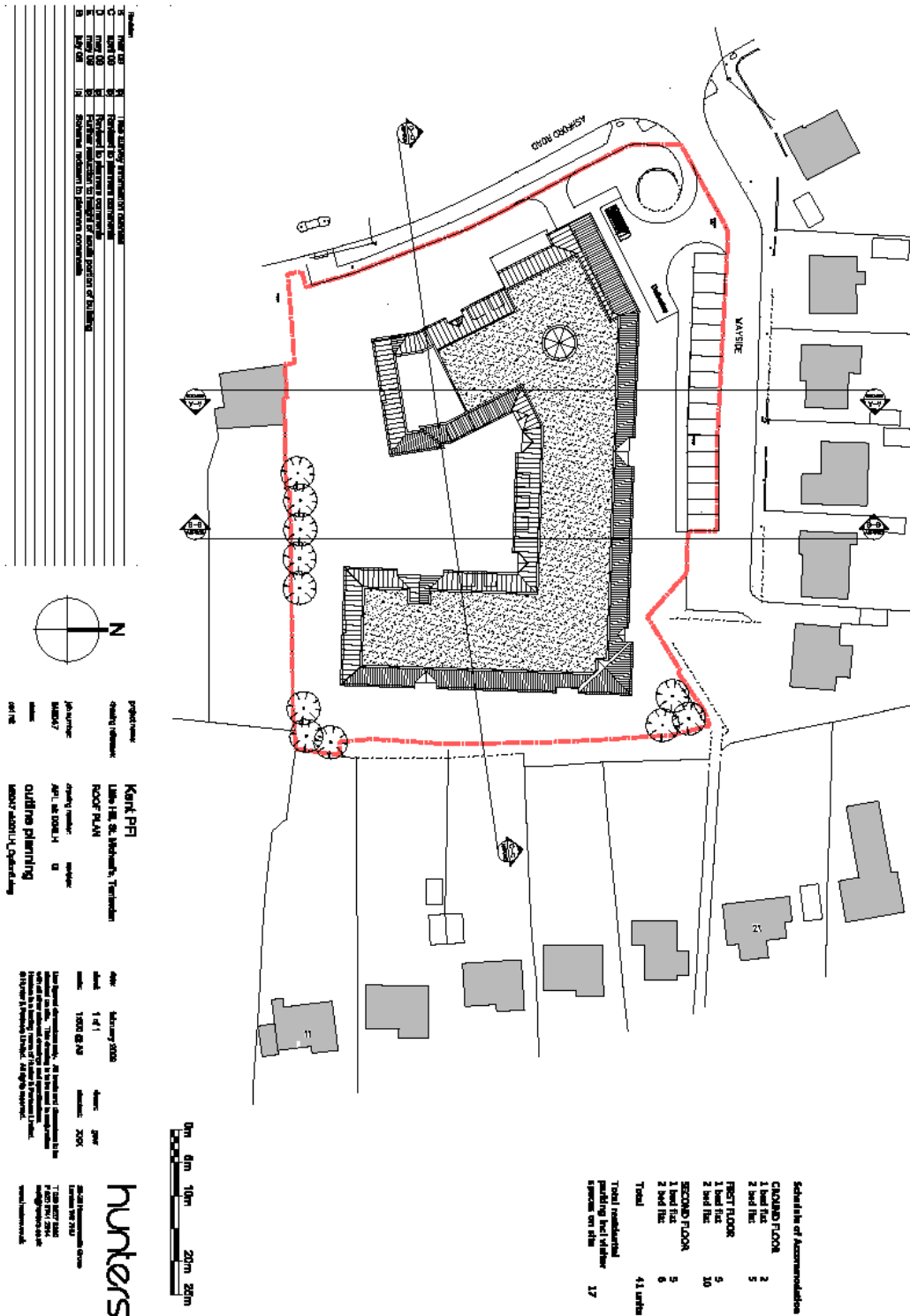




**Site Plan – Little Hill, St. Michael's - Scale 1:2500 (North to top of page)**

# Proposed Site Layout


*(North to right of page)*



# Proposed First Floor Plan

*(North to right of page)*

Number	Description
1	1.000
2	2.000
3	3.000
4	4.000
5	5.000
6	6.000
7	7.000
8	8.000
9	9.000
10	10.000
11	11.000
12	12.000
13	13.000
14	14.000
15	15.000
16	16.000
17	17.000
18	18.000
19	19.000
20	20.000
21	21.000
22	22.000
23	23.000
24	24.000
25	25.000
26	26.000
27	27.000
28	28.000
29	29.000
30	30.000
31	31.000
32	32.000
33	33.000
34	34.000
35	35.000
36	36.000
37	37.000
38	38.000
39	39.000
40	40.000
41	41.000
42	42.000
43	43.000
44	44.000
45	45.000
46	46.000
47	47.000
48	48.000
49	49.000
50	50.000
51	51.000
52	52.000
53	53.000
54	54.000
55	55.000
56	56.000
57	57.000
58	58.000
59	59.000
60	60.000
61	61.000
62	62.000
63	63.000
64	64.000
65	65.000
66	66.000
67	67.000
68	68.000
69	69.000
70	70.000
71	71.000
72	72.000
73	73.000
74	74.000
75	75.000
76	76.000
77	77.000
78	78.000
79	79.000
80	80.000
81	81.000
82	82.000
83	83.000
84	84.000
85	85.000
86	86.000
87	87.000
88	88.000
89	89.000
90	90.000
91	91.000
92	92.000
93	93.000
94	94.000
95	95.000
96	96.000
97	97.000
98	98.000
99	99.000
100	100.000



**Project Name:** Kent PFI  
**Location:** 145-149 St Michael's, Tenterden  
**Project Number:** PFI01/0001/1  
**Client:** Kent County Council  
**Design Stage:** Outline Planning  
**Design Team:** Hunter's

**Date:** February 2009  
**Scale:** 1:41  
**Sheet:** 20X  
**Project Value:** 1,000,000  
**Project Status:** 20X



**7-10 St Michael's**  
**Tenterden**  
**Kent**  
**KT20 1JH**  
**01795 533333**  
**www.hunters.co.uk**



**Schedule of Accommodation**

FLOOR	1 bed flat	2 bed flat	Total
GROUND FLOOR	1	5	6
FIRST FLOOR	9	10	19
SECOND FLOOR	9	9	18
<b>Total</b>	<b>19</b>	<b>24</b>	<b>43 units</b>

**Total residential parking (incl outdoor spaces) of 12**





to secure funding and a private sector partner for the whole programme of provision, there is a need to secure planning consents first, and to avoid potentially abortive detailed design work on unsuccessful sites there is some sense in following the two stage consent process with initial outline applications. On an existing site such as Little Hill, the nature of the proposed development and the type of activity associated with it would not involve any significant change, but the amount of development and the type of accommodation and its management would change as a result of these proposals, so these aspects do warrant exploration as part of this outline planning application.

### **Proposal**

5. The aim of the Excellent Homes for All programme is to provide improved and upgraded accommodation for those requiring an element of care in the county. In the main, this relates to elderly people but the degree of care needed varies greatly from those needing constant supervision to those who can largely live independently from care. The new accommodation being provided responds to these changing needs by providing a mix of living accommodation within the development, at the same time as providing a higher standard of accommodation and personal space and facilities than the conventional old peoples' home have hitherto provided. In particular, these developments provide a mix of individual apartments with modern amenities and to larger dimensions, rather than the earlier pattern of a series of bedrooms lining corridors with shared toilets and facilities. However, there would still be some communal spaces, as well as medical facilities, but these would be less of an institutional nature, including hairdressing salons, fitness suites, etc. for the residents.

6. Under the circumstances, the type of internal spaces being provided is quite different from what has traditionally been provided by local authorities, which is why these applications involve demolition and redevelopment, rather than refurbishment of the existing buildings. As well as improving the standards of the internal spaces and facilities, opportunity is also taken to improve the environmental performance of the buildings, especially in terms of energy efficiency and thermal insulation, which those sites developed in the 1960 and 1970s are now found to be very poor at.

7. The application proposes the demolition of the existing sheltered housing (26 beds, 4 on bed flats and 4 one bedroom bungalows) on the site and their replacement with originally 48 new apartments (24 one bed and 24 two bed) arranged over 2-3 storeys. The new buildings would also accommodate communal lounge, dining room, kitchen, laundry, gym and some accommodation for overnight staff. Externally, the grounds would accommodate vehicle parking and drop-off space, including for ambulances, as well as some garden amenity space. Although this is not a detailed application, a proposed layout of the site has been submitted to enable assessment of the impacts of the proposed redevelopment.

8. The application has twice been amended since its submission, in the light of objections from local residents and concerns from both Planning Authorities at the potential impacts of the development. The currently proposed scheme has reduced the number of apartments to 41 and sought to address local concerns by lowering the new buildings on the site, having the uppermost rooms within the roof space, and re-positioning the buildings to increase its distance from neighbouring properties. It is these amended proposals that will be assessed in this Report, although some of the consultee responses cited relate to the initial scheme. Local residents have been notified following each amendment and the reported representations refer to both the original scheme and the latest amendment.

**Planning Policy**

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

(i) The adopted **South East Plan 2009**:

Policy CC1 The principle objective of the Plan is to achieve and maintain sustainable development in the region.

Policy CC4 The design and construction of all new development, and the redevelopment and refurbishment of existing building stock, will be expected to adopt and incorporate sustainable construction standards and techniques

Policy CC6 Actions and decisions associated with the development and use of land will actively promote the creation of sustainable and distinctive communities.

Policy T4 Local development documents should adopt restraint-based maximum levels of parking provision for non-residential development, reducing provision in locations with good public transport, and ensure the provision of sufficient cycle parking at new developments.

Policy H4 Local authorities should identify the whole range of housing needs required in their areas working with adjoining local authorities where appropriate. Groups with particular housing needs include older and disabled people and others with specialist requirements.

Policy H6 Local authorities should assess the existing housing stock in their areas and implement measures to reduce the number of vacant, unfit and unsatisfactory dwellings.

Policy S6 The mixed use of community facilities should be encouraged by local authorities, public agencies and other providers, through local development documents and other measures in order to make effective use of resources.

(ii) **Ashford Borough Local Plan 2000**:

Policy GP10 Seeks to conserve and enhance the special character of Tenterden.

(iii) Adopted **Local Development Framework Core Strategy 2008**:

Policy CS1 Promotes sustainable development and high quality design, including buildings that contain a mixture of uses and adaptable building types, respect the site context and create a positive and distinctive character, make the best use of previously development land and buildings, and the timely provision of community services and other local and strategic infrastructure.

**Extra care apartments for older people, St Michael's, Tenterden – AS/09/259**

---

Policy CS9 Requires development proposals to be of a high quality design.

Policy CS13 Seeks to maintain and extend the range of dwellings to respond to emerging needs and to promote sustainable communities.

**Consultations**

10. **Ashford Borough Council:** raises objection to the proposal on the grounds that the proposed development would be contrary to Policy CC1 of the South East Plan 2009, Policy GP10 of the Ashford Borough Local Plan 2000, Policies CS1 and CS9 of the Local Development Framework Core Strategy 2008, and advice contained in PPS1 and PPS3 and would therefore be contrary to interests of acknowledged planning importance for the following reasons:

The level of development on the site within the prescribed height parameters would result in a building of a bulk, scale, massing and design that would poorly relate to the existing character of the site. The development would as a result harm the visual amenity of the locality.

**Tenterden Town Council:** objects on the grounds that:

- the proposed parking provision is inadequate in respect of the need for parking for staff, visitors, carers and in particular residents and their partners, bearing in mind the two bedroom apartments would increase the likelihood of parking
- no provision has been made for the storage or security of mobility scooters
- the height and scale of the proposal is still too large, particularly with a third floor incorporated
- the loss of amenity, particularly light, to the adjacent bungalow to the south is significant
- the loss of amenity to surrounding neighbouring properties
- the impact on the existing residents that would have to be removed which could be detrimental to their welfare.

**Divisional Transportation Manager:** notes the reduction in the number of units and the number of parking spaces and raises no highway objection to the proposal.

**The Environment Agency:** raises no objection, but offers some standard safeguarding advice relating to any unsuspected ground contamination, fuel or chemical storage on the site and the maintenance of site drainage.

**EDF Energy:** raises no objection provided their access rights are maintained.

**Local Member**

11. The local Member, Brigadier M Hill, has been notified of the application and at the time of writing has submitted no written views on the application.



**Publicity**

12. The application was publicised by the posting of site notices, an advertisement in the local press and the individual notification of 57 nearby properties. Neighbour notification was repeated in the light of the two subsequent amendments to the initial proposals.

**Representations**

13. In response to the first neighbour notification exercise 52 letters of representation were received, including from two Residents' Associations, and including 32 identical petition letters and several repeat or similar letters from the same address. The first set of amendments prompted a further 41 letters, of which 31 are petition letters from individual addresses. The second set of amendments prompted a further 38 letters, of which 32 are petition letters. All these correspondents object to the proposed development and the main grounds for objection can be summarised as follows:

Design and scale

- The proposal and especially the three storey flat block would result in a cramped form of development of excessive density, out of character with its surroundings to the detriment of the visual amenity of the area.
- Plans for 72 bedrooms on the site, with possible accommodation for 100 plus residents, would be too much for such a small area.
- Problems with drainage and sewage problems in the area have not been taken into account.
- Concerns over the proximity of the new building to A28 and the houses on Boresisle, the size of the structure at three floors and its length running parallel to A28.

Character of the area

- The extra apartments would swamp what is a small site and will not be in keeping with the local environment of spacious single dwellings.
- The new building would be out of character in the area, unlike the existing buildings, and seems to be built to maximise on space/profit.
- The development would stand out like a sore thumb from any approach and have a drastic negative impact on the character of St Michael's village.
- No other buildings in the St Michael's area are three storey and the proposed building would be significantly higher, even double the height of the existing height.

Amenity

- The addition of a third floor would increase the overlooking of the rear of the Ox Lane properties and their gardens, the current hedging on the boundary is not tall enough to screen the existing care homes, and it would be even worse if the building was 3 storey
- How much green space would there be around the new site as opposed to the existing? There does not seem to be enough outside recreational space for the elderly people and no protection of existing green areas, thus urbanising this part of the village.
- The new building would significantly block daylight into the properties in surrounding area on the north and east.
- The five bungalows with dormer windows on Wayside would be overlooked, including Roseneath, where the garden is within a few metres of the proposed building. Currently there are no windows on the elevation facing that house, but could that change?

**Extra care apartments for older people, St Michael's, Tenterden – AS/09/259**

---

- Disappointed by the fact that no one talked to the six Henley View properties considering the immediate neighbourhood.
- The construction noise and inconvenience would be immense with intrusion into their privacy. Would like to be visited by KCC staff to explain the implications of the works.
- There would be an unacceptable increase in noise if the development went ahead.
- There would be unacceptable loss or damage to existing trees on the site, including the loss of the tree screen to the electricity substation.
- No boundary landscaping is proposed on the eastern boundary with Ox Lane properties.
- There would be unacceptable cooking odours from the kitchen ventilation.

Traffic

- Concern has been raised that the current bus stop at Wayside Avenue is undersized and the nearby paths are too narrow in the area to cope with the increase in pedestrian flows.
- There would be a vast increase of traffic volume to the site and there is insufficient parking for the number of residents and their visitors. The 100 people leaving the building is likely to mean 50 cars and visitors and staff but plans show only 16 spaces.
- There would be inadequate access and parking for emergency vehicles and old people's mobility scooters.
- Currently children play and cycle on the cul-de-sac road outside their homes, which would be impossible if the development goes ahead.
- Parents use the alleyway to have access to the local schools.
- Ashford Road is already grid locked during school opening/closing times.
- The new drawings do not show a footway on south side of Wayside. What will happen to the pedestrian traffic on Wayside?

Adequacy of information provided to assess the impacts

- No elevations have been provided to compare with the current height of the buildings.
- Lack of information about finished floor levels.
- No reference to existing problems with sewers and drainage.
- Where would be the motor for the lifts? Would it be within the pitched roof?

Need

- Why are 2 bed apartments needed? How does the Council define 'elderly'? Would there be a planning condition restricting the occupancy to people over certain age?
- It is not justified to build two bedroom apartments for the elderly unless it was designed for the open rental or social housing remits. Instead, allowance should be made for one bed apartments with larger bedrooms which would give scope for twin beds per room.
- Should the permission be granted, a planning condition should be imposed restricting occupancy to the elderly (eg over 50s-60s) and for meeting the wider community rental / social housing needs.
- Existing elderly residents in Little Hill are unhappy about the redevelopment of the site and are happy with the accommodation they already have.
- The buildings are 37 years old and there were some recent improvements to the facilities, so why is it not more cost effective to the taxpayer to upgrade Little Hill and maintain the present village environment?
- There would appear to be a hidden agenda behind the development of two-bed apartments.

**Extra care apartments for older people, St Michael's, Tenterden – AS/09/259**

---

- The development would set a precedent for flats development, thereby urbanising the village.

Other comments

- Minimal time allowed for residents to comments on proposed plans.
- What is the timescale of the development and what is the likelihood that the Council would change the use of the building overtime to a commercial apartments?
- Would the substation need to be upgraded to deal with the increased demand? Concern about the proximity of the development to the electric substation and increased risk of cancer.

Some residents welcome a redevelopment of the site for older people who need care, but want the needs of local people taken into account too and any development to be sympathetic to the neighbouring properties and locality.

**Discussion**

14. The application is required to be determined in accordance with the relevant Development Plan policies, unless other material considerations are of overriding importance. Therefore, the proposal needs to be considered in the context of the South East Plan and the Local Development Framework and other material considerations, including those arising from consultation and neighbour notification responses. In this particular case, the determining issues would therefore include relevant planning policies, transportation aspects, design considerations, residential amenity aspects and need considerations.

Policy Context

15. Policies in the South East Plan generally promote sustainable development, sustainable design and construction and sustainable communities, as well as seeking to upgrade existing housing and restrain parking provisions. The whole programme of providing new sites or redeveloping existing ones to extend and improve accommodation for the elderly where there are local needs is entirely consistent with the objectives of Policies CC1, CC6, H4 and H6, given that the proposals do aim to upgrade the existing housing stock, to meet local community needs and to meet the specialist needs of those in the community not otherwise catered for by the open market. Additionally, the proposed development would make best use of previously developed land by upgrading an existing site rather than seeking fresh land and releasing the current site to some alternative development use. Since this application is not a detailed one, it is not possible to fully assess the sustainability credentials of the proposed new buildings at this stage, but the applicants would be expected to achieve a Very Good BREEAM standard in terms of environmental performance in order to satisfy funding requirements. The application also broadly complies with the policy objective to ensure an appropriate level of on-site parking, to avoid attracting indiscriminate use of personal transport, bearing in mind access to public transport routes and cycle parking facilities (*See Transport sub-section below*).
16. The Local Development Framework Policies similarly promote sustainable development and high design quality, including the best use of previously developed land, as well as sustainable communities. Additionally, there is saved Local Plan policy which seeks to conserve and enhance the special character of Tenterden, given that it is a historic town with two Conservation Areas and surrounded by an Area of Outstanding Natural Beauty.

The site in question is not included within or adjacent to the St. Michael's Conservation, and it is well within the built confines of the town, although the Policy does seek to maintain the town's overall special character and its setting in assessing any redevelopment proposals, and this is discussed below.

17. Overall, I do not consider that the proposed redevelopment of this site fundamentally conflicts with any of the relevant Development Plan Policies, given that it clearly accords in principle with the general thrust of most of the policy objectives. Moreover, the planning application is in outline only at this stage, and since the site has already been in residential institutional use for many years, the principle of the proposed use is well established.

#### Design Aspects

18. Whilst the application has reserved out details of building appearance, scale and landscaping for later consideration, it is necessary to consider the submitted details relating to the layout of the proposals and the access arrangements. Most of the objections raised to this application relate to the proposed design of the new buildings, although at present there are only details of the layout of the development which can inform that consideration. The proposed new buildings are to be designed to accommodate 20 one bed flats, 21 two bed flats and a range of communal rooms, which has been reduced from 24 two bed and 24 one bed flats, following concerns about the ability of the site to accommodate the implied size/density of the development. Spreading the proposed layout of the new buildings across the site would have significant implications for visual amenity in the street scene, neighbouring residential amenity and the amenity of the residents themselves because of lack of outdoor space. The applicants have therefore proposed a combination of two and three storey development to reduce the building footprint, increase the distances from neighbouring properties and provide a reasonable area of garden space and tree retention around the site borders. Notwithstanding the wider amenity issues discussed further below, I consider that the latest amended site layout is a satisfactory design solution.
19. However, the implied height of the proposed buildings has provoked widespread objections on the basis of being out of character with the surroundings and potentially detrimental to neighbouring properties. Local objectors seem to have an aversion in principle to the notion of 3 storey developments, presumably on the basis of the visual appearance and the overall height. In terms of visual appearance, the houses surrounding the site are currently a mixture of bungalows and two storey houses, although most of the bungalows are also two storey with rooms in the roof spaces. In the wider context, three or more storey development is actually not uncommon in Tenterden, with many of the historic buildings in the Conservation Areas being of 3 storeys. Additionally, many buildings accommodate an upper floor in the roof spaces. However, the older buildings tend to be more closely arranged so the perception of height tends to be rather different and more characteristic of town and village centres. The application site is unrelated to the central areas, so arguably the immediate local context is more important in this case.
20. Whilst compatibility with neighbouring properties is an important consideration, it is the comparative height of the buildings which largely determines whether a juxtaposition of varying storeys would be acceptable. Part of the amended proposals is the re-contouring of the site to lower the ground floor level of the building and therefore the overall height of the new buildings. The applicants have demonstrated that it would be possible to design a part two-part three storey development where the roof heights would be no

higher than the adjacent properties. To achieve that, the buildings would only be two storeys in height flanking properties on the south (Henley View) side of the site and facing the properties on the east (Ox Lane) side of the site. On the northern (Wayside) side of the site, the proposed development would be three storeys in height, but the ground floor would be largely concealed by the lowered site level, whilst the second floor would be accommodated in the roofspace (*See site cross-sections*). If this arrangement of floors could be achieved, then it is difficult to argue that the proposed new buildings would be incompatible with neighbouring properties. However, if consent was to be given, I consider that it would be essential to ensure that the suggested re-grading of the site was pursued as part of any later detailed design proposals, and accordingly built into any outline planning permission for this development.

21. Concern has been raised that the proposed redevelopment would result in a loss of townscape character, and be contrary to Local Plan policy seeking to protect the town's special character. The townscape of Tenterden has a strong historic character, largely stemming from the form of its older buildings and the distinctive materials employed, but the application site is remote from the historic parts of the town and is actually surrounded by relatively modern development which does not itself contribute to that special historic character. Whilst that is not itself an excuse for allowing more development that might be unsympathetic to the local character, refusal of the application on the grounds of its detriment to townscape character could only be justified if was clearly of an inharmonious design or use of materials. Notwithstanding my comments on massing and scale above, the application is at present in outline only with the design details of the proposed buildings reserved for later consideration, so it is not possible at this stage to judge that the design is out of character with the local townscape. Not only is the immediate townscape of a modern and generally undistinguished character, with no significant unifying features, but there is no reason to assume that the design of the building could not blend in with that prevailing character and use similar or vernacular building materials.
22. Concern has also been voiced that the development might set a precedent for the further development of apartments in the town. There are now well established planning policy initiatives to promote a wider range and size of accommodation to meet the needs of all members of local communities, and these currently lie behind policies in the South East Plan (Policy H4) , the Borough Local Plan (Policy HG15) and the Local Development Framework (Policy CS13). Under the circumstances, any such precedent is already set by planning policy rather than individual planning applications. The current application is to provide one and two bedroom apartments for elderly people, and any further planning applications for similar apartment developments in the locality would have to be considered on their own merits and in the context of the relevant Development Plan policies. Government planning policy guidance not only promotes the provision of housing for all household sizes, but also a greater mix of accommodation to avoid homogeneity of townscape, and I consider that the proposed development would accord with both these objectives.

#### Amenity Issues

23. This planning application has attracted a relatively large number of objections from neighbouring residents concerned over the redevelopment of the site and the potential impacts on their amenity and the wider impacts on the locality. Chief issues for concern in planning terms include overshadowing, loss of privacy, noise, odour and visual intrusion, and impacts on local roads. The applicants have amended their proposals twice in response to such concerns and it is important to assess the scheme as now

amended to judge whether any of these issues are sufficient to warrant refusal of planning consent.

24. The proposed layout of the site and the positioning of buildings has the potential to affect several issues, including overshadowing noise/visual intrusion and privacy aspects. As first submitted the proposed layout would have been close to the side wall of properties on the south side of the site (Henley View), with the potential for both visual intrusion and loss of privacy by overlooking. The adjustment to the position of the building has overcome those issues by increasing the physical separation (from 7 to 14 metres) and reducing the height of the buildings overall (by 4 metres). In particular, the intention is now to re-contour the site so that the ground floor level would be sunk into the site and the two storeys of development at this part would then be no higher than the Henley View properties themselves. Properties on the north side (Wayside) front face the site, where window to window distances are normally expected to be greater to address privacy concerns. As a result of the amendments, the distance from the nearest property would be 21 metres (previously 18.5m), and because of the site re-contouring the ground floor of the new buildings would be indiscernible from this aspect. Whilst there would be three storeys at this point, the overall roof height would be no higher than those of the Wayside properties. Residents in Ox Lane to the east of the site have also raised concerns about overlooking and visual intrusion, but the distances from the new building to the rear of those houses would be in excess of 35 metres and generally no different to the physical separation from the existing buildings.
25. Under the circumstances, I do not consider that there is likely to be any significant detriment to neighbouring properties as a result of visual intrusion, loss of light or invasion of privacy, given that the generally accepted standard design guide distances for the spacing of residential properties could be achieved with the amended layout. Similarly the nature of the premises and their inhabitants, together with the design standards for the new building, are such that noise nuisance is unlikely to be a significant issue. Clearly the possibility of some noise disturbance during the construction period could not be ruled out, but that could normally be addressed by planning conditions governing the hours of working and if necessary stipulations controlling the use of powered machinery. Concern has also been raised over the prevalence of cooking odours from the proposed kitchens, but there is no reason to assume that this would be significantly any different from the current operation of the site. In particular, the new premises would have a more efficient ventilation system than at present, the distances from neighbouring properties are sufficient to avoid any undue nuisance and any discernible cooking odours are far more likely to be from neighbouring houses with uncontrolled outdoor barbecues, etc.
26. The impact on the local road network is a matter for consideration by the Divisional Transport Manager, who takes account of existing traffic conditions when assessing the introduction of a new development, or as in this case the redevelopment of existing site and the re-positioning of an existing access point. The site is not a significant generator of traffic and the extra accommodation to be provided would not significantly add to that, so no highway objection has been raised to the application. Whilst there have been concerns expressed about existing congestion on Ashford Road, that relates to peak time traffic competition for road space, and is not in itself a reason to presume against the redevelopment of the Little Hill site, given that that would not significantly contribute to the peak hour movements, nor those caused by school related traffic.
27. Concern has been raised about drainage aspects and this has been investigated in liaison with the Environment Agency and also through a geo-environmental site survey. The Agency has confirmed that there are no flooding or land drainage issues that would presume against the proposed redevelopment, subject to the standard drainage and

protection from pollution/contamination requirements. The site survey has identified some evidence of localised standing water on parts of the site, especially at the south east corner, where two willow trees were previously planted to assist water absorption.

The currently proposed scheme intends to retain those trees in recognition of that, and if the redevelopment of the site were to proceed, a thorough assessment and re-provision of all on-site drainage would be undertaken. Given that the drainage aspects of the site, including surface run-off, would be improved as part of the redevelopment of the site, I do not consider that an objection on the basis of poor drainage could be sustained in this particular case.

28. There has also been concern on behalf of the existing residents at Little Hill that they would be removed from the site and relocated outside the Borough/County if this development went ahead. That is pure conjecture because there is no intention to uproot existing residents and it is quite likely that most would be re-housed on this site if the development proceeded, together with others who are already local to the area. However, I understand that it is quite likely that there would be a need to decant the residents into some alternative accommodation whilst the redevelopment proceeded, which I would expect to be for several months whilst new accommodation was being completed. Although that would be unfortunate, it is likely to be unavoidable in order to achieve the improved provision on the site in the long run, and it is not in itself a reason to deny planning consent. The applicants have stated as follows in this regard:

*“Existing tenants of the facility would have the option to move into the new facility once it is built. This facility would be primarily for local people and applications would come through Ashford Borough Council's housing list. I have previously produced a paper (See Appendix 1) which explains the high levels of need in Tenterden for this type of scheme, and also in Ashford more broadly. People would only be put forward from other areas of Kent if no local tenants were in need of this accommodation, and in that instance we would look first to the surrounding Boroughs. Extra Care tenants are older people who have care needs and therefore require support to stay in their own accommodation.”*

#### Traffic Issues

29. Concerns have been raised over the provision of parking on the site and whether that would be adequate with the increased numbers of people living at, working at and visiting the site. The site currently has a rank of 12 parking spaces flanking Wayside which in the main are underused by the current Little Hill development, and there is a tendency for the vacant spaces to be used by other unauthorised users. The latest proposed scheme involves extending that rank across the existing site access to provide 17 parking spaces, with a further minibus/ambulance space, plus a turning space for delivery vehicles closer to the proposed buildings via a repositioned access off Wayside. Provision would also be made for cycle storage within the site.

30. The Divisional Transportation Manager has been consulted on the proposed provision and has raised no objection to the proposal, and has confirmed that it complies with Supplementary Planning Guidance 4 (Kent Vehicle Parking Standards). In particular, 62 bedrooms would require 10 spaces. On the understanding that there could be up to 9 staff on site at any one time (4 care staff, 2 catering staff, 1 manager, 1 district nurse and 1 maintenance operative) a further 5 spaces would be required. Since the proposals exceed the standard requirement (15 spaces) by 2 spaces, then no transportation objection could be sustained on this particular application. Whilst local



residents might contest this judgement, there is good evidence from other sites across the County where a similar provision of parking provision demonstrates that at many times of the day there are vacant spaces, because many staff do not drive to the site or share vehicles. The applicants have stated as follows in this regard:

*“We are expecting the tenants of the extra care scheme to have similar levels of need to those who would occupy a residential care facility. It is therefore not anticipated that many tenants of the facility will have their own cars or drive. However facility will need to be made for visiting friends or relatives. In terms of the staff accessing the site: There will be approximately 8 care staff accessing the site through our contract per day (4 rotas of 2 people within 24 hours - so they will not all be there at once). During the day there will also be a scheme manager (9 - 5) on site and probably two catering staff. There may be other professionals coming and going occasionally during the week - such as a district nurse, or maintenance person.”*

31. Concern has been raised about the lack of provision for mobility scooters in the proposed development, and although that has not been explicitly addressed by the applicants, the proposed layout would have to be to a design that would also accommodate their access and parking. The applicants have included provision for disabled parking spaces close to the proposed buildings and have confirmed that the development as a whole would be fully wheelchair compliant to accord with the current Legislation requiring equal access to public buildings, but the design of the buildings is not detailed at this outline stage and has been reserved for later consideration. Should outline planning consent be given, these detailed design aspects would be the subject of an appropriate planning condition.

#### Trees and Landscape

32. The site currently hosts some trees that are of visual amenity value to the site and the street scene, as well as softening views into and out from the site. The proposed site layout has been guided by a detailed Tree Survey and aims to retain the most valuable trees in this regard, including two willows on the Ashford Road frontage, an oak on the eastern boundary of the site and some of the leylandii screening of the electricity sub-station. There are other smaller trees of lesser value on the site – being cherry and ornamental species – which are capable of being replaced within any redevelopment of the site. Under the circumstances, I do not consider that there are grounds to presume against the proposed redevelopment of this site on the basis of the impact on trees. However, I would expect to impose conditions to protect the trees to be retained, together with the need for a detailed landscaping scheme for replacement trees in and around the site, should consent be given to this application.

33. Concern has also been raised about the loss of green space on the site as result of the proposed redevelopment. I would agree that the open space in and around the existing buildings is an important aspect, not just for the amenity of the residents to be accommodate there but to soften the appearance on any new buildings when viewed from outside the site. Whilst the initially submitted site layout indicated that most of the site would be occupied by buildings and/or vehicle parking/circulation areas, the latest amended layout provides a significant area of semi-enclosed (and south facing) garden area for the residents, as well as a reasonable landscape buffer zone around the proposed buildings. The existing open space on this site is rather disparate, comprising spaces in and between buildings, whilst the proposed redevelopment would arguably

provide a more cohesive arrangement and be no less effective than the existing arrangement. Under the circumstances, I do not consider that objection could be raised on the basis of inadequate or ineffective green space for this redevelopment.

#### Need and Other Issues

34. The need for the proposed development is not in itself a material planning consideration, but it has been raised by local residents in the context of why the development is required and whether the existing accommodation is adequate. The need for the development is explained by the applicants in Appendix 1, and stems from a joint County Council and Borough Council initiative to re-invest in the provision of residential accommodation for the elderly in the Ashford Borough. Not only is the intention to extend the range of accommodation, but also to improve the facilities and the standard of accommodation to meet 21<sup>st</sup> Century needs. It is also very clear that none of that can be achieved by simply refurbishing the existing accommodation because of the constrictive physical dimensions and arrangement of spaces, as well as the need for new spaces for communal facilities hitherto not provided on the site. By working with a private sector partner, the two Councils can also rationalise the cost of the proposed upgrading and achieve a higher standard of accommodation than would be likely under more conventional local government funding streams. In this regard the applicants have stated as follows:

*"I cannot comment on the state of the existing buildings as they belong to Ashford Borough Council, however for our Outline Business Case for the project an extensive options appraisal was undertaken which compared the costs of refurbishing sheltered accommodation to provide extra care to the cost of new build. Refurbishment is actually much more expensive than new build because it would require totally reconfiguring the apartments on the site - extra care accommodation is a much higher specification than ordinary sheltered accommodation of the type which is on the site at present (for instance all of the apartments are bigger to accommodate disability standards, and 50% are two bed - it is not possible to expand all of the apartments to create this extra space). A total refurbishment would also involve as much disruption for tenants as new build."*

35. It is unclear why neighbouring residents consider that there has been inadequate time for commenting on the proposals, given that those have been in the public arena since the application was first submitted in January 2009. The scope for varying the use of the proposed accommodation to cater for different clients or indeed open market clients is limited by the fact that any consent given to the current proposals would be strictly for the use of the named applicants, and not transferable to any other party without a further planning application for private use of the premises. There is no need to upgrade the existing electricity sub-station simply as a result of this development proceeding, and the electricity company has been consulted accordingly. Finally, Members will be aware that concerns expressed over loss of privately obtainable views from neighbouring properties, and the perceived loss of property values, are not material planning considerations.

#### **Conclusion**

36. Since the proposed use of the site is already well established, I see no objection to the principle of the proposed development and consider that it also accords with the general thrust of the relevant Development Plan Policies. Objections have been raised to the impacts of the proposed redevelopment on various aspects, including townscape

character, residential amenity and traffic/parking considerations, but having examined each of these aspects in detail I am of the view that none are of sufficient substance as to warrant refusal of the application. In particular, there would be inevitable changes to the local streetscape and residential environment if the development was to proceed but these are not in themselves reasons to withhold planning consent if there is unlikely to be any significant lasting harm to interests of acknowledged importance. Under the circumstances, I advise that the proposed development is in accordance with the general principles of the Development Plan Policies and, subject to appropriate conditions, I am of the opinion that the proposed development is unlikely to significantly compromise the amenity of local residents. Consequently I recommend that outline permission be granted.

**Recommendation**

37. I RECOMMEND that PLANNING PERMISSION BE GRANTED, SUBJECT to conditions, including conditions covering:

- the standard outline time limit;
- the standard outline planning conditions relating to the reserved matters of scale appearance and landscaping details;
- the submission of an amended remediation strategy should any unsuspected contamination be encountered;
- the protection of existing trees and vegetation during construction;
- controls over the hours and days of construction activity;
- the inclusion of provision for mobility scooters in the detailed design; and
- the development to be carried out in accordance with the permitted details.

38. I FURTHER RECOMMEND that the applicants BE ADVISED:

- that the reserved matters of the proposed development must accord with the proposed re-grading of the application site; and
- of the comments of the Environment Agency relating to the maintenance of drainage and sustainable urban drainage systems, together with measures to prevent ground contamination from fuels, oils and any other potentially contaminating materials.

Case Officer – Anna Michalska-Dober
-------------------------------------

01622 696979
--------------

Background documents –See section heading
---

**Appendix 1****Need for Extra Care Housing in Ashford and Tenterden**

Ashford, like the rest of Kent, has an ageing population. Over the next 20 years the population over the age of 65 in Ashford is predicted to rise by 78% and the population over the age of 85 in Ashford is predicted to rise by over 120%. This is compared to the rise in population of working age, which will only rise by 30% during the same period. \* Ashford is also due to experience significant growth under the Government's Sustainable Communities Plan over the next 15 years, and this will impact on number of older people and the pressure on services required to meet their needs.

Population forecasts for Tenterden show that the numbers of people aged over 65 will grow over the next 20 years. In 2006 there were 1,840 people aged over 65 living in Tenterden, this will have grown to nearly 2,000 people by 2011 and to nearly 2,300 by 2016.\*

Studies of the population distribution in Ashford also demonstrate that Tenterden North, Tenterden South and Charing all have a higher percentage of older people as part of their population than the average for the wards in Ashford. They also have a lower percentage of people under the age of 50. Tenterden North has highest percentage of its population between the ages of 75 and 90 and the ratio of older people as a part of the population in Tenterden is higher than that of the average for Ashford (nearly 10% higher than some other wards). \*

These demographic issues mean that there will be fewer people to provide the natural family support to the growing older population in future and that there will be increased pressure on existing health, social care and housing provision. For this reason both Kent County Council and Ashford Borough Council are keen to ensure that appropriate facilities for older people are developed in Tenterden. Central to this is the need for the provision of appropriate housing and facilities that will support the independence of older people.

**Summary of Condition of Current Sheltered Housing Stock in Ashford**

There is currently only one scheme of social extra care housing in Ashford and that is in central Ashford. There are currently 20 ordinary sheltered housing schemes in Ashford, 13 of which are owned by the council, but these do not have the levels of support on site that extra care can offer to older people. Older people have increasing aspirations in terms of the type of home they would like and the services they might need to help them remain living there independently for as long as possible. Ashford Borough Council's Housing Needs Survey in 2005 identified the need for 678 units of sheltered housing for older people in the Borough, however there are currently only 543 units of sheltered housing available, plus 42 units of extra care accommodation. Some of the sheltered accommodation is already approaching forty years old and is not to the standard we would expect in the 21st century – therefore there is already a gap in provision.

**Housing Needs Survey and Demand for 2 Beds**

The configuration of one/two bed apartments at the Tenterden site is based on our understanding of what is expected in the current market for extra care housing. There are a number of reasons for including 50% two-bedroom apartments in the extra care schemes:

- Aspirations of older people are changing. Most older people who are moving out of family housing into extra care apartments prefer to have more than one bedroom.
- Two bedroom apartments enable couples to stay together rather than be separated when one person requires additional care.
- Two bedroom apartments are more flexible and assist in future-proofing the scheme

Ashford currently has 92 applicants over 50 years of age with a 2 bed housing need on their list, of these 79 have housing need points. 42 of these applicants are on the transfer list and so would be freeing up other Council-owned accommodation for those in need if appropriate accommodation was available for them to move into. There are also 22 applicants over the age of 50 with a 3 bed need and although their need could reduce it is likely to reduce to 2 bed initially at least.

**Extra care apartments for older people, St Michael's, Tenterden – AS/09/259**

---

**Advantages of New Extra Care Sheltered Housing**

Extra care sheltered housing is an alternative to residential care. It provides older people with their own apartments within a scheme of accommodation in which there are communal facilities and care which is available 24 hours a day – as and when people need it.

Schemes will be built to high standards and will be designed to provide flexible supported accommodation to people with a range of needs and disability. The housing will not only provide much needed specialist accommodation, it will also contain facilities which will be open to both residents and to other people from the local community including:

- Laundry room.
- Restaurant
- Facilities for visiting therapists (e.g district nurses, chiropodists, hairdresser)
- Exercise room
- Small shop selling basic goods
- Internet facilities

Nominations to the new facility will come through Ashford Borough Council and nominations from local people with a need for this type of housing will be prioritised. Those people who are residents of the current scheme at Little Hill will also have the opportunity to move into the new facility if they would like to do so. The benefits for local people will be:

- A positive environment where older people can live independently in their own homes, preventing unnecessary moves to residential or nursing care and supporting speedy discharges from hospital.
- Housing which offers older people increased choice and the ability to remain in a community setting and fully participate in the life of the community, with their family and friends.
- Flexible care delivery based on individual need which can increase or decrease according to circumstances.
- New and improved community facilities and services available for the local community as well as for residents

***Head of Public Private Partnerships  
Kent Adult Social Services  
July 2009***

*\* Statistics from South East Plan November 2008, provided by Kent Adult Services Policy, Performance and Planning Unit.*

This page is intentionally left blank

**Item D2****Temporary placement of double mobile classroom at the Barn End Centre, Wilmington, Dartford – DA/09/895**

A report by Head of Planning Applications Group to Planning Applications Committee on 6 October 2009

Application by the Barn End Centre and Kent County Council Children, Families and Education for the placement of one, six bay mobile classroom unit, Barn End Centre, 189 High Road, Wilmington, Dartford, Kent DA2 7DP – DA/09/895

Recommendation: Permission be granted subject to the mobile classroom being removed from the site no later than one year from the date of the permission.

**Local Member:** Mrs A Allen

**Classification:** Unrestricted

**Site**

1. The Barn End Centre at Wilmington, Dartford is a pupil referral unit providing education for pupils experiencing social, emotional and behavioural difficulties. It is located to the south side of High Road and to the east of the Barn End Lane and its junction. The Centre's buildings front onto High Road with a playground and car parking to the rear and garden/landscaped area to the west. Vehicular access is from Barn End Lane at the bottom corner of the site. Residential properties adjoin to the east and south and on the opposite side of the road to the north. There are residential properties opposite side of the road to the west and a shop on the corner of the road junction. The terraced properties, nos. 157 to 165 High Road, to the east are Grade II listed buildings. A site location plan is attached.

**Background and Proposal**

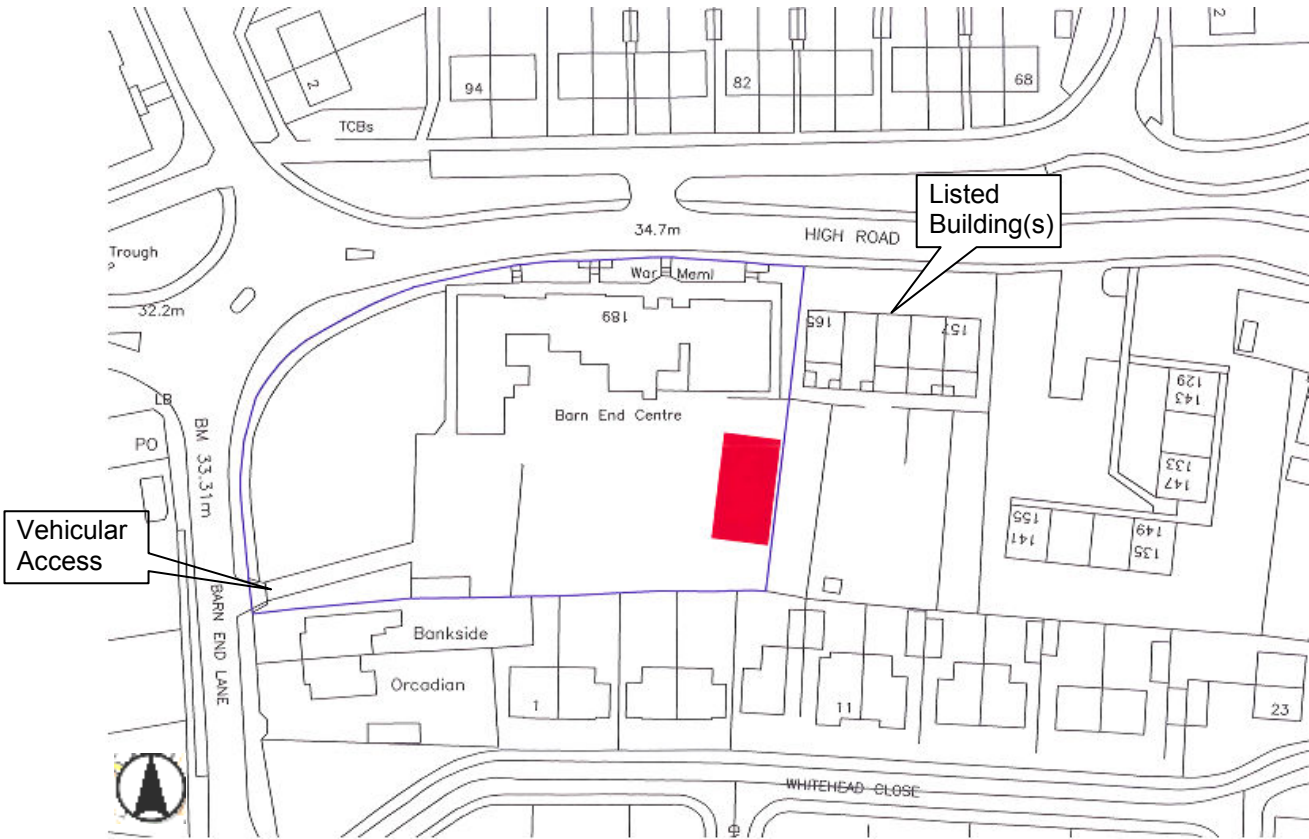
2. The proposal is to temporarily site a six bay mobile building, providing two classrooms, on the playground along the eastern boundary of the site adjoining the garden of 165 High Road. It arises as a result of the Phoenix Centre (also a pupil referral unit) previously based at the Woodview Campus Longfield joining the Barn End Centre. Both units have been re-registered under the new name of North West Kent Behaviour Service and will be moving to the Rowhill School once it has relocated to accommodation currently being refurbished and extended at the Woodview Campus Longfield, which should be completed in April 2010. The applicant advises that the phasing and completion of that work would be greatly assisted by the interim move of the Phoenix Centre to the Barn End Centre, as proposed. The mobile building is therefore needed to house 2 units of up to 9 pupils to provide general teaching facilities to deliver the national curriculum for pupils in years 10 and 11. The applicant indicates that it would be needed for no longer than a year.
3. The mobile classroom is 16.2 metres by 8.6 metres and about 3.5 metres in height. It would be timber frame construction, decorated externally in green colour render, have white single glazed windows, blue flush plywood doors and a black felt flat roof. The building would include a ramped main access to its front and two stepped fire exits at the back.

*A copy of a drawing showing the floor plan and elevations, of the proposed building are attached over the page.*

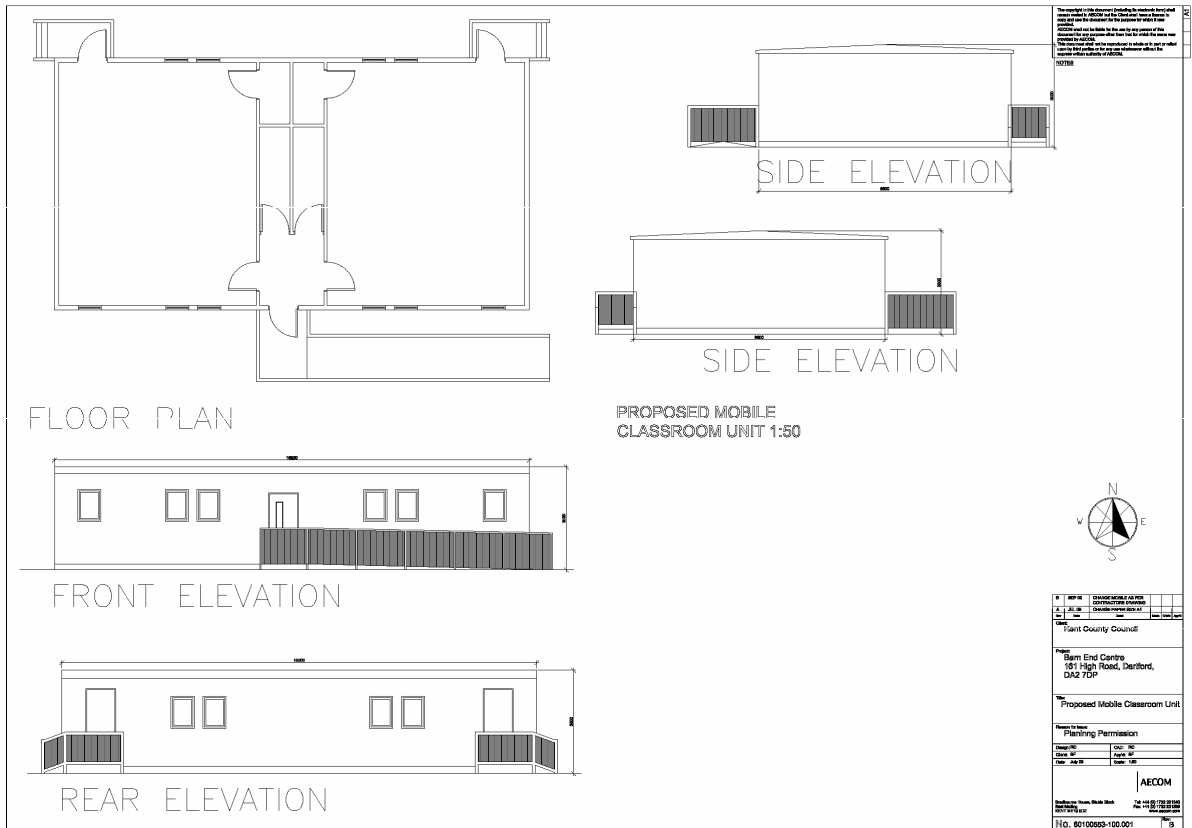


**Temporary placement of double mobile classroom at the Barn End Centre, Wilmington, Dartford – DA/09/895**

**Site Location Plan**



**Floor Plan and Elevations**



**Temporary placement of double mobile classroom at the Barn End Centre, Wilmington, Dartford – DA/09/895**

---

4. It is stated in the application details that the proposed siting is to allow the playground to be used as a drop off point to reduce traffic congestion. It is also stated that car share schemes have been introduced with pupils sharing taxi's and the year 10 and 11 pupils being encouraged to continue with their use of public transport allowing little or no congestion at peak times.

**Planning Policy****5. (i) The South East Plan:**

- Policy CC1 Seeks to achieve and maintain sustainable development in the region.
- Policy CC6 Seeks sustainable and distinctive communities that respect the character of settlements and landscapes, and achieve a high quality built environment.
- Policy S3 States that local planning authorities, taking into account demographic projections, should work with partners to ensure adequate provision of pre-school, school, and community learning facilities.
- Policy BE6 Gives support to proposals which protect, conserve and, where appropriate, enhance the historic environment and the contribution it makes to local and regional distinctiveness and sense of place.

**(ii) The 1995 adopted Dartford Borough Local Plan:**

- Policy CF3 Encourages and supports the provision of social, community, educational and cultural facilities and infrastructure to meet the current and future needs of the Borough. It also sets down the following factors to be taken into account in assessing proposals:
- (a) suitability of the site and location for the use proposed,
  - (b) effect on the amenity of nearby properties and the surrounding area,
  - (c) design of buildings and adequacy of landscaping,
  - (d) anticipated traffic generation and adequacy of access and local highway network,
  - (e) adequacy of car park provision, and
  - (f) compliance with other relevant policies of the Plan.
- Major residential developments are expected to make provision for new school facilities necessitated by the development.

**(iii) The second deposit draft Dartford Borough Local Plan Review**

- Policy DD11 Seeks a high standard of design and sets out certain criteria that need to be satisfied, including compatibility with neighbouring buildings and spaces, respect to site topography, retention of important landscape features, retention or enhancement of the privacy and amenity of the local area, retention of important buildings or spaces, retention of townscape features, ensures a satisfactory environment for future occupants, provides for adequate shade from sunlight, allows for a high degree of accessibility to a range of modes of travel other than the car, incorporates appropriate provision for the role of the car, meets parking standards, incorporation of landscaping proposals, protection and maintenance of trees, requirements of statutory undertakers and service providers being met, designed to optimise water and energy

### Temporary placement of double mobile classroom at the Barn End Centre, Wilmington, Dartford – DA/09/895

---

- conservation and minimise pollution, and Kent Thameside's image to be enhanced.
- Policy BE8 Proposals for development will not be permitted if they would cause harm to the setting of a listed building.

#### Consultations

6. **Dartford Borough Council** raises no objection.

**Wilmington Parish Council's** raises no objection subject to the temporary unit being removed when the new school is relocated.

**The Divisional Transportation Manager** raises no objection.

#### Local Member

7. The local County Member, Mrs Ann Allen, was notified of the application on the 23 July 2009. Mrs Allen has no objection to temporary planning permission for the mobile classroom and understands that it would be removed once the move to the new site is completed.

#### Publicity

8. The application was publicised by the posting of a site notice and the individual notification of 11 nearby residential properties. It was also subsequently advertised in a local newspaper and site notice posted with regard to the proposal affecting the setting of nearby listed buildings.

#### Representations

9. Representations to the application have been received from 5 nearby properties. I have also received copies of correspondence between the School and local residents about the proposal following prior consultation carried out by the School. This includes representations from 3 additional properties. The concerns and objections raised to the proposal include the following:
- Extra volume of traffic.
  - The entrance to the school is on a very dangerous corner position on Barn End Lane/High Road junction. Any further increase in traffic from the additional capacity at the school would be unacceptably dangerous.
  - As a result of six nearby schools, the traffic at peak times is horrendous.
  - The site is not suitable for increased capacity of pupils as it is in the middle of a residential area and is not secure.
  - Using up part of the playground area (which they already consider to be undersized) for the mobile classroom would result in an unacceptable decrease of outdoor recreation facilities for pupils as half of the area is already used as a car park.
  - Questions how temporary the mobile building would be and whether or not it would eventually be used for another purpose.
  - The close proximity to listed buildings and residential property.
  - Considers that it would be an eyesore clearly visible from their house and garden.
  - The mobile would project above the boundary fence.

**Temporary placement of double mobile classroom at the Barn End Centre, Wilmington, Dartford – DA/09/895**

---

- The spaces between the side and rear of the mobile and the boundary walls would provide hiding places for students.
  - The noise disturbance (and anti-social behaviour) would be even closer and as a result would interfere with the enjoyment of residents' gardens.
10. In addition to the above points, a number of objections have been raised relating to anti-social/unacceptable behaviour being experienced and/or observed (including the need for the police to be called on some occasions) and concern that this would be exacerbated by additional pupils on site. In view of this it is considered that the site is too small and that with young children and elderly people in close proximity, the location for this type of school is unsuitable.

**Discussion**Introduction

11. This proposal has arisen as the result of a short term need for additional accommodation arising from the amalgamation of the Barn End Centre with the Phoenix Centre and pending relocation to the Rowhill Special School site at Wilmington. I understand that the site has been used as a pupil referral unit for the last 30 years and therefore has a long established education use. However, there are issues relating to the siting and design of the mobile classroom, including its proximity to adjoining listed buildings and residential properties, the increase in the number of pupils on the site and associated additional traffic. These issues are also reflected in the representations that have been received, summarised in paragraph (9) above and need to be considered in the context of the relevant development plan policies outlined in paragraph (5) above. In summary the relevant parts of these policies, as well as supporting provision of educational facilities, seek a high standard of design, protection and conservation of the historic environment, regard for the amenity of nearby properties and the surrounding area, and require adequate access and parking.

Siting and design

12. The mobile classroom would be sited within a metre from the western boundary, about 6 metres from the existing school buildings to the north and 7 metres from the southern boundary, and 19 metres from the façade of the nearest residential property to the south. The corner of the mobile would be about 8 metres from the corner of the listed buildings to the northeast. As well as being in close proximity to the adjoining properties it would be viewed across the playground against the backdrop of the listed building and affect its setting, as can be seen from the photographs on page (D2.6). The utilitarian design and bulk of the mobile building means that it would not enhance the site or locality. There is also concern about increased noise disturbance due to the siting.
13. Whilst it could be argued that the building does not meet the development plan policy objectives for high quality design and would to some extent compromise the setting of the listed building, given the temporary period of time that the applicant advises the mobile would be needed, I do not consider an objection on these grounds would be justified. Furthermore, although the building would be visible and close to adjoining properties, there is some sense of enclosure and separation of the school site provided by the playground being enclosed by brick walling. On the eastern boundary

## Item D2

### Temporary placement of double mobile classroom at the Barn End Centre, Wilmington, Dartford – DA/09/895

---



1. View of application site and western boundary



2. View of part of application site and southern boundary



3. View of the application site and neighbouring Listed Building



**Temporary placement of double mobile classroom at the Barn End Centre, Wilmington, Dartford – DA/09/895**

---

it is approximately 1.5 metres in height with chain link fencing of 1.9 metres above. The school side of the wall is painted. On the neighbouring side of the wall a plywood screen of between 0.3 and 0.4 has been added to the height of the wall. On the southern boundary the wall varies between 1.5 metres and 1.9 metres in height with chain link of about 0.9 metres in height. On the neighbouring side of this boundary, some properties have timber fencing, seen behind the chain link, and trees or hedging. The ground levels are also higher. Therefore, given this context, I consider that the visual impact of the development would be mitigated to a reasonable level bearing in mind its temporary nature, even though it would not be completely screened and from most views at least partially visible.

14. In terms of noise disturbance, I accept that the siting of the classroom on the playground could bring an increased concentration of activity closer to residential properties than is currently the case. Classroom activity can be noisy and could at times be noticeable at neighbouring properties particular in the adjoining gardens when windows might be open. On the other hand, I am mindful that there is already playground activity in this area of the site, of the relatively short duration of the school day, the break in activities at the site during weekends and school holidays, and of the temporary nature of the development and use proposed. On this basis I do not consider that residential amenity would be adversely affected. I would however recommend that if permission is granted a condition be imposed to restrict the use of the mobile building to school hours and term time only.
15. Concerns have also been raised with regard to the reduction in playground area available for recreation as a result of the siting and the increase in the number of pupils. Whilst acknowledging that the site is small, the applicants consider that it is acceptable as a short-term solution and that they can manage the situation by, for example, staggering break times. I do not therefore consider that there is a basis for a planning objection to the reduction in playground area.
16. The issue of loss of privacy from overlooking also needs to be considered. Windows in the mobile would face east and west. There is, in my view no issue with the windows facing east but there would be the possibility of overlooking the garden to the east or at the very least the perception of being overlooked, as the windows would be above the 1.8 metre height of the boundary wall and screen. This could be mitigated by a translucent film being applied to the windows to obscure the glazing and if permission is granted could be conditioned. There are no windows in the north or south elevations and therefore the possibility of direct overlooking is not an issue.

#### Transport and access issues

17. A number of representations raise issues about the potential increase in traffic as there would be increase in pupils and staff. I am advised that the Barn End Centre had places for up to 40 pupils and with the amalgamation it would be up to 56 places. The roll varies day to day but at the time of writing it is 21. There is now a total of 31 permanent and 2 temporary staff, although some of these are peripatetic. This is an increase of about 8 over previous numbers. The applicants advise that existing pupils arrive by minibus (which currently has spare capacity) and taxi, and that most year 10 and 11 pupils would use public transport. They also advise that they have adequate on site parking for staff, and manage use of the playground for dropping off and picking up pupils by minibus and taxi, at the beginning and end of the school day. The Divisional Transportation Manager has not raised a highway objection to the proposed development or any issues with regard to the access, the current or future transport arrangements.

**Temporary placement of double mobile classroom at the Barn End Centre, Wilmington, Dartford – DA/09/895**

---

Pupil behaviour

18. The issues raised in representations about the behaviour of pupils referred to in paragraph (10) will be noted. The behaviour of individual pupils per se, is not material to the determination of the planning application and a matter for the School. However there is a community need for educational facilities for pupils with social, emotional and behavioural difficulties and, in this particular case, additional accommodation required on a temporary basis at this long established pupil referral unit to cater for the amalgamation. Furthermore, the provision of adequate educational facilities is supported by South East Plan Policy S3 and Local Plan Policy CF3. The planning issues arising from the proposed accommodation are otherwise discussed above.

**Conclusion**

19. Whilst at first considering the proposed development would be contrary to development plan policies mainly due to its siting and design, given that the need for the accommodation is a short term one for a period of no more than one year, I do not consider that it would give rise to any material harm. On balance therefore, I recommend that planning permission be granted for a temporary period of one year from the date of the permission, and to conditions which restrict the use of the mobile building to school hours and term time only, and that require translucent film to be applied and maintained to the windows in the eastern elevation.

**Recommendation**

20. I RECOMMEND that PLANNING PERMISSION BE GRANTED SUBJECT to a condition requiring the mobile classroom to be removed from the site no later than one year from the date of the permission, and to conditions which restrict the use of the mobile building to school hours and term time only, and that require translucent film to be applied and maintained to the windows in the eastern elevation.

Case officer - Paul Hopkins	01622 221051
-----------------------------	--------------

Background documents - See section heading
--

**Item D3****Relocation of mobile classroom at Saltwood Primary School permitted under planning permission SH/09/332 – SH/09/773**

A report by Head of Planning Applications Group to Planning Applications Committee on 6 October 2009

SH/09/773 – Application by Saltwood C of E Primary School for the relocation of the mobile classroom permitted under planning permission SH/09/332 at Saltwood C of E Primary School, Grange Road, Saltwood, Hythe.

Recommendation: Planning permission be granted subject to conditions.

Local Member(s): Mr A.Bowles

Classification: Unrestricted

**Site**

1. Saltwood Primary School is situated in the middle of residential development in the village of Saltwood. The school site is enclosed to the North, South and West by residential development and the playing fields are to the East. The grounds are accessed by the main entrance on Grange Road, or by an alternative footpath leading between two residential properties from School Road. The school lies near the Saltwood Conservation Area. A site location plan is attached.

**Background**

2. Saltwood Primary School occupies a restricted site that is enclosed predominantly by residential development. The school boundaries to the North, South and West are shared with the rear gardens of the houses on Grange Road and School Road. Several of these houses overlook the school grounds.
3. Recent planning history includes an extension to the school to the southern elevation, and a canopy, which was granted consent in 2004. The most recent relevant planning permission was for a mobile building and remodelling of the access to the school field, which was granted earlier this year. The mobile building permitted under that permission forms the subject of this application.
4. The mobile building was initially applied for in order to house the Playgroup/Nursery which is currently housed in the village hall on Grange Road. The location permitted under the original application was concluded by the School and the Agents to be too expensive; therefore they have submitted the current application moving the mobile building to a new location within the school grounds.
5. The mobile building was justified on the grounds that it would give the Nursery/Playgroup dedicated space in a more accessible location. The current arrangement in the village hall means that they cannot have fixed displays and concerns were raised about security. The application also stated the mobile unit would be made available for community use out of hours and during the summer.



**Relocation of mobile classroom at Saltwood Primary School permitted under planning permission SH/09/332 – SH/09/773**

**NOTES**  
 All work must be carried out in accordance with the requirements of the current British Standards and Quality Regulations.  
 The contractor must verify all levels and dimensions and drawings, corresponding copy with the property. Use written dimensions only.  
 It is noted that this drawing is the copyright of D.A.S. Ltd.

**REVISED DRAWING**  
 NO. 10102  
 DATE 28 JUL 2009

No.	Description	Date	Drawn
1	Plan Revised	28 JUL 2009	ML

**DIOCESAN ARCHITECTURAL SERVICES LTD**  
 Archibless & Town Planners  
 34th & 11, The Courtyard  
 Parsonage Farm, Parsonage Stocks Road  
 Turnkey, Poynton  
 Macc, M613 0ET  
 Telephone: (01795) 802223  
 Fax: (01795) 802185

**SCHOOL NO. 3350**

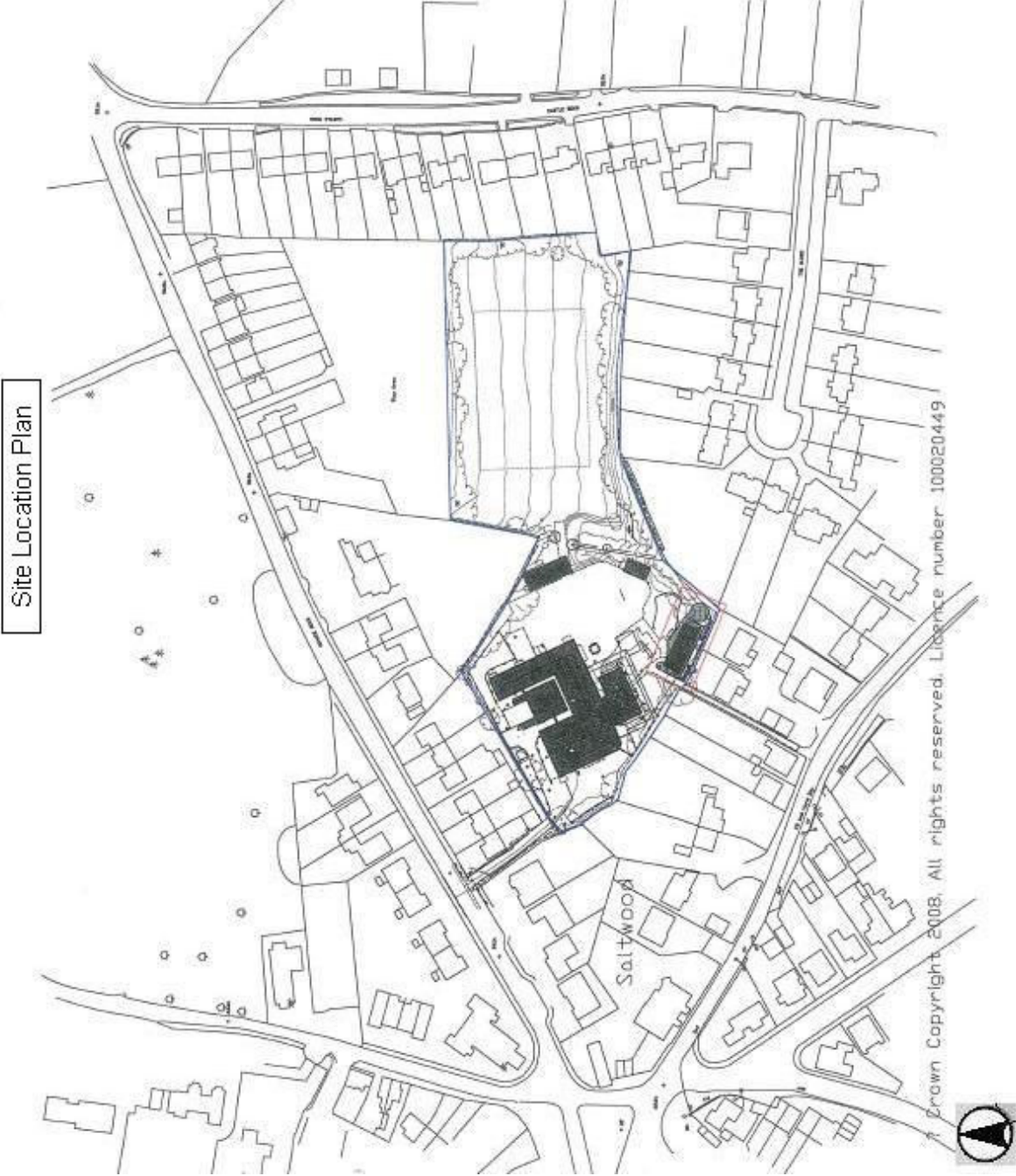
**PROJECT:**  
**SALTWOOD C OF E (HUBBEN) PRIMARY SCHOOL BREAKFAST/AFTER SCHOOL CLUB**

**PROPOSED TITLE:**  
**SITE LOCATION PLAN**

**SCALE:**  
 1:1250

**DATE:**  
 PLANNING

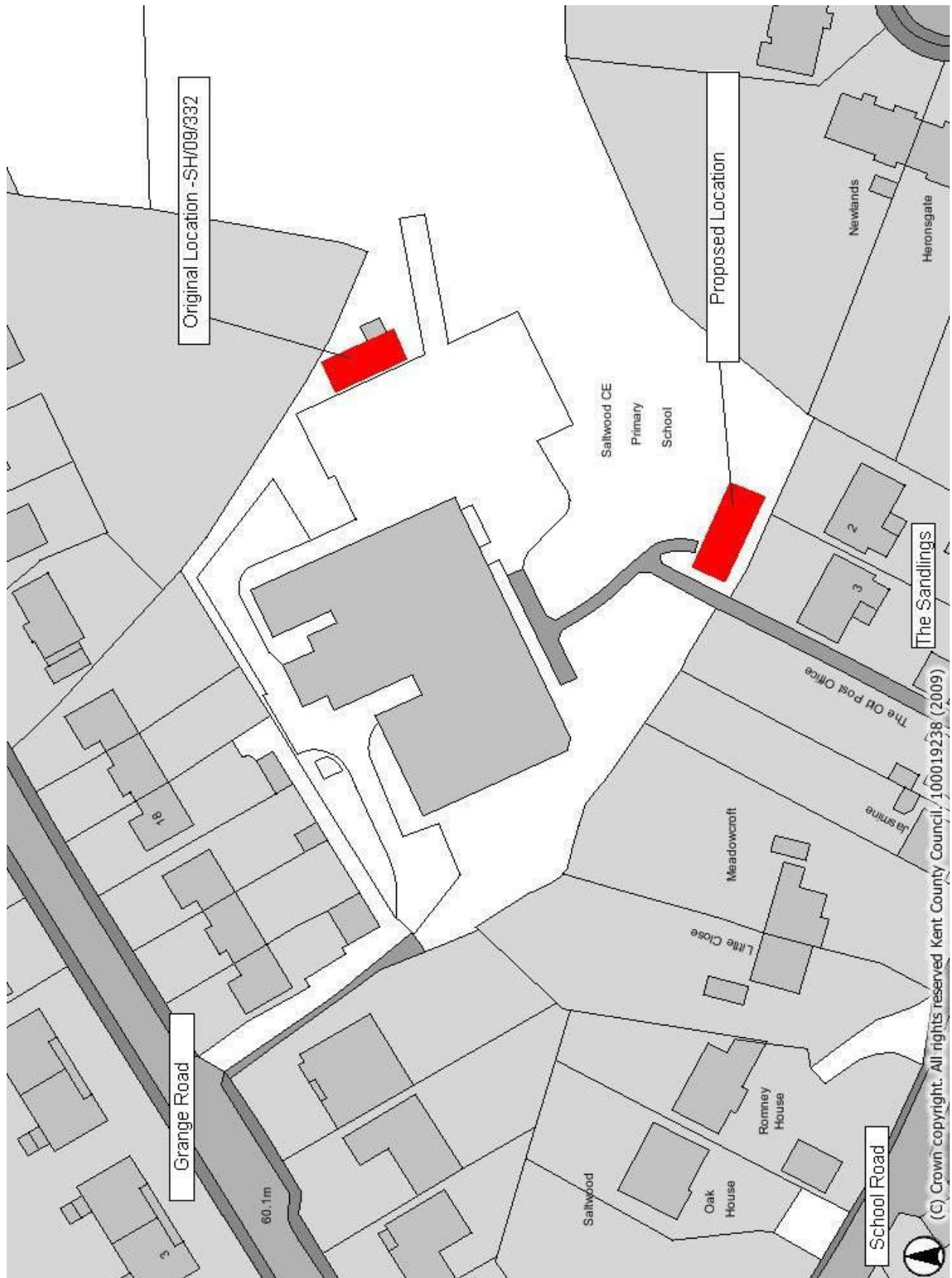
**Drawn by:** MJS  
**CHECKED:** DATE: JULY 2009



© Crown Copyright 2008. All rights reserved. Licence number 100020449

# Item D3

## Relocation of mobile classroom at Saltwood Primary School permitted under planning permission SH/09/332 – SH/09/773



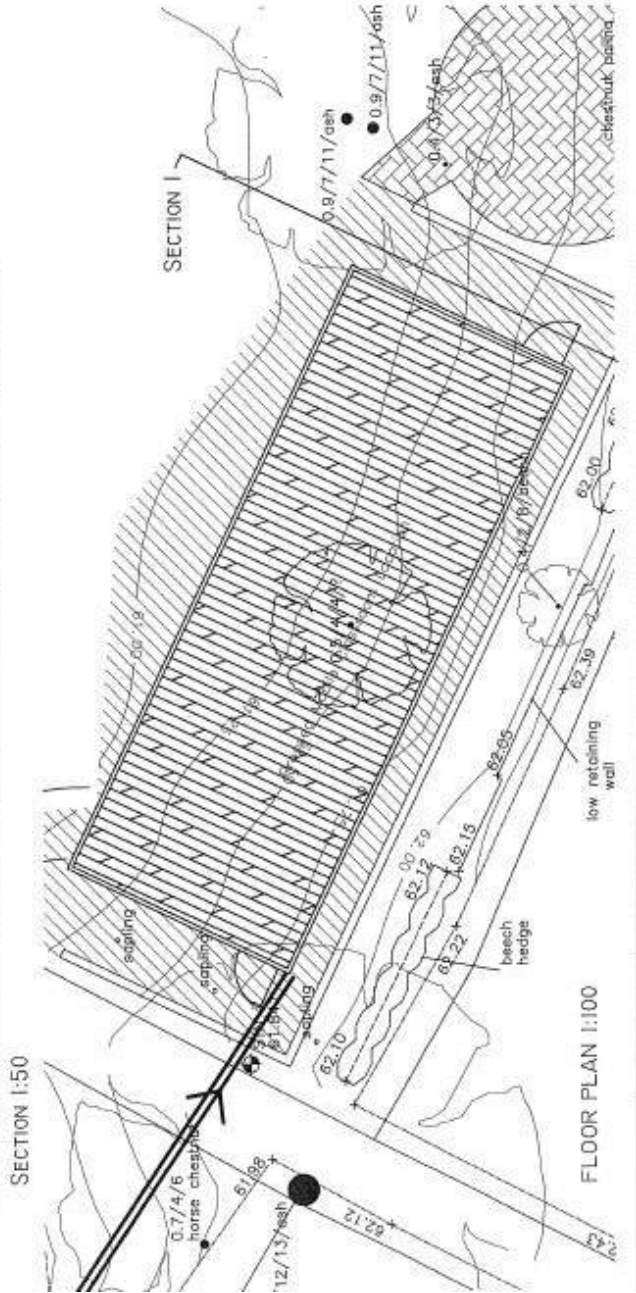
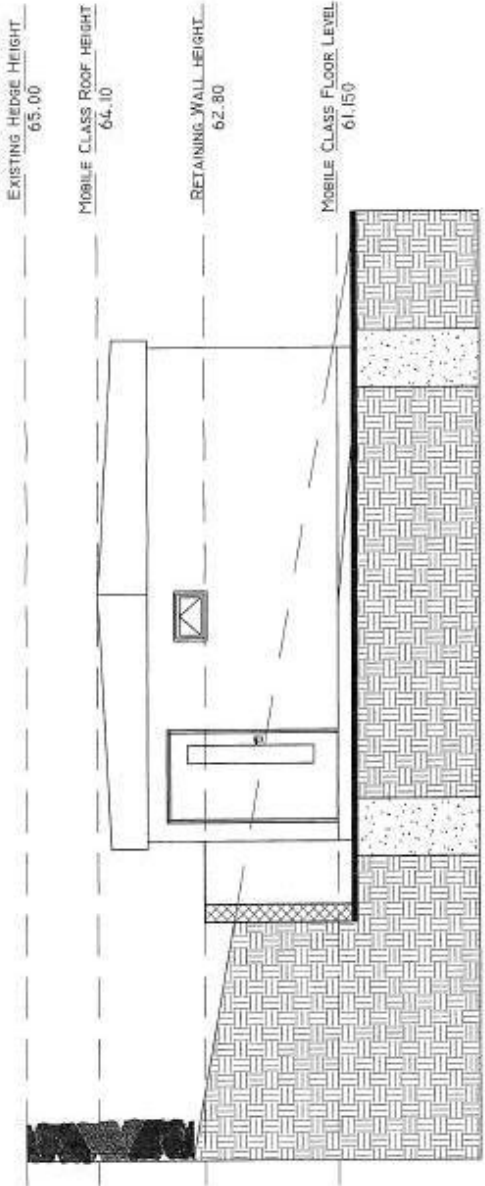
**Relocation of mobile classroom at Saltwood Primary School permitted under planning permission SH/09/332 – SH/09/773**

**NOTES:**  
 All work shall be carried out in accordance with the Building Regulations and all work shall be carried out in accordance with the Building Regulations.  
 The contractor must verify all levels and dimensions on site before commencing any work or preparing any drawings.  
 Use metric dimensions only.  
 If in doubt ASK.  
 This drawing is the copyright of D.A.S. Ltd.

11 AUG 2015

No.	Revised Description	Date	Checked
 <b>DIOCESAN ARCHITECTURAL SERVICES LTD</b>			
Architects & Town Planners Suite 6.11, The Courtyard Percentage Farm, Farnborough Stock Road Throville, Farnborough Kent, ME13 9ET Telephone: (01795) 892228 Fax: (01795) 892185			
30008, 10, <b>3350</b>			
PROJECT: <b>SALTWOOD C OF E JUNIOR PRIMARY SCHOOL                  BREAKFAST/AFTER SCHOOL CLUB</b>			
DRAWING TITLE: <b>PROPOSED MOBILE CLASS PLAN &amp; SECTION</b>			
SCALE:	1:100		
STATUS:	<b>PRELIMINARY</b>		
DRAWN BY:	MG	CHECKED:	JAL
		DATE:	MAY 2009
DRAWING NO.:	08-020107	REV. NO.:	

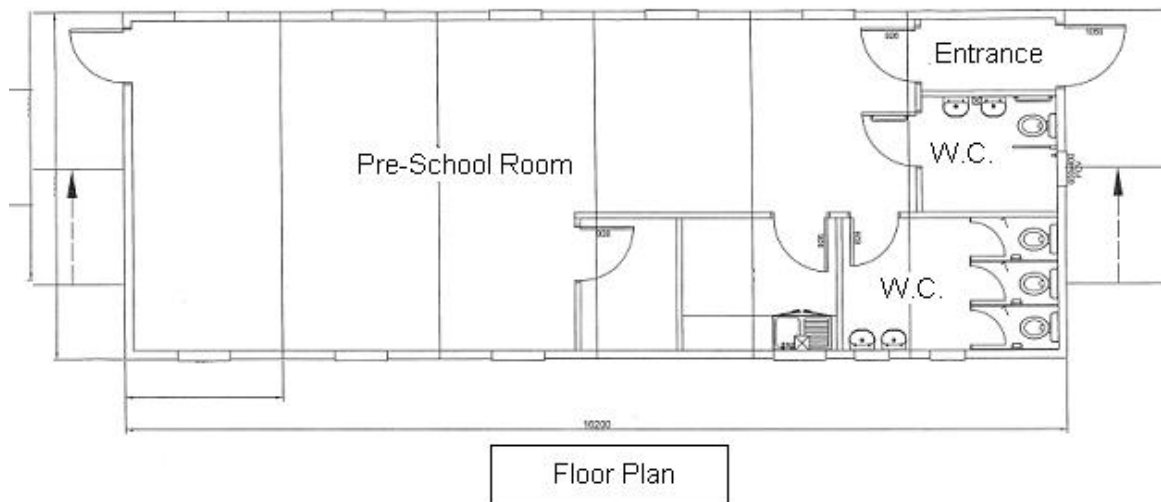
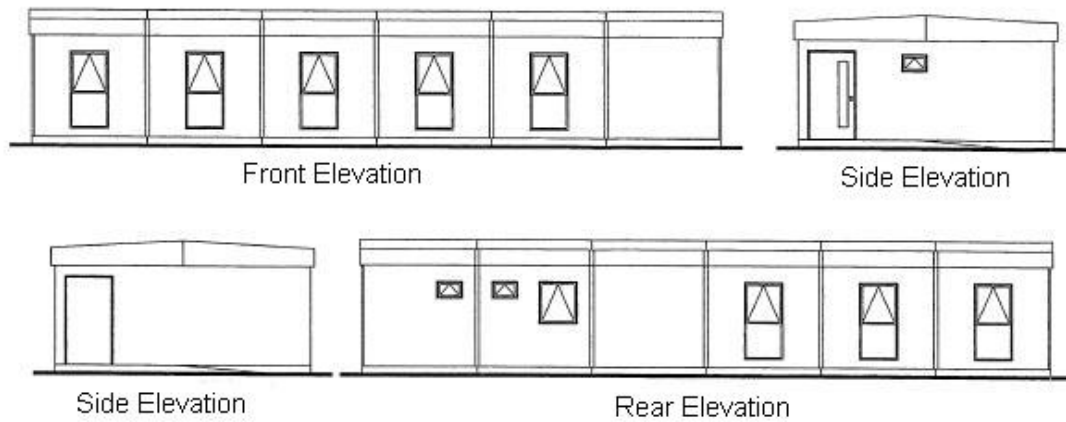
Section Drawing



## Item D3

### Relocation of mobile classroom at Saltwood Primary School permitted under planning permission SH/09/332 – SH/09/773

---



#### Proposal

6. The application proposes to relocate the mobile unit permitted under SH/09/332 to a new location as shown in the plans. The previous application was granted earlier this year, and also included the moving of some sheds and the remodelling of the access to the playing field in order to accommodate the new unit. The original location is adjacent to the playground and playing fields, to the East of the main school buildings. The new location would place the unit into a bank, adjacent to the Southern boundary with the rear gardens of the houses on School Road. The main reason given for relocating the unit is that the new location would be considerably cheaper as the original submission would incur great costs in providing service connections. The Head Teacher of the school contends that the difference would be in the region of £20,000.

**Relocation of mobile classroom at Saltwood Primary School permitted under planning permission SH/09/332 – SH/09/773**

---

7. The design of the unit is proposed to remain as permitted under the original permission. The unit has a Sandtex grey finish, with dark-stained timber for the steps, ramps and handrails. The unit would provide 95m<sup>2</sup> of floor space, standing at a height of 3.15m. An additional plan was submitted showing the existing and proposed Sections with the unit set into the sloping bank. The installation of the unit would require the removal of one mature tree.
8. The unit is proposed to provide accommodation for the Playgroup/Nursery that is currently housed within the village hall on Grange Road. The proposed times of use are for between 9am and 12pm, weekdays, although they plan to extend these hours to include 12pm to 3pm after the group has settled and dependent upon demand. It is also proposed that the unit is made available for use by other community groups and clubs out of hours, and during the summer holidays. Although there is no indication as to the particular groups that may use the unit or the hours that it may be used.
9. The applicant provided information that due to the young age of the users, they would access the school grounds via the School Road footpath in order to keep them separate from the main school pupils. The applicant agreed that after normal hours, the main school entrance on Grange Road would be used, so as to reduce traffic on School Road, and to minimise disruption to the residents living next to the footpath.

**Planning Policy**

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

- (i) The adopted **South East Plan 2008**

**Policy CC1** Seeks to achieve and maintain sustainable development within the region.

**Policy CC4** Expects that all development will adopt and incorporate sustainable construction standards and techniques.

**Policy CC6** Seeks sustainable and distinctive communities that respect the character of settlements and landscapes, and achieve a high quality built environment.

**Policy S3** States that local planning authorities, taking into account demographic projections, should work with partners to ensure adequate provision of pre-school, school, and community learning facilities.

**Policy BE1** Management for an Urban Renaissance, Local Authorities will promote and support design solutions relevant to context and which build upon local character and distinctiveness and sense of place.

- (ii) The adopted **Shepway District Local Plan Review 2006**

**Policy SD1** Development proposals should take account of the broad aim of sustainable development.



**Relocation of mobile classroom at Saltwood Primary School permitted under planning permission SH/09/332 – SH/09/773**

---

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

**Policy SC2** Planning permission will be granted for new or improved social and community facilities where the proposal would meet all of the following criteria:-

- a) Compatible with surrounding land uses;
  - b) Acceptable in highway, infrastructure and environmental terms;
  - c) Accessible by a range of transport alternatives to the car and;
  - d) Includes adequate provision for access for disabled persons.
- Where appropriate, new facilities should be designed so that they can accommodate a range of social and community activities.

**Consultations**

11. **Shepway District Council** – No response received to date.

**Saltwood Parish Council** raises an objection on the grounds that the proposal would have a detrimental effect on neighbours.

**Divisional Transport Manager** raises no highway objection to the proposal.

**Local Member(s)**

12. The local County Member for Swale East, Mrs S. Carey, was notified of the application on the 4 August 2009.

**Publicity**

13. The application was advertised in the Folkestone & Hythe Extra on 14 August 2009, and by the posting of a site notice and the notification of 9 neighbours.

**Representations**

14. Three letters of representation were received from local residents. The main comments are as follows:

- Object to the use of the School Road footpath by all school users
- Original site would negate the need to landscape the bank.
- Re-grading the bank could cause shifting and affect drainage of the nearby rear gardens.
- The playgroup/nursery area would be directly overlooked by 2 and 3 The Sandlings and the neighbour feels that this has potential child protection issues.
- Felling the tree would impact on amenity and increase overlooking. It provides shade to children who use the area for play and would not be removed under original submission.
- Object to after-hours use considering the proximity to nearby residents, increasing noise and light pollution.
- Access from School Road footpath should be restricted to just users of the unit; however doing this may increase congestion on Grange Road.

**Relocation of mobile classroom at Saltwood Primary School permitted under planning permission SH/09/332 – SH/09/773**

---

- If permission is granted then the windows on the Southern elevation should be frosted and sealed shut.
- The original site was the correct choice, and money is the only thought behind moving. No objection to original site as this was the point furthest away from nearby properties therefore minimising disturbance.
- Additional users of the site would increase traffic danger on School Road.

**Discussion**

15. In considering this proposal regard must be had to Development Plan Policies outlined in paragraph (10) 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.
16. The main issue for discussion is the potential adverse effects on the nearby residents by relocating the mobile unit to the proposed location. The possible negative impacts relate to the proximity of the unit to residential properties, the potential for out of hours use and the use of the footpath as access from School Lane to the unit. In my opinion the design of the mobile unit can be seen as acceptable, as this was assessed as part of the previous planning application. It is worth noting that there were no objections to the original application.
17. Saltwood Primary School lies near the Saltwood Conservation Area. The proposed development is not visible from the designated area and would not impact upon it.

Siting

18. The proposed relocation of playgroup/nursery would move the unit to within 3m of the boundary fence shared with Nos. 2 and 3 The Sandlings. The unit would be 11m from the rear elevation of No. 3 and 13m from No. 2. The original permitted location for the unit is 48m from the nearest residential property. The occupants of these properties have submitted objections, principally referring to the potential impact the relocation would have on their residential amenity.
19. The applicant has indicated that the main reason for moving the unit from the original location is financial. Also, by having the unit closer to the footpath leading from School Road, they would be able to use this as a dedicated access for playgroup/nursery users, separate from the main school users.

Impact on residents

20. The proposed location would involve the removal of a 7m Cherry Tree. The effect of this would be to reduce the screening from the rear windows of the houses in The Sandlings, and increase the overlooking of the school playground from the upstairs windows. The loss of this tree could not practically be mitigated by additional planting. There is an existing hedge along the boundary which stands at a height of 2m, which is kept cut back by the School. If this were to be allowed to grow it would aid the screening of the proposed unit. Whilst the protection of private views into or across the site is not a material planning consideration, the neighbours have commented that there had been several recent tree fellings that have contributed to

**Relocation of mobile classroom at Saltwood Primary School permitted under planning permission SH/09/332 – SH/09/773**

---

the school grounds becoming almost completely visible from the surrounding houses. The applicant has stated that the School would be willing to allow the boundary hedge to grow more, as it is currently kept cut back at present.

21. The cherry tree is the only remaining significant vegetation that provides any screening between the first floor windows of the houses and the school grounds. Although due to its size, the screening effect is limited. If it was to be removed and the unit installed, there would be insufficient space between the mobile unit and the boundary hedge for replacement planting.
22. The mobile unit would be set into the bank so that it is at the same level as the school playground. The playground is approximately 2m lower than the ground level of the rear gardens of Nos. 2 and 3 The Sandlings. This would mean that the windows of the re-positioned unit would not be visible from the residential properties, but they would be able to see most of the roof from their upstairs windows.
23. The section drawing, in my opinion, shows that the unit would be sufficiently set down to minimise the visual impact on the residential property. The level change between the gardens and the school playground would make the unit acceptable in this location, despite the proximity, in the sense that the unit would not impact on visual amenity any more than the currently permitted location. The applicant had indicated that, having taken advice, the retaining wall around the mobile unit would be positioned 2 metres from the boundary hedge to avoid the roots being disturbed. The applicant stated that they can provide structural calculations for the retaining wall, to demonstrate that there would not be any slippage/subsidence of the bank.

#### Noise and light

24. I held discussions with the agent about possible ways to reduce the potential for the mobile unit to impact on the nearby properties. The solutions proposed included ensuring that the windows on the southern elevation of the unit were frosted, to reduce the potential for loss of privacy, reduce light pollution and overlooking from the residential buildings, and to keep these windows sealed shut in order to reduce noise pollution. In my opinion these solutions are satisfactory for the mobile unit to be used by the playgroup/nursery during normal opening hours. The frosted windows would prevent residents being able to see in to the unit, and users out. Any light intrusion during the winter months would not be significant above normal levels. The potential impact on amenity would not differ greatly from the existing use of the playground and the school buildings. Under the circumstances, I consider that it would be unreasonable to deny planning consent on the grounds of the unit's visual impact, noise disturbance or privacy impacts, if the proposed window requirements were pursued.

#### Out of hours use

25. The applicant has stated that the unit would be made available for wider community use out-of-hours. Whilst the benefit to the community may be recognised, and planning policy supports the mixed use of community facilities, there is no indication as to the potential users and therefore it is not possible to assess the impact on the neighbours. Therefore, I would advise that use after normal school hours is not acceptable in the proposed location, due to the potential adverse impact on the neighbours through increased noise and light pollution at unsocial hours. The



**Relocation of mobile classroom at Saltwood Primary School permitted under planning permission SH/09/332 – SH/09/773**

---

original location permitted is 70m from these properties, and the potential for out-of-hours use to impact on nearby properties would have been greatly reduced.

Access

26. The application states that the unit would be accessed by the footpath from School Road. This is justified in order to separate the young nursery children from the main school children. The neighbours have raised concerns over road safety; however the Divisional Transport Manager has raised no objection, so I would advise that the proposal would not greatly increase risk. The neighbours were also concerned about the use of this path out-of-hours and the increased noise and disturbance that this may cause to No. 3 The Sandlings. The applicant has stated that in order to prevent this, out-of-hours users could be required to use the main entrance from Grange Road, and if consent was given that could be imposed as a conditional requirement.

**Conclusion**

27. I consider that the relocation of the mobile unit from the permitted location would be acceptable in terms of visual impact. In particular, the difference in the site levels would mean that the unit would be largely obscured by the boundary hedge. The original location for the unit would have meant that the unit is wholly visible, although further away from residential properties. However, based upon current information I do not consider that the proposed location is acceptable for use out of normal school hours. The proximity to the neighbouring properties would result in an increase of noise and disturbance beyond that which currently exists. The originally proposed location would place the unit away from residential properties and therefore the impacts on residents would be less. Therefore I recommend that permission be granted, subject to conditions.
28. I RECOMMEND that PERMISSION BE GRANTED, SUBJECT TO conditions covering the following aspects:
- the standard time condition;
  - the hours of use to be restricted to normal school hours;
  - the development be carried out in accordance with the permitted details.
  - the rear windows to be obscured glazing and sealed shut
  - the unit to be set down as shown in the section drawing 08-086/07

Case officer – Jeff Dummett	01622 221071
-----------------------------	--------------

Background documents - See section heading
--

**Item D4****Timber gazebo and two Multi-Use Goal Areas (MUGAs),  
Graveney Primary School– SW/09/389**

A report by Head of Planning Applications Group to Planning Applications Committee on 6 October 2009

SW/09/0389 - Application by Graveney Primary School for the erection of a timber gazebo and two Multi-Use Goal Areas (MUGAs) at Graveney Primary School, Seasalter Road, Graveney, Near Faversham

Recommendation: Subject to the deletion of the MUGA element of the proposal planning permission be granted subject to conditions

Local Member(s): Mr A.Bowles

Classification: Unrestricted

**Site**

1. Graveney Primary School occupies a small triangular site towards the South of the village of Graveney, and is located within the Graveney Bridge Conservation Area. The school is accessed via the adjacent Seasalter Road, which forms the Western boundary. The Faversham to Whitstable Railway forms the Eastern Boundary and the site is enclosed by residential development to the North. The main school buildings, including the Old School House, are of Victorian red brick construction and are a prominent and attractive feature of the Conservation Area.
2. The proposed timber gazebo is to be located to the South of the school, on a triangular patch of grass abutting Seasalter Road. The MUGAs are proposed to be located on a tarmac surfaced area between the main school buildings and the proposed gazebo. The School has access to a grass playing field on the opposite side of the main road.

**Background**

3. Graveney Primary School is confined within a small site, and has limited space for parking and recreation. The School has use of a playing field on the opposite side of the road, although this field is leased and not owned by the School itself. Recently a village car park was constructed adjacent to Graveney Bridge, with safe pedestrian access to the school site. This has enabled the staff to park off-site and therefore free up space within the school boundary. The applicant indicated the proposal is the result of consultation amongst the school community, as to the best use for the newly freed up space. It was decided that a gazebo would provide shelter and an outdoor classroom, whilst the MUGAs would improve recreation facilities for P.E.
4. The application site lies entirely within the Graveney Conservation Area. The Conservation Area Appraisal indicates that the school building 'completed in 1876, has all the familiar characteristics of a small village school and it therefore makes a crucial contribution to the street scene'. The local street scene is defined by the dominant buildings of the Post Office and 'Brick House' which lie directly opposite the proposed developments and are Grade II Listed.
5. Recent planning history includes a canopy to cover the reception play area, and in 2005 a single storey extension was approved to the North of the buildings.



Timber gazebo and two Multi-Use Goal Areas (MUGAs), Graveney Primary School – SW/09/389

FROM: TEL: 01795 533086

FAX NO.: 01795 533085

27 Jan 2009 09:59:41 01

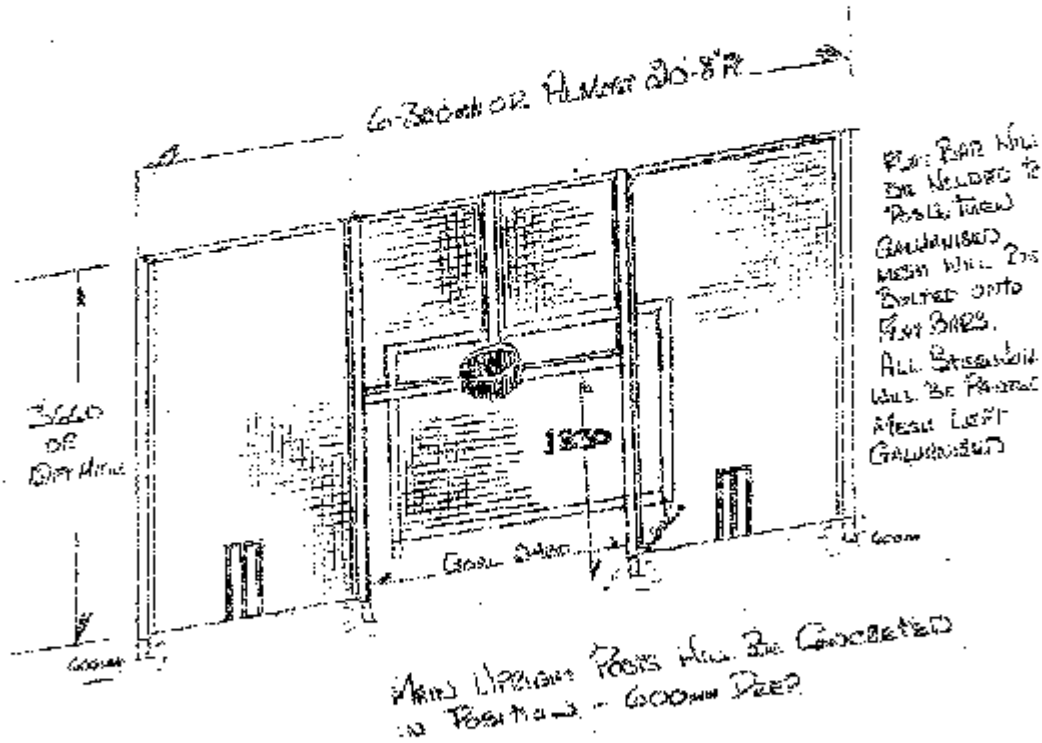


5 Station Grove HAVERHILL East 1013 815  
Tel/Fax: 01795 533084 (London) Tel/Fax: 01795 533086 (Worcestershire)  
Mobile: 01795 533085-87 Email: info@thegazebo.co.uk

To: DORIS  
Phone: 590741  
From: TED

Date: FRIDAY 27th MARCH 09  
Page: 1

POUR SWEET



COLOUR BLACK & GALVANISED



**Timber gazebo and two Multi-Use Goal Areas (MUGAs), Graveney Primary School – SW/09/389**

---

6. This application is for the construction of a timber gazebo and two Multi-Use Goal Areas (MUGAs) within the school grounds. The gazebo is proposed to be situated on a grassed area to the Southern corner of the site. It would be of octagonal shape with a diameter of 4.27 metres and a height of 2.75 metres at the centre, and would be constructed entirely of timber with a green or brown felt roof covering.
7. The MUGAs would be constructed of galvanised mesh over a black steel frame. Each MUGA would measure 3.66 metres in height and 6.3 metres in width. The MUGAs incorporate a recessed goal mouth, a basketball/netball ring and two sets of cricket stumps.
8. One MUGA would be situated to the East of the site, adjacent to the boundary with the Railway line. The other MUGA would be set facing the first – creating a semi-enclosed sports pitch area – to the Western edge of the playground, adjacent to the fence which runs along Seasalter road.
9. The applicant has submitted further information, in light of objections received, stating that they would be willing to submit a scheme of planting in order to reduce the visual impact of the MUGAs.

**Planning Policy**

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

- (i) The adopted **South East Plan 2008**

- |                   |   |
|-------------------|---|
| <b>Policy CC1</b> | Seeks to achieve and maintain sustainable development within the region.  |
| <b>Policy CC4</b> | Expects that all development will adopt and incorporate sustainable construction standards and techniques.  |
| <b>Policy CC6</b> | Seeks sustainable and distinctive communities that respect the character of settlements and landscapes, and achieve a high quality built environment.   |
| <b>Policy S3</b>  | States that local planning authorities, taking into account demographic projections, should work with partners to ensure adequate provision of pre-school, school, and community learning facilities. |
| <b>Policy BE1</b> | Management for an Urban Renaissance, Local Authorities will promote and support design solutions relevant to context and which build upon local character and distinctiveness and sense of place.     |
| <b>Policy BE4</b> | To protect, conserve and enhance the historic built environment.  |

- (ii) The adopted **Swale Borough Local Plan 2008**

- |                  |   |
|------------------|---|
| <b>Policy E1</b> | General Principles of development: seeks to ensure that all development proposals are acceptable in general design, impact and amenity. |
|------------------|---|

**Timber gazebo and two Multi-Use Goal Areas (MUGAs), Graveney Primary School – SW/09/389**

---

- Policy E15** Development will preserve or enhance features that contribute to the area's special character or appearance; proposals will respond positively to its conservation area appraisals; retain the layout, form of streets, spaces, means of enclosure and buildings.
- Policy E19** High quality design should be achieved on all proposals within the Borough.
- Policy C1** The Borough Council will grant planning permission for new or improved community services and facilities.

**Consultations**

11. **Swale Borough Council:** whilst no objection is raised in relation to the timber gazebo, objection is raised to the 'MUGAs' which, by virtue of their position, scale and design, would fail to preserve or enhance the character and appearance of the Conservation Area.

**Graveney with Goodnestone Parish Council** welcomes the design and materials of the timber gazebo which is in keeping with the Conservation Area and enhances recent improvements to the school. However, they raise objection to the 'MUGAs' due to their large size and their intrusive appearance on the Conservation Area, in a prominent position adjacent to the road.

**Divisional Transport Manager** raises no highway objection to the proposal and notes that the proposal would result in the loss of some parking spaces, but the need would be met off-site by the recent new car park and drop-off area.

**Conservation Officer** comments that the MUGAs would have an adverse impact on the Conservation Area. The frames are heavy and out of scale with the location. Alternative systems and boundary treatment/planting may be advisable to reduce the impact. The proposal needs to be balanced between impact on the 'appearance' and the 'character' as the use of the school building makes a positive contribution to the character of the Conservation Area.

**Local Member(s)**

12. The local County Member for Swale East, Mr A.Bowles, was notified of the application on the 6 May 2009.

**Publicity**

13. The application was advertised in the KM Canterbury Extra on 15 May 2009, by the posting of a site notice and the notification of 2 neighbours.

**Representations**

14. There were no letters of representation at the time of reporting.

**Timber gazebo and two Multi-Use Goal Areas (MUGAs), Graveney Primary School – SW/09/389**

---

**Discussion**

15. In considering this proposal regard must be had to Development Plan Policies outlined in paragraph (4) 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.
16. The principal issue to consider with this application is the effect of the proposals on the Graveney Bridge Conservation Area, and as to whether the development would 'protect, conserve or enhance the historic built environment'. The responses received from the Borough Council and Parish Council indicates that they have no objections with the proposed timber gazebo, and therefore I recommend that the MUGAs are considered separately.

**Location**

17. The MUGAs are proposed to be located either side of the school playground; one adjacent to the railway boundary (MUGA A) and another next to the fencing that abuts Seasalter Road (MUGA B). Due to the layout of the school site, and the limited tarmac surfaced area, this is the most appropriate location for the MUGAs to be situated in order to provide a suitable rectangular shaped playing area on an all-weather surface.
18. The Parish Council suggested that the structures, or something similar, would be better placed on the playing fields on the opposite side of Seasalter Road. Whilst this option would mean that the Conservation Area is not affected, the applicant has stated that the field is leased and they are restricted in what they can do on the field. Also, the applicant stated that the MUGAs need to be fixed to a hard surface.
19. The location of the school playground means that any structure erected would be readily visible in the Conservation Area, with the school as the backdrop. MUGA B would be most noticeable when driving south along Seasalter Road. Whilst the Parish Council mention that it may be a distraction to motorists at a dangerous junction, the Divisional Transport Manager has raised no objection, so I am satisfied that there are no overriding highway safety issues associated with this proposal.

**Design**

20. The MUGA is of standard design made up of three sections. The middle section incorporates a recessed goal area and basketball/netball hoop, with the two side sections that act as a ball-stop barrier. The frame is to be constructed of steel posts which are to be painted black. This is the most suitable colour to reduce the impact of the MUGAs on the Conservation Area. The proposal indicates that the mesh covering, which makes up most of the MUGA, is to be left galvanised. I would recommend that if permission were to be granted then the mesh should also be painted black, in order to reduce the visual impact.
21. The sketch plan that has been submitted does not give much of an indication as to what the finished product would actually look like. The heavy vertical frame, covered with galvanised mesh, gives an 'industrial' appearance. The design is not similar to other more common MUGAs which are powder coated coloured, with rounded corners and shaped to be more aesthetically pleasing. The current proposal appears to have strong lines and right angles, giving the goal area frame a welded box appearance.

**Timber gazebo and two Multi-Use Goal Areas (MUGAs), Graveney Primary School – SW/09/389**

---

22. The proposed gazebo is of an octagonal shape and made from timber. The roof is covered in felt. Being a natural material, timber is generally considered to be an appropriate material for construction within sensitive areas. Since it stands at a height of 2.74m at the apex and approximately 2m around the roof edge, I consider therefore that the gazebo would be a small acceptable addition to the school grounds.

**Impact on the Conservation Area**

23. Development plan policy requires proposals within a conservation area to preserve and enhance the special character or appearance of the Conservation Area. The Graveney Bridge Conservation Area Appraisal states that the school, completed in 1876, has all the familiar characteristics of a small village school and therefore makes a crucial contribution to the street scene. The Conservation Area is focussed around the bridge over the railway and the road junction with Sandbanks Road. Looking from this area towards the school, MUGA B would be clearly visible, with the school acting as a backdrop. (see photo). MUGA A would not easily be visible as it would sit at the back of the school site.

24. When entering the Conservation Area via Seasalter Road from the north, MUGA B would be most noticeable as there would be no backdrop for it to sit against. At 3.66m in height the MUGA would be almost twice the height of the fence, and be taller than the school sign. Therefore, I would advise that MUGA B would have an adverse 'visual' impact on the Conservation Area and it would impact on the view of a building directly referred to in the Conservation Area Appraisal as being crucial to the street scene. As currently proposed, the application offers no mitigation that might be considered to offset this undue visual harm to the Conservation Area and the local street scene. It could be argued that enhancing the use of the school contributes to the 'character' of the Conservation Area, and PPG 15 refers to the mix of uses within in a conservation area making a positive contribution to it. Recreation equipment in a playground arguably could therefore be part of the contribution that the school makes.

25. I consider that the visual impact could be reduced by the introduction of planting between the MUGA and the boundary fence. However, this would have to be tall and well-established before it begins to break up the shape and bulk of the MUGA. Therefore, in my opinion, this proposal would only be acceptable if an adequate planting scheme is submitted. In its current form, there is nothing to suggest that the MUGAs, by virtue of their prominent position and large scale, would not be a dominant and intrusive feature on the Conservation Area. MUGA B would adversely affect the visual contribution of the School buildings to the Conservation Area as it would partially obstruct the view of School House.

26. The proposed gazebo is located back from the road, on a grassed area. Due to its location, design and materials the gazebo serves to conserve and enhance the Conservation Area. In particular, it is not visually intrusive in the street scene, would be suitably screened by existing vegetation, and it would not interrupt or unduly intrude into views of the school buildings. Therefore I recommend that this element of the application is granted permission. The applicant indicated that the roof felt is to be coloured green or brown. However, I would advise that brown would be the preferred colour as it would blend in with the timber frame, and would be more sensitive to the colour of the school buildings.

**Conclusion**

27. Whilst MUGA A would not be easily visible, I consider that MUGA B would have an adverse visual impact on the Conservation Area. The height and materials used would result in the MUGA being intrusive in the street scene, which as currently proposed has no mitigation.



**Timber gazebo and two Multi-Use Goal Areas (MUGAs), Graveney Primary School – SW/09/389**

---

Although the MUGAs, and activities they promote, might contribute to the school and could enhance the contribution the school gives to the character of the Conservation Area, in my opinion the visual impact of the MUGAs (in particular MUGA B) is not outweighed by that contribution., By virtue of their design, positioning and scale I consider that they would have a detrimental effect on the character and appearance of the Graveney Bridge Conservation Area.

28. As regards the proposed timber gazebo, I consider that it is of suitable design and materials, and would therefore protect and conserve the Conservation Area, and would therefore recommend that permission be given to that element of the proposals.

**Recommendation**

29. SUBJECT TO the applicant deleting the proposed MUGAs from the planning application, I RECOMMEND that PERMISSION BE GRANTED for the proposed gazebo, SUBJECT TO conditions covering:

- the standard time condition;
- the proposed roofing felt to be dark brown coloured; and
- the development be carried out in accordance with the permitted details.

Case officer – Jeff Dummett	01622 221071
-----------------------------	--------------

Background documents - See section heading
--

**E1 COUNTY MATTER APPLICATIONS AND DETAILS PURSUANT PERMITTED/APPROVED/REFUSED UNDER DELEGATED POWERS - MEMBERS' INFORMATION**

---

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

**Background Documents** - The deposited documents.

- |                    |  |
|--------------------|--|
| DA/04/770/R6,8 & 9 | Discharge of conditions 6 (details of current ground levels within the aggregate screening and crushing yard), 8 (details of external materials of the crushing plant), and 9 (details of floodlighting) of planning permission DA/04/770.<br>FM Conway Ltd, Rochester Way, Dartford |
| SH/08/351/R1       | Details of landscaping scheme pursuant to condition (1) of planning permission SH/08/351.<br>Hope Farm, Crete Road East, Hawkinge, Folkestone  |
| SW/09/650          | Variation of conditions (3) and (4) of planning consent SW/93/615 to amend the approved final restoration contours.<br>Ham Farm, Ham Road, Faversham   |

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

---

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

**Background Documents** - The deposited documents.

- |            |  |
|------------|--|
| MA/09/1562 | Maidstone Housing Trust – Erection of 47no. self-contained flats and 48 no. houses including access and associated works – 65 x 2 bedrooms, 25 x 3 bedrooms, 5 x 4 bedrooms.<br>Maidstone Borough Council, Armstrong Road, Transport Department, Maidstone |
|------------|--|

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

---

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

**Background Documents** – The deposited documents.

AS/09/710/R2	Submission of surface water drainage proposals for two single storey extensions to form hygiene suites, pursuant to condition 2 of planning permission AS/09/710 at the Wyvern School, Clockhouse. The Wyvern School, Clockhouse, Ashford
AS/09/988	Proposed fire escape stairs and alteration to existing window opening. Highworth Grammar School for Girls, Quantock Drive, Ashford
CA/08/316/R2A	Minor amendments pursuant to condition (2) to allow additional electricity supply cupboards, alterations to glazing of portico entrance and confirmation of external materials for portico entrance. Herne Bay High School, Bullockstone Road, Herne Bay
CA/08/316/R7	Amendments to brick details approved pursuant to planning permission CA/08/316. Herne Bay High School, Bullockstone Road, Herne Bay
CA/09/898	Provision of new external (enclosed) fire escape/accommodation staircase to replace existing structurally unsound staircase. Diocesan & Payne Smith CE Primary School, Broad Street, Canterbury
CA/09/1163	Provision of modular building with link corridor to existing modular building. Simon Langton Grammar School for Boys, Nackington Lane, Canterbury
CA/09/1164	Replacement of flat roof and skylight. St. Anselms Catholic School, Old Dover Road, Canterbury
DA/09/193/R	Minor amendments to the approved scheme including a minor reduction in height, changes to the windows and clerestory glazing, relocation of some doors and changes to the annex building/store. Longfield Academy, Main Road, Longfield

DA/09/887	Formation of a new main entrance and installation of a canopy, and erection of a single storey extension. Sutton at Hone C of E Primary School, Church Road, Sutton at Hone, Dartford
DO/08/1006/R2A	Minor amendment to provide additional hardstanding for fire tender access. St. Josephs Catholic Primary School, Ackholt Road, Aylesham
GR/08/229/R4&R5	Details of site levels pursuant to conditions (4) – (Landscape) and 5 – (fencing) of planning permission GR/08/229 for the redevelopment of Northfleet School for Girls. Northfleet School for Girls, Hall Road, Northfleet, Gravesend
GR/09/593	Extension to school to create a Children’s Centre and widening of access footpath and gateway. Painters Ash Primary School, Masefield Road, Northfleet, Gravesend
MA/09/1014	Erection of a two and three storey classroom block on land to the rear of the existing school, the temporary re-siting of mobile accommodation before removal on completion, and the formation of a car park and landscaped area at the front of the school. Maidstone Grammar School for Girls, Buckland Road, Maidstone
SE/09/1821	Single storey extension and associated remodelling of internal areas, relocation of awning blind and construction of timber veranda and replacement of timber sports pavilion building. St Bartholomews Catholic Primary School, Sycamore Drive, Swanley
SH/09/750	To change the school air raid shelter into an Art Studio. Selsted CE Primary School, Wootton Lane, Selsted, Dover
SW/04/1453/R29	Details of storage of construction or waste materials. Proposed Sittingbourne Northern Relief Road, Land between Ridham Avenue, Kemsley and Castle Road, Sittingbourne
SW/09/785	Infill extension to provide new main entrance and reception/waiting area as well as internal remodelling works incorporating five conservation roof lights. Bredgar C of E Primary School, Bexon Lane, Bredgar, Sittingbourne
TH/06/1170/R	Minor amendments to the approved scheme; Addition of two windows to the south-western elevation of the building. Appleton Lodge, Rumfields Road, Broadstairs
TH/09/569	Removal of two 2-bay mobile classroom units and replacement with one 5-bay mobile classroom unit. Bromstone Primary School, Rumfields Road, Broadstairs

TH/09/605	Installation of a 3 bay temporary mobile building for a six month period while the works under permission TH/09/299 are completed. Ramsgate Holy Trinity CE Primary School, Dumpton Park Drive, Ramsgate
TM/09/1913	Widening of western vehicle access and driveway and replacement of gates. The Judd School, Brook Street, Tonbridge
TW/09/1374	Demolition of existing portable classroom/nursery and construction of single storey classrooms/nursery. Sandhurst Nursery, Rye Road, Sandhurst, Cranbrook
TW/09/2192	Erection of a free standing canopy adjacent to the reception class. Langton Green Primary School, Lampington Row, Langton Green, Tunbridge Wells
TW/09/2387	Retention of a mobile unit. The Swattenden Centre, Swattenden Lane, Cranbrook

**E4 TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) REGULATIONS 1999 – SCREENING OPINIONS ADOPTED UNDER DELEGATED POWERS**

---

**Background Documents –**

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

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

SE/09/Temp/0024 – Demolition of existing mobile building and construction of 2 new single storey classroom blocks.  
Hever Church of England Primary School, Hever Road, Hever, Edenbridge

- (b) Since the last meeting of the Committee the following screening opinions have been adopted under delegated powers that the proposed development does constitute EIA development and the development proposal does need to be accompanied by an Environmental Statement:-

None

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

---

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

**Background Documents -**

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

None

This page is intentionally left blank