



AGENDA

PLANNING APPLICATIONS COMMITTEE

Tuesday 24th June 2008 at 10.00 am
Council Chamber, Sessions House
County Hall, Maidstone

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

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

UNRESTRICTED ITEMS

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

A. COMMITTEE BUSINESS

1. Substitutes
2. Declarations of Interests by Members in items on the Agenda for this meeting.
3. Minutes - 13 May 2008 (Pages 1 - 6)

B. GENERAL MATTERS

1. Update on new Validation requirements for planning applications. (Pages 7 - 20)
2. Business Plan update (Pages 21 - 64)

C. MINERALS AND WASTE DISPOSAL APPLICATIONS

D. DEVELOPMENTS TO BE CARRIED OUT BY THE COUNTY COUNCIL

1. Proposal TH/08/522 - Multi play area with floodlights on existing playground area at Newington Community Primary School and Nursery, Princess Margaret Avenue, Ramsgate; Governors of Newington Community Primary School and Nursery and KCC Children, Families, Health and Education. (Pages 65 - 72)
2. Proposal GR/08/138 - Replacement of existing secondary school on the site with a new two-storey school building, together with revised access arrangements, new car park, hard play areas, landscape works and the demolition of the existing school buildings (with the exception of the sports pavilion) on completion of the development at Northfleet Technology College, Colyer Road, Northfleet; Land Securities Trillium and KCC Children, Families, Health and Education. (Pages 73 - 84)
3. Proposal CA/08/316 - Partial demolition of existing school buildings with alterations and extensions to form new entrance block, roofing over existing courtyard and new sports hall, together with associated hard and soft landscaping and the provision of temporary mobile accommodation during construction period at Herne Bay High School, Bullockstone Road, Herne Bay; Land Securities and KCC Children, Families, Health and Education. (Pages 85 - 108)

4. Proposal SE/08/1067 - Temporary mobile classroom at Amherst School, Witches Lane, Sevenoaks; Governors of Amherst School and KCC Children, Families, Health and Education. (Pages 109 - 116)
5. Proposal SH/08/502 - Additional classroom at Bodsham CE Primary School, School Hill, Bodsham, Ashford; Governors of Bodsham CE Primary School. (Pages 117 - 124)
6. Proposal DA/08/228 - Extension and refurbishment of existing school buildings, erection of minibus garage and boundary fencing and alterations to existing car park area (for relocation of Rowhill School) at Woodview Campus, Main Road, Longfield; KCC Children, Families, Health and Education. (Pages 125 - 148)
7. Proposal CA/08/271 - Partial demolition of existing school buildings, construction of new teaching and ancillary accommodation, car parking and landscaping, and the provision of temporary accommodation at The Community College Whitstable, Bellevue Road, Whitstable; Land Securities Trillium and KCC Children, Families, Health and Education. (Pages 149 - 168)
8. Proposal GR/08/138 - Replacement of existing secondary school on the site with a new two-storey school building, together with revised access arrangements, new car park, hard play areas, landscape works and the demolition of the existing school buildings (with the exception of the sports pavilion) on completion of the development at Northfleet Technology College, Colyer Road, Northfleet; Land Securities Trillium and KCC Children, Families, Health and Education. (Pages 169 - 192)

E. COUNTY MATTERS DEALT WITH UNDER DELEGATED POWERS

1. County matter applications (Pages 193 - 200)

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, 16 June 2008

KENT COUNTY COUNCIL

PLANNING APPLICATIONS COMMITTEE

MINUTES of a meeting of the Planning Applications Committee held at Sessions House, County Hall, Maidstone on Tuesday, 13 May 2008.

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

OTHER MEMBERS: Miss S J Carey and Mr R Truelove.

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

UNRESTRICTED ITEMS

32. Minutes

RESOLVED that the Minutes of the meeting held on 15 April 2008 are correctly recorded and that they be signed by the Chairman.

33. Site Meetings and Other Meetings

The Committee agreed to tour a number of permitted developments in West Kent on 17 June 2008. It also agreed to hold a public meeting in Sellindge on Tuesday, 24 June 2008; a site visit to Wrotham Quarry on 29 July 2008 and to Sevenoaks Quarry on 9 September 2008.

34. **Application TM/07/4294 – Renewal of Permission TM/03/2785 in the Western Extension of Hermitage Quarry, Hermitage Lane, Aylesford; Gallagher Aggregates Ltd.**

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

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

(2) The Committee noted an amendment to paragraph 22 of the report that average blast levels should usually be below 6mm/sec ppv in 95% of all blasts.

(3) RESOLVED that permission be granted to the application subject to conditions including conditions covering the standard time condition; noise; dust and odour controls; hours of working; scheme of working; and a restoration and blasting regime.

- 35. Application SH/08/351 – Variation of Conditions 2, 6 and 7 of Permission SH/03/62 and Condition 14 of Permission SH/04/1629 to allow use of the farm access road between Hope Farm and the B2011 New Dover Road to provide vehicular access to waste composting facility at Hope Farm, Crete Road East, Hawkinge; J Taylor and Son.**
(Item C2- Report by Head of Planning Applications Group)

(1) The Head of Planning Applications Group reported the views of the local Member, Mr R A Pascoe.

(2) RESOLVED that permission be granted to the application subject to conditions including conditions limiting green waste vehicular movements to an average of 50 movements per week; all drivers delivering green waste to the site approaching from the B2011 New Dover Road direction and turning right on to the new access road; all green waste vehicles exiting the site by using the new access road onto the B2011 New Dover Road; additional warning signage being erected to alert delivery drivers of the Public Right of Way/Bridle and Cycle Path that cross the access road; and a scheme of landscaping.

- 36. Application MA/07/1649 – Development of an inert waste recycling facility at Allington Depot, 20/20 Industrial Estate, Allington, Maidstone; Hanson Quarry Products Europe Ltd**
(Item C3 – Report by Head of Planning Applications Group)

RESOLVED that permission be granted to the application subject to conditions including conditions covering the development being carried out in accordance with the submitted plans; the submission of a full detailed drainage scheme for the site; hours of operation; material received on site not exceeding 110,000 tonnes per annum; stockpile heights not exceeding 6.5m above ground level; new landscape planting to infill the gap on the western boundary of the site and measures to prevent future encroachment on to it; and implementation of dust mitigation measures.

- 37. Proposal SH/07/261R - Single storey school to replace the existing Lympne Primary School. Minor amendments to the approved scheme, including revised height of the building at Lympne Primary School, Octavian Drive, Lympne, Hythe; KCC Children, Families and Education.**
(Item D1 – Report by Head of Planning Applications Group)

1) Miss S J Carey was present for this item pursuant to Committee Procedure Rule 2.24 and spoke.

(2) The Head of Planning Applications Group reported the views of Shepway District Council and Lympne Parish Council.

(3) The Chairman agreed to investigate how the discrepancy between the original permission and the construction had occurred. The Committee expressed the hope that this would result in recommendations for best practice in the future.

(4) Mrs S V Hohler moved, seconded by Mr J I Muckle that the recommendation of the Head of Planning Group be agreed subject to an informative that any further proposed alterations to the building must be reported to the Committee for its determination.

Carried unanimously

(5) RESOLVED that:-

- (a) in terms of Option 1a: the amendment be refused on the grounds that the proposal gives rise to unacceptable amenity and environmental impacts and fails to protect and enhance the natural beauty of the AONB and the SLA contrary to Development Plan Policies QL1, EN4, EN5 and S1 of the Kent and Medway Structure Plan 2006 and Policies BE1, SD1, CO3 and CO4 of the Shepway District Local Plan;
- (b) in terms of Option 2a: approval be given to the amendment subject to conditions including conditions covering the development being carried out in accordance with the permitted details; the removal of permitted development rights; and a scheme of landscaping, its implementation and maintenance; and
- (c) the applicants be informed by Informative that any further proposed alterations to the building must be reported to the Committee for its determination.

38. Proposal DA/08/175 - New two-storey children's centre and use of the car parking spaces to the rear of properties 11 – 17 Southfleet Road during working hours at Swan Valley School, Southfleet Road, Swanscombe; KCC Children, Families and Education.
(Item D2 – Report by Head of Planning Applications Group)

RESOLVED that permission be granted to the proposal subject to conditions including conditions covering the development being carried out in accordance with the permitted details; the standard time limit; the submission of details relating to the lighting of the car park; submission of details of external materials; the provision of 10 car parking spaces for staff during opening hours; and hours of use for the Children's Centre being restricted to 0800 to 1800 Monday to Friday.

39. Proposal SW/04/1453/R4 – Submission of a report by Jacobs for KCC Regeneration and Economy investigating opening bridge designs for the proposed Milton Creek Crossing as part of the proposed Sittingbourne Northern Relief Road, Milton Creek, Sittingbourne.
(Item D3 – Report by Head of Planning Applications Group)

- 1) Mr R Truelove was present for this item pursuant to Committee Procedure 2.24 and spoke.
- (2) The Head of Planning Applications Group reported correspondence from RSPB, Natural England, the Cruising Association and a local resident from Kemsley.
- (3) Mr W Pretty, Mr B Broughton, Mrs L Tansley, Mr C Reader and Mr P MacDonald addressed the Committee in opposition to the proposal. Mr C Jones from Jacobs spoke in reply.

(4) Mr J I Muckle moved, seconded by Mr A R Poole that the recommendations of the Head of Planning Applications Group be agreed.

Carried 11 votes to 4

(5) Mr A R Chell, Mr J A Davies, Mr J F London and Mr R A March requested that their votes against the proposal be recorded pursuant to Committee Procedure Rule 2.20.

(6) Mr G A Horne asked the Committee to note that he had not voted on the proposal as he had been absent for part of the debate.

(7) RESOLVED that the findings of the investigation into an alternative bridge design be noted and that approval be given to the submitted report as satisfying Condition 4 of permission SW/04/1453.

40. County Matters dealt with under Delegated Powers

(Items E1-E6 – Reports by Head of Planning Applications Group)

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

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

KENT COUNTY COUNCIL

REGULATION COMMITTEE

MINUTES of a meeting of the Regulation Committee held at Sessions House, County Hall, Maidstone on Tuesday, 20 May 2008.

PRESENT: Mr M J Harrison (Chairman), Mr A D Crowther (Vice-Chairman), Mr T J Birkett, Mr C J Capon, Mr I S Chittenden, Mr L Christie, Mr J Curwood, Mr J A Davies, Mr T Gates, Mr C Hart, Mr W A Hayton, Mr I T N Jones and Mr R E King (substitute for Mr A R Bassam).

IN ATTENDANCE: The Head of Planning Applications Group, Mrs S Thompson (with Mr R Gregory); and the Democratic Services Officer, Mr A Tait.

UNRESTRICTED ITEMS

9. Membership

The Committee noted the appointment of Mr W A Hayton in place of Mr J B O Fullarton.

10. Minutes

RESOLVED that the Minutes of the meetings of the Committee held on 22 January 2008 and of the Member Panels held on 11 February 2008, 21 February 2008, 7 April 2008 and 11 April 2008 are correctly recorded and that they be signed by the Chairman.

11. Update on Planning Enforcement issues (Item 8)

RESOLVED to:-

- (a) endorse the actions taken or contemplated on the respective cases set out in paragraphs 14 to 42 of the report and those contained within Schedules 1 to 3 of Appendices 1 to 3 on pages 4:11 to 4:29 of the report; and
- (b) note the independent publicity given to the County Council's enforcement work in the national professional journal "Waste Planning" in Appendix 4 of the report.

EXEMPT ITEMS

(Open Access to Minutes)

(Members resolved that under Section 100A of the Local Government Act 1972 the public be excluded from the meeting for the following business on the grounds that it involved the

likely disclosure of exempt information as defined in paragraphs 5 and 6 of Part 1 of Schedule 12A of the Act)

12. Enforcement Strategy for Four Gun Field, Otterham Quay Lane, Upchurch
(Item 7 – Report by Head of Planning Applications Group)

- (1) The Head of Planning Applications Group reported the latest enforcement position concerning the Four Gun Field site, Upchurch.
- (2) RESOLVED to endorse the strategy outlined in paragraphs 6 to 16 of the report.

13. Update on Planning Enforcement Issues at Deal Field Shaw, Charing
(Item 8- Report by Head of Planning Applications Group)

- (1) The Head of Planning Applications Group reported the latest enforcement position concerning Deal Field Shaw (Shaw Grange), Charing.
- (2) RESOLVED to endorse the enforcement strategy outlined in paragraphs 6 to 14 of the report.

08/a&a/regctte/052208/Minutes

New Validation Requirements for Planning Applications

A report by Head of Planning Applications Group to Planning Applications Committee on 24 June 2008.

To report back on the public consultation exercise relating to the Validation of Planning Applications document, setting out the local validation requirements for planning applications submitted to the County Planning Authority.

Recommendation: Members note the comments received in response to the public consultation, and agree to adjustments to the Validation of Planning Applications document to reflect points raised by respondents.

Local Member(s): All

Classification: Unrestricted

Background

1. Important changes were introduced by Government with effect from 6 April 2008, to streamline the planning application process by providing for planning applications to be submitted electronically and for Planning Authorities to adopt a consistent approach in their information requirements for the validation of planning applications.
2. All planning applications, other than for minerals proposals, are now required to be submitted using the new 1 APP Form, and apart from one or two erroneous submissions, all such applications to this Planning Authority are now using the new format. However, most applications are still being despatched to us in hard copy, rather than via the Planning Portal website.
3. I reported to the Planning Applications Committee on 18 March 2008 on the new Government initiative to seek consistency in the *validation* procedures that Planning Authorities follow. Validation is the process by which the Planning Authority decides whether it has sufficient and correct information with which to commence the processing of a planning an application. To minimise uncertainty for planning applicants and potential delays in the processing, all Planning Authorities are now required to adopt new national validation criteria, comprising the following:
 - completed application form
 - correct application fee
 - ownership certificate
 - agricultural holdings certificate
 - Design and Access Statement
 - site location plan
 - other plans and drawings necessary to describe the application
 - Environmental Statement where applicable.
4. Failure to supply the above information will result in the application being declared invalid. However, Planning Authorities are unable henceforth to treat applications as invalid if they meet these statutory minimum requirements, unless and until they have adopted a local list of further information requirements. As well as setting out the national list of statutory information requirements for each type of application, the Government's guidance document - *The Validation of Planning Applications (December 2007)* - makes special provision for each Planning Authority to agree its own local list of further information requirements to reflect the particular local circumstances and planning policy requirements operating in that locality.

New Validation Requirements for Planning Applications

5. Planning Authorities are therefore encouraged to devise and adopt a list of local requirements either by 6 April 2008 or as soon after as they are able to. However, the local requirements themselves should be selected from a list already prepared and included in the Guidance, with the possible exception of where the Planning Authority has some special local justification. To ensure further countywide consistency in the local requirements, the Development Control Forum of the Kent Planning Officers' Group has jointly produced draft documentation for the *Validation of Planning Applications*, together with Validation Checklists of each of the 25 types of application that are dealt with.
6. The County Planning Authority's version of the *Validation of Planning Applications* document is too large to append to this Report, but a copy of the full document is now available on the County Council's website, and structured as follows:

Section 1 - an explanation of the new procedures and requirement;

Section 2 – lists of the national information requirements and of the local information requirements for validation, including the Planning Policy Statement and Development Plan Policy justifications for the selected documentation [see Appendix 1 for list of local list of information requirements];

Section 3 – *Validation Checklists* for the eight different types of application made to the County Planning Authority, including the mandatory national requirements and the discretionary local requirements.

7. The Government Guidance recommends that Planning Authorities consult with 'relevant stakeholders' on their proposed local list, and provide a minimum period of 6 weeks for responses before adopting such lists by publishing them on their website. Only thereafter would a Planning Authority's local list have any currency and be capable of being used in validating applications. The relevant stakeholders suggested in the Guidance include all statutory consultees (such as the Environment Agency, Natural England, other Planning Authorities, etc.), Parish/Town Councils, relevant voluntary and community groups, and agents/applicants' forums. At the 18 March 2008 Committee Meeting, Members approved the draft local list, with the addition of the Public Art category, and approved the carrying out of consultations with relevant stakeholders.

Consultation Feedback

8. Given the magnitude of potentially involved or interested parties across a County the size of Kent, I have directly corresponded with the statutory consultees and used the Council's website to invite comments from all other interested parties. The following is a summary of the responses received during the public consultation period (from 27 March to 9 May 2008) together with my commentary on the points raised:

Statutory Consultees

South East England Development Agency

Supports the new standard application form, which will provide developers with greater certainty and speed up the planning process. That complements the Regional Economic Strategy in seeking a proactive approach to improving planning performance and speed. The requirement for an Economic Statement is welcomed for applications for planning permission and outline planning permission. The supporting text in the Validation Document could usefully be revised as follows:

New Validation Requirements for Planning Applications

‘Applications may also be required to be accompanied by a supporting statement of any economic growth/regeneration benefits from the proposed development, including details of any new jobs that might be created or supported, the relative floorspace uses for each proposed use (where known) and any community benefits.’

Whilst we acknowledge that Economic Statements may not be required for all types of application received by County Councils, we would expect it on Regionally Significant Planning Applications where we are a statutory consultee.

Reactions: The supporting text in the Validation Document can be supplemented to cover these points, although it should be noted that the new 1 APP application form now requires details of job creation and floorspace uses in relevant circumstances.

Network Rail

No comment on the proposed requirements, but request that Network Rail is consulted on all applications for minerals and waste management proposals within 200 metres and 250 metres respectively of railway property.

Reactions: Request noted.

Council for British Archaeology

Welcomes the proposals as an opportunity for more consistent quality of well-documented applications and look forward to seeing improvements.

Listed Building consent applications should normally be supported by a Heritage Statement which sets out the significance of the building, site and setting and the impacts of the proposals. Statements should cover:

- archaeological, architectural, historical or other significance of the building, its site and setting (including any pre-application research and evaluation)
- schedule of works affecting the building, its site and setting
- impact of the proposals on the special interest and character of the building, its site, setting and any adjacent heritage assets
- justification for the proposals, in terms of the principles applied, plus any proposed mitigating measures.

A Heritage Statement should also accompany applications affecting land of archaeological significance, or potential significance. Also, applications for Hedgerow Removal may also require a Statement, if it forms part of a significant historic landscape or area of archaeological potential.

Statements should be prepared by appropriately qualified historic environment professionals, with pre-application discussion with local authority conservation officers and/or historic environment service.

Reactions: The supporting text in the Validation Document can be supplemented to largely cover these points, but it should be noted that Listed Building Consent applications are not dealt with by the County Planning Authority and KCC's Heritage

New Validation Requirements for Planning Applications

Team have some concerns about the adequacy of some submitted Heritage Statements (see below).

Southern Water

Important that dimensions can be ascertained from electronically conveyed plans, which may not be to scale when viewed on-line; where dimensions are critical, we may require paper copies for consideration.

Foul Sewage and Utilities Statements – important that the location of existing utility infrastructure is investigated, even for minor applications, since there are significant easements with some sewers/water mains which can potentially sterilise development sites. Developers should be required to demonstrate proposals are compatible with existing land uses and not cause future complaints, in the light of PPS 23's provisions to protect new developments from existing sources of pollution.

Important that developers consider foul and surface water disposal and potential impact on customers, even for minor developments. The right of sewerage connection, including surface water in some circumstances, could cause/exacerbate downstream flooding of sewers.

Drainage Impact Assessments - The *Flood Risk Management* ion Kent Select Committee recommended that 'Kent Planning Authorities adopt the requirement for Drainage Impact Assessment for all new developments, following the Canterbury model' and 'failing to adopt a Countywide approach with consistent standards could lead to cross-boundary impacts'. Accordingly the City Council's Guidance Note (*Drainage Impact Assessment for Development Proposals*) is commended to all Planning Authorities, but needs to be revised to meet the new PPS25 requirements.

Assessments should also consider the recommendations of CIRIA Report C635 (*Designing for Exceedence in Urban Drainage – Good Practice*).

All applications for new buildings or extensions should include a Drainage Impact Assessment and a Utilities Impact Assessment. All applications for waste disposal, including agricultural wastes, should include an assessment of potential water quality impacts, in consultation with the Environment Agency and local water company, to maintain the quality of water abstractions and to protect human health.

Reactions: The supporting text in the Validation Document can be supplemented to largely cover these points, but it would be unreasonable of the Planning Authority to require 'all new developments' to provide drainage information over and above what the 1 APP application form already requires. In particular, a large proportion of developments proposed under Regulation 3 relate to minor building works (fencing, etc.) or minor building extensions with negligible implications for foul drainage, land drainage or water quality. These comments are clearly more applicable to the development of greenfield land for housing or commercial uses, etc. although of relevance to the County Planning Authority's applications for waste management operations, major scale building development, transport projects and any proposals involving extensive hard surfacing.

Thames Water

New Validation Requirements for Planning Applications

PPS 12 states that 'the adequacy of infrastructure can be a material consideration in deciding whether permission should be granted' and PPS 23 adds sewerage, sewage treatment and the availability of existing sewerage, suitable provision for surface water drainage and compliance with water quality objectives. We therefore support the inclusion of Foul Sewerage and Drainage Statements in local validation lists, to ensure required water/sewerage infrastructure is in place ahead of development. A letter from the utility company confirming existing spare capacity or signed agreements to provide the necessary infrastructure should be included by applicants.

Our 2007 *Water Services Infrastructure Guide* will assist in deciding when to consult Thames Water.

Reactions: See comments in response to the Southern Water's views.

Natural England

The Association of Local Government Ecologists (ALGE) has issued a guidance template for Biodiversity and Geological Conservation which details the information that may be required as part of validation. We have also produced a brief checklist to indicate when information on species, designated nature conservation sites and important landscape areas should accompany planning applications, and would welcome its inclusion in the Validation Document.

Natural England supports biodiversity surveys for all applications where biodiversity is an issue. Where survey information is required, the application should include:

- an initial ecological assessment of the site
- full ecological report, including likely impacts and mitigation measures
- full assessment of the likely effects and avoidance and/or mitigation measures where international/national designated sites are affected, following scoping advice from Natural England
- assessment/survey information where protected species, locally designated sites or priority habitats are affected.

The ALGE guidelines indicate when assessment and survey information is required and what comprises a validation application in respect of biodiversity.

Would also recommend information is required on potential impacts on nationally important landscapes, such as Areas of Outstanding Natural Beauty. The relevant AONB Management Plan should be used to inform ways of maintaining landscape character and local distinctiveness. For nationally important landscapes, there should be a full assessment of potential impacts on local landscape character, using Landscape Character Assessment good practice guidelines.

Reactions: The supporting text of the Validation Document can be revised appropriately to largely cover these points, including internet/website cross references to the other documents referred to here, although the wider concerns over quality/adequacy of biodiversity information and the suitability of the recommended ALGE template will be discussed further with Kent Planning Officers' Group and can be updated at the Committee Meeting.

Notwithstanding the guidance in PPG 9 relating to opportunities to enhance biodiversity, some flexibility in interpretation will be needed so as not to unduly encumber the processing of applications for minor development of little consequence for biodiversity

New Validation Requirements for Planning Applications

interests. Similarly, whilst recognising the value of the AONB Management Plans, we receive many applications for minor development on existing developed sites in Kent's Areas of Outstanding Natural Beauty which have no discernible impact on the wider landscape interests of the locality.

Kent Police

Would like to add into the Validation Document: 'If the applicant for a major development does not address crime prevention in their Design and Access Statement, then they must address it as a separate document in the Local List'. Both PPS 1 and CABE's guidance document on Design and Access Statements seek to create safe and accessible environments and require Design and Access Statements to demonstrate how crime prevention measures have been considered in the design, including early consultation with the Police.

In reality applicants have rarely addressed crime prevention in major applications, let alone in Design and Access Statements. However, no Planning Authorities have yet refused to validate a major application on these grounds, despite the indication in the Validation Document that applications might still be refused on the basis of inadequate information. Nor have any refused a major application on the grounds of inadequate Design and Access Statement or crime prevention information in particular. Whilst some Planning Authorities do not regard lack of crime prevention information as prohibiting them processing an application, it is actually a mandatory requirement for Design and Access Statements.

Lack of information on crime prevention does not help the Planning Authority to fully determine an application in accordance with their responsibilities under Section 17 of the Crime and Disorder Act, which requires them to consider crime and disorder reduction in the exercise of all their duties. The Planning Inspectorate has also issued advice to its Inspectors that crime and disorder reduction is a material consideration for Planning Authorities.

If the Local List cannot be amplified as requested, then KCC should agree to not validate any major applications that does not address crime prevention or designing out crime in its Design and Access Statement.

Reactions: The supporting text in the Validation Document can be supplemented to require coverage of crime prevention issues in Design and Access Statements for all major development applications.

Ash cum Ridley Parish Council

The Parish Council favours receiving and responding to applications electronically, but would like to continue to receive one hard copy (particularly plans) since they do not reproduce clearly at A4 size.

Reactions: The County Planning Authority will endeavour to continue providing paper copies of plans, but it will be an extra cost to the service if applicants do not provide any, plus most District Councils will now be consulting the Parishes electronically.

Boxley Parish Council

Welcome the document but found the 'greyed out' sections of text difficult to read.

New Validation Requirements for Planning Applications

Reactions: The 'greyed-out' sections relate to District Council matters only and are there merely for completeness to see what is being omitted in the County version, but will be deleted in the final KCC version of the Document.

Lympne Parish Council

Would like to see a requirement added that all planning applications should use current (up to date) maps of the surrounding area showing all new development which may be affected.

Reactions: This requirement is already included in the Validation Document, but ultimately is down to the diligence of the applicant and the updating regime of Ordnance Survey (who do not publish new surveys every time a new house is built).

Southborough Town Council

Reviewed by Parish Council in line with feedback to the Borough Council and no additional comments to add.

Reactions: Noted.

Upchurch Parish Council

Will we still be able to receive hard copies of applications, including plans and accompanying information, because plans accessed on websites tend to be too faint, and the Clerk needs to have copies for parishioners to view, where downloading is not a practicable option?

Reactions: The County Planning Authority will endeavour to continue providing paper copies of plans, but it will be an extra cost to the service if applicants do not provide any, plus most District Councils will now be consulting the Parishes electronically.

Internal Consultees

Heritage

Generally welcome the inclusion of a Heritage Statement in the local lists for Kent authorities and the text provided is generally fine, but would suggest the following minor changes:

- The 'County Sites and Monuments Record' should be changed to the 'County Historic Environment Record', reflecting the inclusion of Listed Buildings in the database.
- Reference should be made early in the text to the historic environment as a whole, and it should be clear that archaeology, historic buildings and structures, historic landscapes, historic parks and gardens etc. are all aspects of this. Industrial archaeology, military archaeology, and palaeoenvironmental deposits should also be mentioned.
- A Heritage Statement should also be required for applications over a certain size, which needs to be discussed.
- The other Structure Plan heritage policies should be listed, along with SPD3 (historic towns).

New Validation Requirements for Planning Applications

Happy to assist in producing revised text and some guidelines detailing what Heritage Statements should contain.

However, we do have some concerns, mainly relating to the extra workload which this process may generate, and potential problems if inadequate Statements are submitted and considered to be automatically acceptable, regardless of content and quality, especially if there is then pressure to determine the application more quickly. We would like these comments shared with Kent Planning Officers' Group and would like to discuss further.

Reactions: The supporting text of the Validation Document can be revised appropriately to cover these points (in liaison with the Heritage Group), and the wider concerns over quality/adequacy of Heritage Statements will be discussed further with Kent Planning Officers' Group.

Biodiversity

The Biodiversity section is similar to what the District Councils have produced, and detailed adjustments to the text have been suggested. The Validation Document does not go far enough in the information and advice given and another document should support this short section.

In the light of the Association of Local Government Ecologist guidelines regarding validation of planning applications, and Dover District Council's biodiversity application validation work, the KCC Document must go much further in explaining its biodiversity requirements. That should be achieved through a Local Requirements Document, which would provide further information and advice to applicants with regard to biodiversity responsibilities. The Validation Documents should be more in line with the ALGE template for local requirements and KCC should support this due to its greater detail and clarity on these issues. This document is not overly long and is the approach KCC should adopt.

Happy to assist further and would welcome further discussions.

Reactions: The supporting text of the Validation Document can be revised appropriately to cover these points, including the suggested detailed adjustments, but the suitability of the recommended ALGE template for biodiversity information will be discussed further with Kent Planning Officers' Group.

Public Rights of Way

Generally welcome the Document and approach taken, and understand the need to balance providing detailed information without swamping applicants. The Government's published guidance in support of Section 14 of the new Application Form on Public Rights of Way represents the absolute minimum that should be included on PROWs. References in the Draft Validation Document to 'footpaths' should be altered to 'Public Rights of Way' to avoid omission of bridleways, etc.

The Document indicates that site plans should show highways or PROWs adjacent to the application site, but the latter more commonly are directly affected by the development, often requiring diversion or extinguishment if development is to proceed. Reference should be included to PROWs adjacent to or crossing the site, plus any other track or path in public use, to avoid late identification of PROWs and subsequent problems with obstruction, etc.

New Validation Requirements for Planning Applications

Would prefer to see a separate section on PROWs and Access, given the potential impact on development and public use/enjoyment, and am happy to assist with amending the guidance accordingly.

Very disappointed that the *Countryside Access Improvement Plan* is not included as a relevant supporting document, since it will sit alongside the Local Transport Plan and form one of the documents supporting Local Development Framework, and ultimately become a material consideration. Developers will then need take account of it in preparing planning applications. It also supports parts of PPG 17 such as seeking opportunities to provide better facilities for walkers, cyclists, etc. and undertaking detailed assessments of needs and audits of existing sports and recreation facilities to justify planning obligations. If needs for countryside access are not considered at the outset, then it is less likely that network improvements will be delivered.

Reactions: The supporting text in the Validation Document can be supplemented to largely cover these points, but note that the categories of information requirements are already prescribed by Government guidance, and rights of way issues will be subsumed with Transport and Travel aspects. Moreover, the 1 APP application form does now require more rights of way information than previously was required.

Other Respondents

Planning Design Solutions (planning consultants)

Circular 02/2008 refers to 'information specified' by the planning authority and states 'It will be up to the local planning authority to specify exactly what information is required for each application type to ensure that the applicant supplies the correct supporting information'. The Guidance on Validation of December 2007 recommends that planning authorities adopt specific local lists tailored to the type of application, that they develop their own specific requirements and provide a list that relates to their own context and requirements. The consultation document does not deliver the above requirements as:

- it is not a consultation on the specific local lists for KCC as planning authority, but a consultation only on general guidance and a customer focused 'checklist'.
- it is a recycled document drafted to cover all Kent authorities and as a consequence fails to adequately focus on the specific requirements that KCC wants from applicants.
- it is unclear and imprecise, particularly as the content and terminology does not relate specifically to KCC requirements
- the actual information required by each application type is not specified
- indicative thresholds and criteria are largely none existent or where given, too imprecise to give certainty to applicants
- it offers little relevant guidance for waste applications and none for mineral applications

One of the purposes of the Government Guidance is 'to provide applicants with certainty as to the information required'. Without local lists that specify the KCC'S information requirements there can be no certainty, so the approach set out in the consultation documents is not fit for purpose.

There is nothing in the consultation documents that relates specifically to pre-application advice. Both the December 2007 Guidance and Circular 02/2008 encourage the

New Validation Requirements for Planning Applications

agreement of information requirements prior to submission. The setting out of a clear approach to this would be of benefit to both planning authority and applicant.

To illustrate the failings of the proposed approach, I set out some selected examples taken from the consultation documents:

- Validation Checklist: there is no reference in the GDPO amendments, the Circular or the Guidance that provides for a checklist approach, which puts the onus on the applicant to tick boxes as to what he thinks will meet the authority's requirements, rather than the authority specifying the information it requires. A selective 'checklist' is not the same as a local list specifying requirements.
- Guidance Document: in general there is an absence of recognition of the Regional Spatial Strategy or saved local plan policies such as for waste and minerals, and the terminology used does not follow that used in the Guidance, etc.
- Guidance - Green Belt Statement: there are no requirements and criteria specified for different application circumstances and to simply state that a Statement is required 'for many development proposals' is not particularly helpful.
- Guidance - Biodiversity: again the 'when required' advice is not specific, and there is no distinction drawn between national sites and local sites.
- Guidance - Transport Assessment: there is little certainty in the advice that this is required 'for major developments, but varying between District Councils', for exceeding a certain (unspecified) floorspace thresholds or where 'considered to be major travel-generating development'. How is 'major' defined and when are Traffic Impact Assessments needed for minerals and waste?
- Guidance - Statement of Community Involvement: there is no reference to the KCC adopted SCI or indication of the actual threshold and whether relates to the criteria set out in the adopted SCI.

This current consultation should be curtailed and local information lists specific to the needs of KCC should be produced, in a format consistent with Government recommendations so applicants are provided with certainty as to the level of information required.

Reactions: KCC has already undertaken to embark on a joint Kent wide approach to the validation, in partnership with the District Councils, in order to ensure some consistency in approach and presentation across the County. That too is a key objective of Government guidance and indeed the whole exercise of attempting to simplify the planning application process. However, given the more specific types of application considered by County Planning Authorities, we have liaised with several other County Councils and the regional Development Control Planning Advisory Group on the Validation exercise, and note that most have adopted a broadly similar approach as to our own, and not gone as far as producing over prescriptive local lists for every application type. Nevertheless, we have endeavoured to produce 'checklists' for the different categories of application which we deal with, which may no longer be specifically recommended by Government but has been agreed by the Kent Planning Officers Group as a constructive way of summarising information requirements for most planning applicants and for the broad categories of planning application. Moreover, the Government's advice in this regard is guidance and not a mandatory requirement, as it will be for each Planning Authority to decide on the most appropriate approach for its own area and local circumstances. However, we can introduce some more specific development size/scale thresholds in the Validation Document which should provide some of the clarity that is arguably lacking for County Matter proposals.

New Validation Requirements for Planning Applications

*The purpose of the Validation Document is not to reproduce all current planning policy and guidance, but we will endeavour to incorporate appropriate cross-references to essential related documents and provide additional pointers on thresholds for Green Belt, Biodiversity, Transport Assessments, etc. Note that applications for **mineral workings** are specifically excluded from this current exercise, and can be addressed in more detail in due course, whereas **waste development** applications are included but the constraints of the Government's prescribed list of information items provides us with very limited opportunity to detail our requirements. Under the circumstances, we have chosen to incorporate our specific waste development requirements under 'Environmental Information', following a similar approach adopted by Somerset and Devon County Councils.*

The text of the Validation Document can be supplemented to address some of the points raised here, including the introduction of some indicative thresholds and criteria, references to the Regional Spatial Strategy, and definitions of 'major' development, etc. However, it needs to be borne in mind that this document relates a broad range of major and minor development applications, and it is difficult to include a meaningful detailed text without producing an over long document which is essentially reproducing information already available elsewhere. Under the circumstances, it will be necessary to rely on cross references to more specific application guidance on (for example) waste developments, which this latest document is not intended to be a substitute for. However, all our existing other guidance documents do now need generally updating to reflect the new requirements and more recently evolving policy and procedures.

*Note that there is 'Statement of Community Involvement' already included in our list of local requirements, which does need supplementing to refer to **waste** developments, although **minerals** applications are (rather unhelpfully) not covered in this current exercise anyway. Nevertheless, the purpose of this section is to remind applicants of the need to identify and document what pre-application community engagement they themselves have already undertaken, rather than relating to the County Planning Authority's own Statement of Community Involvement (SCI). Reference to our own SCI will be added into the Validation Document, but it does also need to be revised. As regards pre-application investigations/consultations, the Document already recommends that applicants address that under 'Planning Statement', or indeed under 'Statement of Community Involvement' for major development proposals. The introduction of a separate item for pre-application advice, beyond the Government's prescribed list, would be difficult to justify, given that it is arguably already covered by these two existing headings.*

Norfolk Property Services (on behalf of KCC Property)

We have a general understanding of the new process and the requirements of validation but there does appear to be a degree of "overkill" for certain applications, namely mobile and temporary buildings, eg. requests for block plans showing hedges and fences, sections with floor levels and details of changes to landscaping, and roof plans showing vents, flues, skylights and the pitch of the roof, etc. Since NPS are involved in many applications for temporary buildings, both fresh and renewals, we would be appreciate a visit from yourselves to present/explain the new process requirements.

Reactions: It is accepted that some flexibility is needed in interpretation of the new requirements, so as not to disproportionately encumber minor/routine development proposals of little consequence. In particular, full sets of plans for fences, car parks, minor plant and equipment should not be necessary in order to determine a planning application, and to require roof plans for pergolas, play equipment and even standard

New Validation Requirements for Planning Applications

mobile classroom units would be bureaucratically absurd. However, I have also agreed to arrange a training workshop on the new requirements in due course.

Issues

9. Whilst the consultation exercise has prompted only a modest reaction, given the extensive range of consultations carried out, some important issues have been raised by respondents. Clearly the Validation Document can be supplemented with additional information, such as more precise thresholds and criteria for when certain information is required, but the general substance and approach would remain unchanged. In particular, it will still be necessary for applicants to be referred to other guidance and policy documentation, rather than attempt to reproduce/duplicate such information here. Under the circumstances, I would recommend that officers adjust the Validation Document accordingly before publishing it on the website, and that Members note that it would be subject to ongoing review and updating as planning requirements continue to evolve. Any significant changes to the document can be reported at regular intervals as part of the Business Plan reporting regime.
10. Some consultees are asking to extend the information requirements for validating planning applications, and whilst some of that can be readily incorporated caution needs to be exercised to avoid unreasonably over burdening planning applicants. In particular, the purpose of the new requirements is to introduce greater certainty and efficiency in the planning process, which will not be achieved if consultees use the process for furnishing their own information databases at the applicants' expense. Clearly, some proportionality should be sought to ensure that applicants are not required to produce information over and above what is genuinely required in order to determine their particular planning application. In this regard, it is important to distinguish for example between major and minor scale development proposals, since the latter are numerically greater for most Planning Authorities. Although difficult to define, some more precise indicative thresholds would also assist in this context.

Recommendation

11. I RECOMMEND that Members:

- NOTE the comments received from respondents to the public consultation, and AGREE that adjustments be made to the *Validation of Planning Applications* document in the light of the points raised before its publication on the County Council's website; and
- DELEGATE to the Head of Planning Applications the authority to validate/invalidate planning applications on the basis of the County Planning Authority's published information requirements.

Case Officer – Jerry Crossley	01622 221052
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Background Documents – <i>The Validation of Planning Applications: Guidance for Local Planning Authorities</i> (December 2007) Department for Communities and Local Government.

<i>Validation of Planning Applications – Consultation Draft</i> (March 2008) Kent County Council.

APPENDIX 1

New Validation Requirements for Planning Applications

LOCAL REQUIREMENTS INCLUDED IN KCC'S 'VALIDATION OF PLANNING APPLICATIONS' DOCUMENT

Air Quality Assessment
 Biodiversity (Ecological Site Assessment, Ecological Survey and Protected Species Survey)
 Contaminated Land Investigation
 Drainage – Foul Sewerage Assessment
 Drainage – Surface Water Drainage Assessment
 Economic Statement
 Environmental Information*
 Flood Risk Assessment
 Green Belt Statement
 Heritage Statement
 Landfill Statement
 Landscaping Plan/Strategy**
 Landscape/Townscape and Visual Impact Assessment
 Lighting Assessment
 Listed Building Design and Access Statement and Conservation Area Assessment
 Noise Impact Assessment
 Open Space Assessment
 Parking/Servicing Statement
 Planning Statement***
 Planning Obligation(s)/Draft Heads of Terms
 Public Art
 Refuse Collection Arrangements
 Renewable Energy Assessment
 Statement of Community Involvement***
 Structural Survey****
 Sunlight/Daylight Assessment
 Sustainable Design and Construction Assessment
 Transport Assessment and Travel Plan
 Utilities Statement
 Ventilation/Extraction Details
 Waste Management Plans*****

* *Relates to supporting information for waste development proposals and where Environmental Impact Assessment is not otherwise required.*

** *Includes site restoration proposals and aftercare strategy for waste development proposals.*

*** *Includes pre-application engagement by the applicant.*

**** *Includes land stability issues, particularly for waste development proposals.*

***** *Relates to waste arising from any site development proposals.*

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A report by Head of Planning Applications Group to Planning Applications Committee on 24th June 2008

Summary – End of Year report against 2007/08 Business Plan and Business Plan for 2008/09

Recommendation: for information

Local Member: n/a

Unrestricted

Background

1. The half-yearly report on performance against Business Plan targets was reported to the 6th November 2007 meeting. This report summarises the position for the full year. It also attaches as an appendix the Business Plan for the Planning Applications Group for 2008/09.
2. The Planning Applications Group undertakes the statutory development control function on behalf of the County Council. This relates to minerals and waste developments and the Council's own community development i.e. new school facilities, children's centres and strategic highway schemes. The Group undertakes the formal processing of applications, as well as pre-application advice, enforcement and monitoring, Appropriate Assessment and assessment in accordance with the Environmental Impact Assessment legislation. In terms of policy development, the Group is now assisting in the preparation of the Minerals and Waste Development Frameworks and seeks to influence policy at national, regional and local level by way of various working groups or responses to Government consultation. The Group is also responsible for raising Member's awareness on planning matters via training and for reviewing practices in light of recent key changes to the planning process.
3. The Business Plan sets out key performance indicators for the delivery of the development control service.

Development Control

County Matter Development

4. The number of full applications received is down about a third on last year. A higher proportion of waste proposals are received and the trend continues to shift the management of waste away from landfill solutions which reflects Government policy. Approximately half of the waste cases determined related to waste water treatment works. Pre-application work remains high and the complexity of issues raised by county matter development continues to increase. Key applications that were determined included:

- Recycling Station in Snodland;
- Recycling facility, Park Farm Industrial Estate, Folkestone;
- Increase in soil making materials, Shelford Landfill, Canterbury;
- Ferrous metals facility, Ashford
- Various waste water facilities
- Waste transfer facility, Aylesford;
- New compound and temporary changes to operational aspects, Offham Landfill;

- Northern extension of existing sand quarry and restoration proposals and variation of conditions, Pinden Quarry, Dartford;
- Variation of conditions at Allen's Bank, Lydd to allow materials to be used in the wider market, extend the period of working and revised method of working;
- Temporary extension of time for use of Sevington Railhead, Ashford as a rail aggregate terminal.

In addition, the County Council was successful in defending an appeal against a composting facility at Little Bayhall Farm, Tunbridge Wells and in seeking costs against Southern Water Services for the late withdrawal of its appeal for improvements to the Aylesford Works.

Performance against 'County Matters' Performance Indicators

5. The National Best Value Performance Indicator (BVPI 109) which is set locally relates to county matter applications. It excludes Environmental Impact Assessment (EIA) Development. For 2007/08 a target of 70% of applications to be determined within 13 weeks was set. The end of year performance measured against this target falls just below this target with 67% of applications processed within this timescale
6. For the purposes of the local Kent indicator, applications that are EIA development are included. In terms of performance against the local indicator, 66% were determined within 16 weeks (target 70%).
7. The failure to meet the targets is a reflection of a combination of factors including the complexity and nature of the cases, the need for additional information to address consultee concerns and the shortage of experienced planning officers. Despite 2 recruitment campaigns the Group is still carrying two vacancies at principal level. Whilst the Group strives to meet the performance indicators, it is equally aware of the need to ensure that the speed of processing does not compromise the quality of decision making. It is also of note that due to the relatively small numbers of applications involved, one or two applications can significantly affect the performance statistics.
8. A local indicator seeks 100% of applications to be acknowledged within 3 days. The Group met this indicator.

County Council Development (Regulation 3)

9. The Group continues to process a large number of applications for County Council development. In reflection of the resources being directed into community infrastructure, the number of full applications determined has increased by some 40% over the previous year. During the last financial year it determined 367 full applications and 308 amendments or details submitted pursuant to conditions. Applications determined included:
 - Primary school and vocational centre at Canterbury Campus, Canterbury,
 - New primary school for Sissinghurst;
 - Extensions to various schools including Godington School, Great Chart Primary, St Peter Primary, Aylesford, Seal Primary School, Temple Ewell Primary School, Astor of Hever, Maidstone, Phoenix Community School, Ashford,, Wincheap Primary School, Northbourne Primary School, Deal, Crockenhill Primary School, Archers Court School, Dover, Meopham Primary School, Gravesend Grammar School and the Valence Special School, Westerham;

- Carparking and access revisions for Wilmington Grammar School and Simon Langton School, Canterbury;
- 32 Childrens Centres across the County;
- improved sports facilities for Leigh Primary School, Hugh Christie Technology College, Tonbridge and Milton Court Primary, Sittingbourne.
- Revisions to Sittingbourne Northern Relief Road and Rushenden Relief Road, Sheppey.

Performance against 'Regulation 3' Performance Indicators

10. This area of the Group's Business does not have a national indicator. Performance is assessed against 2 locally set targets. The first seeks 65% of applications for County Council development to be determined within 13 weeks. The second sets an average time to determine applications of less than 12 weeks. For the financial year 2007/08 the Group exceeded both indicators, determining 86% within 13 weeks and an average determination period of 8.04 weeks. Both these figures are a considerable improvement on the previous years performance of 78% and 9.9 weeks respectively.

Planning Enforcement and Monitoring

11. The Planning Enforcement Team operates in accordance with the Enforcement Protocol that was adopted by the Council's Regulation Committee. This targets resources at those sites that have the potential to inflict the greatest environmental damage. Workloads throughout 2007/08 have remained high with formal action being pursued on 5 cases and investigation of some 30 live cases. Where possible a negotiated solution is sought. The Group was successful in defending an enforcement appeal relating to unlawful waste activities at Raspberry Hill, Iwade. An appeal against an enforcement notice for screening and crushing of inert materials at Woodger's Wharf, Sittingbourne is scheduled for July.
12. Following the introduction of Regulations for Chargeable Monitoring in 2006, the County Council has been able to charge a fee for selected monitoring for mining and landfill sites. Work is being undertaken in accordance with a protocol agreed by the Regulation Committee. To date 53 chargeable visits have been undertaken. Details of this work is reported to the Council's Regulation Committee.

Community Liaison Groups

13. The Group continues to represent the County Planning Authority at a number of community liaison groups for mineral and waste sites. These are ongoing throughout the year and provide a useful forum to address issues of concern.

Quality Service Awards

14. The Group received the runner up award for Environment and Regeneration Team of the Year for 2007/08. The Group's Enforcement Officer was recognised as Employee of the Year.

Challenges

15. In the last financial year complaints were made to the Local Government Ombudsman concerning the processing of flood lighting at Whitstable Community College. The Ombudsman found in favour of the County Council.
16. There have been two legal challenges to decisions taken by the planning authority – Wrotham Highway Depot and a lawful development certificate (LDC) for the completion of the Borough Green Bypass. Following Counsel advice the Council has conceded both challenges. In the case of the LDC, the decision to issue the certificate was based upon the collective assumption within the County Council going

back to the early 1990s that the bypass was lawfully implemented by the construction of the railway bridge and section of the road in 1992. The decision was however vulnerable to challenge as there was insufficient evidence within the LDC application to come to the conclusion that was made. The decision has therefore been quashed. In terms of Wrotham Depot, following legal advice it was considered expedient to concede the order on the Environmental Impact Assessment ground in order to save costs occasioned by a trial. A decision to quash the permission is currently with the Courts.

Minerals and Waste Development Frameworks

17. The Group assists other parts of the Directorate in the plan making function. This work will set out the policy context for ensuring that Kent has a sustainable supply of minerals and an appropriate network of waste management facilities.
18. The Minerals and Waste Development Framework has proceeded slower than planned for a number of reasons. The initial set of Minerals Development Documents were withdrawn earlier this year taking account of advice from the Inspectorate and changing Government guidance and priorities for Development Framework preparation. On Waste there has been a need to examine proposals put forward during consultation, to update evidence and forecasts, and to take into account the targets and policies of the South East Plan. The Development Framework now also needs to include hazardous waste and wastewater.
19. New Planning Regulations come into force on 27th June 2008, and they will alter the steps to produce and adopt the Minerals and Waste Development Framework. KCC is required to agree a new timetable with the Government Office for the South East in line with the regulations. A streamlined approach to the documents to be prepared is also envisaged. A revised timetable will be submitted to Government shortly and will involve continuing technical work this year, followed by a new consultation on the choices to be made.

Influencing Emerging Policy and Guidance

20. The Group continues to play a role in influencing emerging policy and guidance at national, regional and local level. Planning guidance is also provided to other Directorates which has assisted in the wider delivery of corporate policy initiatives including Building Schools for the Future Programme and traveller facilities.

Freedom of Information Requests

21. The Group has dealt with 9 requests in the last year.

Training

22. Since December 2006 a more formalised programme of Member Training has been established with training taking place on a bi-monthly cycle. To date, training sessions have covered sustainable design issues, renewables, PPS 25 Development and Flood Risk and the Historic Environment and Planning. A tour of permitted sites in East Kent was undertaken in April 2008 and a further event in Mid/West Kent has been arranged. Future sessions are being planned to address bio-diversity issues and a review of Committee practices, including public speaking and webcasting.
23. To support and further develop the planning officers within the Group a training programme has been developed which is gradually being rolled out. To date training sessions have been delivered on flooding and PPS25, appropriate assessment, local development frameworks and the role of the Royal Town Planning Institute.

New Planning Processes

24. In April 2008, a number of key changes were introduced to planning processes. These affect all planning authorities and are designed to streamline the planning application process by providing for applications to be submitted electronically and for planning authorities to adopt a consistent approach in their information requirements for determining planning applications. The changes included the introduction of the ONE-APP form (a standardised planning application form), new validation processes and the ability to make submissions via the Government's Planning Portal. Changes have been made to our processes to meet the new requirements and these are ongoing.
25. Work is progressing to procure a replacement computerised planning applications system. Tender requirements for the new system seek to ensure that any new system addresses current deficiencies and that it integrates with the Planning Portal and enables electronic interaction for all stakeholders.

Staffing Issues

26. The Group has been unsuccessful in backfilling the two Principal Planning Officer vacancies despite two recruitment campaigns. Members will previously be aware of difficulties in trying to recruit experienced development control officers in the County and further consideration is being given how best address this serious shortfall of experience, whilst minimising the impact of the quality of the service.

Business Plan for 2008/09

27. Since April 2006, the Planning Applications Group forms party of the Strategy and Planning Division of the Environment and Regeneration Directorate. As in recent years, the Annual Operating Plans (Business Plans) are approved by the relevant Cabinet Member. I therefore attach as an appendix a copy of the Plan for 2008/09 for information of Members of the Planning Applications Committee. In addition to setting out the purpose and outcome of the service, it sets out the performance indicators (pages B2.10) and key projects for the current financial year.

Conclusion and Recommendation

28. The Group has performed well this year balancing the merits of controversial developments and the need for quality decisions against performance targets. Its contribution was recognised at the Directorate's Annual Quality Service Awards both at the Team and individual level. Recruitment however still remains an issue with difficulties in attracting suitably experienced officers and new measures need to be explored as to how to address this serious shortfall, whilst minimising the impact upon the service.

Recommendation

29. Members are asked to endorse this report.

Case Officer : Sharon Thompson	Tel. No : 01622 696052
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STRATEGY AND PLANNING
ENVIRONMENT AND
REGENERATION
Annual Business Unit Operational Plan
2008/9

SECTION 1: SERVICE PROFILE

PURPOSE OF THE SERVICE

The Strategy and Planning Division has a pivotal role in developing policy for the County and in influencing, on behalf of KCC, policy development at national, regional and local level. The Division also undertakes the Council's statutory development control and planning enforcement function. The work, carried out in close consultation with the public and key stakeholders, seeks to integrate social, economic and environmental objectives and reconcile the conflicts between them.

Our mission is:

"to set a vision and strategy for a dynamic and sustainable Kent and ensure its implementation for the benefit of Kent's communities and environment"

Our primary focus is the formulation and implementation of planning and transport policy, the Kent Environment Plan, the Kent Economic Plan (Kent Prospects), statutory Minerals and Waste Development Frameworks and the determination of planning applications for minerals and waste facilities and County Council developments. Additionally we will lead for the County Council on the development and implementation of the KCC Regeneration Strategy.

OPERATING CONTEXT

Legislative Context

The legislative framework for the Division's work is contained within the Town and Country Planning Act 1990 as amended, the Planning and Compensation Act 1991, the Planning and Compulsory Purchase Act 2004, the Environment Act 1995, The Channel Tunnel Rail Link Act 1996, the Transport Act 2000, Energy Act 2004, Waste Emissions Trading Act 2003, Local Government Acts 1972, 2000 and 2003, other principal transport and environmental legislation, European Waste Directive and all associated Regulations and Statutory Instruments and Orders.

Internal Drivers

Community Plan – The Vision for Kent

KCC's approval of Kent and Medway Structure Plan (KMSP), Local Transport Plan (LTP), Kent Prospects, and Environment Plan, which the Division seeks to implement, provide key policy drivers for the ongoing implementation programmes and actions for the Community Plan. They also provide an established basis for guiding the protection and enhancement of the environment over the coming 10-15 year period. Additionally the Division provides high-level professional support in the form of Theme Leaders for Transport, Economy and Environment themes.

The Kent Commitment 2007

In undertaking its statutory roles, the Division has continuously engaged with local communities so that they are able to influence policy development and planning decisions that affect their social and economic quality of life. Proposed improvements to planning applications processes seek to increase electronic-based public accessibility to the service.

Kent Local Area Agreement 2

The division will input to most priorities and targets but will in particular have a key role in developing and co-ordinating frameworks related to the following Vision for Kent Themes: Economic Success; Learning for Everyone; High Quality Homes; Environmental Excellence; and Keeping Kent Moving.

Towards 2010

The Division's policy development role and planning regulation role will provide underpinning

B2.7

support to many of the Towards 2010 targets, such as regeneration, transport, environment and improving health and quality of life. Additionally the Division has a specific lead role for three targets.

Supporting Independence Programme (SIP)

The Division's work on reviewing, updating and developing Kent Partnership and KCC led strategies aims to provide policy to support the achievement of SIP objectives and Kent Agreement outcomes. In particular, the Division provides a key role in linking strategic priorities across KCC Directorates and between partners, through its policy development and influencing role.

KCC Regeneration Strategy

This will provide a key reference framework for all partners engaged in Kent's regeneration. In particular its strategic action plan for the 3-year period from 2008 to 2011 will provide a clear indication of what KCC is doing to deliver against strategic regeneration aspirations.

External Drivers

Local Government White Paper

This includes proposals for enhanced status for community strategies and the requirement to establish Local Area Agreements delivered in partnership across all tiers of local government will increase focus and importance on the lead work we undertake in these areas.

Sub-national Review of Economic Development and Regeneration

Published during 2007, the SNR outlines Government proposals to abolish regional assemblies and transfer strategic planning powers to the Regional Development Agencies. A further proposal is to introduce a statutory economic development duty for local authorities.

The South East Plan and Regional Economic Strategy

The statutory basis now accorded to regional planning (the regional spatial strategy - the SouthEast Plan) sets an important context for our work and a focus for our policy development and influencing activity. Kent is facing major development over the next 20 years with two nationally designated growth areas and more than 120,000 new homes planned for the county by 2026. The Division's role is to guide the scale, distribution and location of development and to assess the impact of house building plans and other major development. We also need to influence and take account of the SEEDA Regional Economic Strategy.

Planning Bill

This includes provisions to amend procedures for the preparation and testing of development frameworks with potential implications for the timing and requirements arising at successive stages in the preparation of Development Plan Documents. There are implications for the scope and content of KCC and District Core Strategies. The Bill also provides for the establishment of a Planning Infrastructure Commission and this will have implications for the consideration of major infrastructure projects. The Bill will also enable the introduction of a Community Infrastructure Levy which will have implications for the framework of policy and guidance for delivery of county infrastructure and services.

Nuclear Energy White Paper

The Nuclear Energy White Paper, January 2008, commits Government to a new programme of nuclear power stations with the strong prospect of Dungeness being a central part of such a programme.

USERS

In developing policy and strategies, we engage in extensive formal and informal consultation with the public, our partners and stakeholders. We do this through focus groups, workshops

and written and electronic public consultation. During 2007/08 we undertook and led on several consultations, outcomes of which are appended to this plan. (Appendix 1) Much of our work is in collaboration with partners in the public, private and voluntary sectors and we use this partnership working to engage in dialogue to receive views and inform strategy and policy and, also, to advocate Kent's objectives.

We also have a statutory duty to consult on planning applications received.

REVIEW OF PERFORMANCE 2007/08
KEY PERFORMANCE INDICATORS

Indicator	Actual performance 2006/2007	Estimated performance 2007/08	Target 2008/09
<u>National Indicators</u>			
BVPI 109 - % of planning applications excluding those involving environmental impact assessment determined within 13 weeks	64%	68.4% ¹	70%
BVPI 111 - % of planning applicants who were satisfied with the service received (collected 3-yearly)*	89%	N/A	N/A
BVPI 200 – Plan-making*			
a. Did the local planning authority submit the Local Development Scheme (LDS) by 28 March 2005 and thereafter maintain a 3-year rolling programme?	Yes	Yes	Yes
b. Has the authority met the milestones that the current LDS sets out?	Yes	Yes	Yes
c. Did the local planning authority publish an annual monitoring report by December of the last year?	Yes	Yes	Yes
<u>Towards 2010 Indicators</u>			
% of housing completions on previously developed land	80.7%	Available October 08	70%
<u>Other Operational Indicators</u>			
Local Transport Plan block settlement	£30.3m	£36.7m	£36.9m
% of county matters applications determined within 16 weeks including EIA development	75%	74% ¹	70%
Average time taken to determine all applications for the Council's own development proposals	10	8 ¹	Under 12 weeks
% of applications for the Council's own development proposals determined within 13 weeks	78%	88% ¹	65%
% of planning applications acknowledged within 3 working days of receipt	93%	100% ¹	100%
<u>Corporate BVPI</u>			
BVPI 8: Percentage of invoices paid within 30 days	93.4%	86.5% ²	95%

KEY ACHIEVEMENTS/OUTCOMES IN 2007/08

Planning Applications

- Successfully defended against composting facilities application for Little Bayhall Farm, Tunbridge Wells
- Successfully claimed back KCC costs against Southern Water Services in respect of their decision to withdraw appeal for improvements to Aylesford Works on day Inquiry documents were to be exchanged
- Facilitated planning permission for wide range of community infrastructure including schools, children centres, sports facilities and roads
- Successfully defended an enforcement appeal relating to extensive importation, deposit and burning of waste at Raspberry Hill, Iwade

¹ Half-year performance to 30 September 2007

-
- Considerable progress made to procure new IT system which will lead to greater e-access and potentially an increase in Planning Delivery Grant allocation
 - Introduced more formalised programme of Member training and from 2008 we are intending to secure 6 half-day sessions in the council calendar for training purposes

Transport

- Supported and facilitated the completion of CTRL and Ebbsfleet Station to unlock potential regeneration and job opportunities for people living and working in Kent
- Joint work with Southeastern on the impact of High Speed 1 commuter services has been presented to Cabinet Members, and further analysis commissioned by KCC is underway
- Completion of AS / A282 Dartford Improvement scheme
- Continuing improvements in rail services in respect of punctuality and reliability

Environment and Economy

- Completed and launched the Kent Prospects Plan

Planning Development

- Recognition given to Kent case in report of S E Plan Examination Panel including outturn on housing provision and recommendations on the economic and employment content of the Plan and thrust of sub regional strategies
- KCC's submission to the Regional Assembly of infrastructure projects needed to implement the South East Plan is regarded by them as a model
- Facilitation of Kent wide advice to SEERA involving all Kent authorities on options for the future provision of gypsy and traveler accommodation and its acceptance by the Assembly
- Successful outcome to Kent submissions to planning inquiries - rail freight interchange at Howbury Park ; London Array wind farm
- Representations made on 24 strategic planning cases - decisions , where currently in place , have been in accord with KCC's representations
- Submissions made on 6 district LDF Core Strategies at varying statutory stages in their preparation
- KCC submitted a robust objection to the Kent International Gateway proposal in November, and we continue to develop the case to be presented by KCC and Maidstone Borough Council in response to this development
- Updated evidence and forecasts for the Waste Development Framework has been commissioned and the report is nearing completion, with significant input from KCC

Management

- Developed and implemented an in-house training programme for planning and senior planning officers as part of succession planning requirements and, in response to difficulties in recruiting experienced planning officers
- Achieved level 2 rating for Investors in People and working to secure level 3

SECTION 2: PRIORITIES AND OBJECTIVES*KEY RESPONSIBILITIES OF THE SERVICE*

	Key Corporate / Directorate Targets	
PLAN	NAME OF TARGET IN FULL	LEAD OFFICER
The Division leads on the following T2010 ³ targets		
Target 35	Work with bus and train providers and lobby government to improve public transport services in Kent	Mick Sutch / David Hall
Target 36	Commission a joint feasibility study with Essex County Council into a third lower Thames Crossing	Mick Sutch
Target 38	Maximise the use of previously developed land	Richard Feasey
The Division supports the following T2010 targets. Lead officer is divisional contact.		
Target 1	Substantially increase the number of new jobs by increasing the number of companies investing in Kent and the number of businesses starting up or expanding	Steve Arnett
Target 2	Concentrate on the regeneration of Kent's deprived areas and support business growth in these areas, seeking maximum funding from Government and the EU to support the necessary infrastructure, including roads, utilities, telecoms and other services	Steve Arnett
Target 3	Support a programme of town centre regeneration	Richard Feasey
Target 40	Ensure that new housing developments include the right infrastructure and local facilities and cater of a mix of age groups and incomes	Richard Feasey
Target 42	Reduce the impact of KCC's buildings and vehicles on the environment, including trialling bio-fuels and other new technologies	Leigh Herington
Target 46	Lobby Government, the water companies and developers to ensure that house building programmes do not threaten Kent's water supplies	Environment Strategy Manager
The division supports the following Kent and Medway Structure Plan		
QL12	Provision for New Community Service and Infrastructure	Tim Martin / Jerry Crossley
TP5	Strategic Rail Schemes	Mick Sutch
TP16	Local Transport Strategies	Mick Sutch
TP17	Traffic and Management of Minor Roads	Mick Sutch
TP23	Major Distribution and Transshipment Centres	Tim Martin
Chapter 8	Transport Network Policies	Mick Sutch
Chapter 10	Managing our Minerals and Waste Resources	Sharon Thompson / Richard Feasey / Tim Martin
The division supports the following Kent Agreement 1 targets. ⁴ Lead officer is divisional contact.		

³ Although the Division is not the nominated lead for many targets, it does provide the framework by which many of the targets will be delivered

⁴ Targets for Kent Agreement 2 are being developed. The following officers lead on the following KA2 themes: Economic Success, Learning for Everyone – Steve Arnett, High Quality Homes - Richard Feasey, Environmental Excellence – Environment Strategy Manager and Keeping Kent Moving – Rob Smith / Mick Sutch

	Key Corporate / Directorate Targets	
PLAN	NAME OF TARGET IN FULL	LEAD OFFICER
Block Four Target 8	Develop the economic Prosperity of Kent	Steve Arnett
The division supports the following Annual Plan performance indicators. Lead officer is divisional contact.		
Waste	Performance indicators (Page 106) of current publication	Tim Martin

Towards 2010 detailed action plans can be found at

<http://www.kent.gov.uk/publications/council-and-democracy/towards-2010-action-plans.htm>.

These business objectives are monitored to ensure they will be delivered. Risks associated with potential non-delivery and the controls in place to mitigate those risks, have been assessed and documented as part of the annual operating plan process. A risk plan has been developed as necessary.

CORE SERVICES AND FORECAST ACTIVITY LEVELS

Transport Planning – Accountable Officer: Mick Sutch

- T1. Implementation of LTP policies and strategies and monitoring delivery through the LTP process reporting mechanism. Ensure that the integrated transport schemes brought forward by KHS fully reflect the key objectives of the LTP and are prioritised according to Kent's scheme prioritisation methodology (PIPKIN)
- T2. Influence European, national and regional transport policy (CTRL, rail services, freight, trunk road schemes, ports and airports) in Kent's interests.
- T3. Monitor traffic flow and travel trend data in the County to inform Kent's transport policies and to ensure that the LTP best meets the needs of Kent residents and users of the county's transport systems.
- T4. Provide advice to area-based teams and other directorates on transport planning policies and plans and implementation.
- T5. Represent Kent's interests at public inquiries relating to transport planning policies and major transport proposals.

Development Planning – Accountable Officer: Mick Sutch

- P1. Formulation of planning policy including influencing national and regional planning policy and specifically the SouthEast Plan in Kent's interests. Co-ordinate, either directly or through joint working, all consultations that have a relationship to planning, transport, regeneration, environment and economic strategies.
- P2. Undertake preparation, implementation and monitoring of Minerals Development Documents in accordance with Minerals and Waste Development Scheme. Produce Annual Monitoring Report (AMR)
- P3. Deliver Strategic Environmental Appraisal (SEA) and Sustainability Appraisals (SA) on all major strategies.
- P4. Influence Development Plan Documents and policies prepared by the 12 District Planning Authorities so that they are compatible with Kent's overall policies and plans and act to influence decisions on major planning applications.

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- P5. In conjunction with Analysis Information Team, monitor progress and impact of Kent and Medway Structure Plan.
- P6. Represent Kent's interests at public inquiries relating to planning policies.
- P7. Represent the County Council on regional partnerships and specialist working groups relating to the group's activities.

Environment and Economic Strategies – Accountable Officer: Leigh Herington

- E1. Lead the formulation and implementation of the KCC Regeneration Strategy.
- E2. Develop the County Council's approach to climate change and water resources.
- E3. Implementation and review of Kent's Environment and Kent's Economic Strategies and related activity on behalf of the Kent Partnership.
- E4. Develop and support joint working across the Directorate and in particular support the work of the Kent Partnership and delivery of the Vision for Kent.
- E5. Contribute to the development, delivery and review of the Kent Agreement 2 (2008-2010), in particular the following themes – Economic Success, High Quality Homes, Environmental Excellence and Keeping Kent Moving

Planning Applications: Accountable Officer: Sharon Thompson

- PA1 Determine planning applications for minerals, waste and County Council development in accordance with the Development Plan and other material planning considerations to ensure that quality developments are delivered. Processing of lawful use applications.
- PA2 Undertake pre-application discussions with applicant as required and where necessary carry out screening and scoping processes in accordance with Environmental Impact Assessment legislation.
- PA3 Monitor compliance with planning permissions. Work in accordance with statutory monitoring scheme for mineral and selected waste management development. Mount a co-ordinated public sector challenge to unauthorised sites. Take appropriate enforcement action where breaches of planning control have taken place in accordance with the Council's approved Enforcement Protocol.
- PA4 Comment on behalf of County Council on draft waste management licences and IPPC permits and variations to existing waste management licences issued by the Environment Agency.
- PA5 Represent the County Council on various national, regional and local partnerships and specialist working groups relating to the group's activities including provision of officer support to Community Liaison Groups for active minerals and waste sites and new community developments.
- PA6 Provide advice and training to Members and officers on development control, planning enforcement and monitoring functions. Raise Members awareness of the policy content of the emerging Minerals and Waste Development Framework.
- PA7 Influence policy, guidance and good practice on minerals, waste and wider development control matters including officer input to County Council Select Committees.

Management: Accountable Officer: Leigh Herington

- M1 Lead and contribute to restructuring of Directorate to produce a “fit for purpose” structure to deliver substantial objectives of the Directorate
- M2 Manage divisional resources - contribute to Investors in People through staff development and internal communications, improve IT provision, particularly planning applications MVM system and use by staff and ensure budget manager compliance with corporate guidelines. Maintain and update risk register and business continuity plan.
- M3 Manage reputation of Division through good customer care, marketing and communications co-ordination to the public and Local Boards and involve them in consultation processes.

Revenue Budget⁵

2008-09 Controllable Expenditure	FTE	Activity/budget line	2008-09		Running Costs £'000	Contracts & Projects £'000	Gross Expenditure £'000	External Income £'000	Internal Income £'000	Controllable Expenditure £'000	Cabinet Member
			FTE	Employee Costs £'000							
1017.00	11.5	Planning and Development	12.5	602.5	20.3	307.2	930.0	-46.0	0.0	884.0	RG
459.0	5.5	Transport Policy	5.5	266.2	5.7	195.1	467.0	0.0	0.0	467.0	RG/KF
699.0	25.8	Planning Applications	25.8	987.0	114.9	105.1	1207.0	-80.0	-388.0	739.0	RG
2175.0	42.8	Total Divisional Budget	43.8	1855.7	140.9	607.4	2604.0	-126.0	-388.0	2090.0	
		<u>Memorandum Items:⁶</u>									
		Central Overheads									
		Directorate Overheads									
		Capital charges									

⁵ Excludes Divisional Director and PA budget shown in Resources business Plan⁶ Final allocations to come

NEW PROJECTS, DEVELOPMENTS AND KEY ACTIONS

The Managing Director is authorised to negotiate, settle the terms of, and enter the following agreements/projects:

Project/ development/key action	a/c manager	Link Corporate/Directorate Target	Deliverables or outcomes planned for 2008/09	Target dates
Policy Influencing			Lead KCC response to:	
P1 Respond to national, regional and local consultations	Steve Arnett Richard Feasey Mick Sutch ESM ⁷		<ul style="list-style-type: none"> Review of Sub National Economic Development and Regeneration in all its elements SEEDA SE Coastal Framework PPS4 – Planning for Economic Development Revisions to PPS and monitoring policy statements Government proposals for Community Infrastructure levy Government White Paper (need title) Climate Change Bill Kent Environment Plan review 	<p>To December</p> <p>From January January</p> <p>To December</p> <p>2008/09</p> <p>TBA</p> <p>To December</p>
P1 South East Plan	Richard Feasey / Tim Martin	Supports all themes in Vision for Kent, T2010, Kent and Medway Structure Plan and Kent Agreement Outcome 8	<ul style="list-style-type: none"> Submit response to Government on proposed changes following EIP Review strategic and sub regional monitoring requirements Support partnership arrangements with District Councils and other stakeholders on strategic housing market assessments in East Kent, North Kent and rest of Kent Evaluate and progress consideration of availability of employment land supply and demand to provide 	<p>May/October</p> <p>Summer December December</p> <p>to</p> <p>December</p>

⁷ Environmental Strategy Manager – to be appointed

Project/ development/key action	a/c manager	Link Corporate/Directorate Target	Deliverables or outcomes planned for 2008/09	Target dates
			<ul style="list-style-type: none"> enhanced monitoring and guidance for LDFs Provide county-wide consultation on SEERA gypsy and traveller accommodation proposals and respond to them on behalf of KCC Respond to SEERA partial review of RSS on minerals Contribute to technical work on new partial reviews of the RSS likely to be initiated on housing, transport and economic development 	<p>July-August</p> <p>July/August 2008/09</p>
P4 Implementing strategic policies and corporate objectives through influencing of Local Development Frameworks (LDF)	Richard Feasey	<ul style="list-style-type: none"> Lead on T2010 target 38 Support for T2010 targets 3 and 40 	<ul style="list-style-type: none"> Co-ordinate and respond to statutory consultation on key stages of District LDF preparation notably in reference to Canterbury, Dartford, Dover, Gravesham and Maidstone Progress corporate awareness of LDF preparation and proposals of corporate objectives and strategies in LDFs 	<p>2008/09</p> <p>2008/09</p>
T2 Lower Thames Crossing	Mick Sutch	<ul style="list-style-type: none"> Lead on T2010 target 36 	<ul style="list-style-type: none"> Undertake feasibility study, jointly with Essex County Council, on a third Lower Thames Crossing First report findings to Cabinet 	<p>Start Summer</p> <p>Winter</p>
T2 Influence provision major road and rail proposals in the best interests of Kent	Mick Sutch	<ul style="list-style-type: none"> Support for T2010 target 2 Support for KMSP policy TP16 Support for LTP objective on accessibility 	<ul style="list-style-type: none"> Press for implementation of trunk road and motorway schemes on M25 and A21 Press for improvement to A2/M2 corridor to provide a good standard alternative route to Dover 	<p>2008/09</p> <p>2008/09</p>
T2 Influence provision of lorry	Mick Sutch		<ul style="list-style-type: none"> Secure funding and planning permission for 	<p>2008/09</p>

Project/ development/key action	a/c manager	Link Corporate/Directorate Target	Deliverables or outcomes planned for 2008/09	Target dates
parking and solutions to Operation Stack		Support for KMSP policy TP17	proposed lorry park for Operation Stack and overnight parking	
Policy Development				
P1 South East Plan	Leigh Herington Richard Feasey Tim Martin	<ul style="list-style-type: none"> Support for KMSP policies Support for Kent Agreement outcome 8 	<ul style="list-style-type: none"> Contribute to first full review of South East Plan by Regional Assembly Contribute to review of South East Plan re sub regions, employment land, rail freight and waste Influence the apportionment of London's waste across the region in Kent's best interests, and inform the Waste Development Framework. 	2008/09 2008/09 April - June
P2 Minerals Framework	Richard Feasey	Support for KMSP Chapter 10 policies – Managing our minerals and waste resources	<ul style="list-style-type: none"> Preparation and submission to GOSE of Annual Monitoring Report (AMR) Subject to AMR review revise Minerals Development Scheme for subsequent year Consultation on options for core strategy and primary development control policies 	December March Subject to agreed Development Scheme by KCC and GOSE in March 2008
P2 Waste Development Framework	Tim Martin	<ul style="list-style-type: none"> Support for KMSP Chapter 10 policies – Managing our minerals and waste resources Support for Annual Plan waste performance indicators 	<ul style="list-style-type: none"> Consultation on options for core strategy, primary development control policies and waste sites Development Plan documents and draft sustainability report including Sustainability Appraisal Nuclear waste management strategy development particularly with regard to Dungeness Power Stations 	Subject to agreed Development Scheme by KCC and GOSE in March 2008 Ongoing
T2 Channel Tunnel Rail Link	Mick Sutch	<ul style="list-style-type: none"> Lead on T2010 	<ul style="list-style-type: none"> Respond to Southeastern's proposals for CTRL train 	Summer

Project/ development/key action	a/c manager	Link Corporate/Directorate Target	Deliverables or outcomes planned for 2008/09	Target dates
Domestic Services (CTRL DS)	Tim Martin	target 35 <ul style="list-style-type: none"> Support for T2010 target 1 and 2 Support for KMSP policies on economy and transport notably TP5 	<ul style="list-style-type: none"> services in Kent Manage studies with Southeastern and KHS on the impact of CTRL DS on the volume of commuting and pressures on stations and transport 	
E1 Development of Regeneration Strategy	Leigh Herington	Supports all themes in Vision for Kent, T2010 and Kent Prospects	<ul style="list-style-type: none"> Secure Cabinet approval Launch and publicise Strategy Development of all themes within Strategy Provide Directorate lead for implementation of actions and monitor progress 	May June June – December 2008/09
E2 KCC Climate Change Action Plan	ESM	Supports themes in Vision for Kent, KMSP and T2010	<ul style="list-style-type: none"> Provide support and input to development of KCC Climate Change Action Plan ensuring consistency with the Kent Environment Review and Plan 	2008/09
E3 Kent Environmental Plan Review and Relaunch	ESM	Supports all themes in Vision for Kent, T2010 and Kent Prospects	<ul style="list-style-type: none"> Review of plan with key stakeholder engagement Consultation on draft plan Final document including delivery plan Launch at Kent Environment Conference 	Autumn Autumn Spring March
E3 Flood risk action plan	ESM	Supports themes in Vision for Kent, KMSP and T2010	<ul style="list-style-type: none"> Lead co-ordination work with Environment Agency on flood risk and action plan developed 	2008/09
E4 Kent Ecological Footprint Study	ESM	Supports all themes in Vision for Kent, T2010 and Kent Prospects	<ul style="list-style-type: none"> Integrate study into Kent Environment Plan Review 	Autumn

Project/ development/key action	a/c manager	Link Corporate/Directorate Target	Deliverables or outcomes planned for 2008/09	Target dates
E5 Development of Kent Agreement 2 (2008 – 2011)	Mick Sutch Richard Feasey Steve Arnett	Supports all themes in Vision for Kent, T2010 and Kent Prospects	Provide specialist input to development of themes; <ul style="list-style-type: none"> • Keeping Kent Moving • High Quality Homes • Economic Success • Final theme versions produced 	To May May
Policy Implementation				
P1 South East Plan	Tim Martin	<ul style="list-style-type: none"> • Support for T2010 targets 2, 40 and 46 • Support for KMSP policies for infrastructure and transport, notably QL12 and TP23 	<ul style="list-style-type: none"> • Undertake annual update of Sub Region Investment Frameworks for the Assembly • Influence work on strategic rail freight interchanges in London and the wider South East 	November December 2008/09 –
T1 Local Transport Plan 2 mid term review and forward action plan Delivery Report	Louise Bond	Support for delivery of all LTP policies	<ul style="list-style-type: none"> • Liaison with GOSE on report • Submit Delivery Report 	July December
T1 Accessibility Strategy for Kent	Louise Bond	Support for delivery of all LTP policies	<ul style="list-style-type: none"> • Meet KCC area targets in Strategy pertaining to access to town centres and “low-floor” buses in Quality Bus Partnership areas 	2008/09
E5 Completion of Kent Agreement 1 (2005 – 2008) process	Steve Arnett	Kent Agreement 1	<ul style="list-style-type: none"> • Final Outcome 8 report produced 	April
E4 Complete Micros Matter Project	Steve Arnett	Kent Prospects	<ul style="list-style-type: none"> • Final report produced 	April
T3 Undertake countywide traffic counts programme and produce Kent Travel Report	Louise Bond	Support for KMSP Chapter 8 Transport Network policies	<ul style="list-style-type: none"> • Produce Kent Travel Report 	July

Project/ development/key action	a/c manager	Link Corporate/Directorate Target	Deliverables or outcomes planned for 2008/09	Target dates
P4 Implementing strategic policies through influencing planning decisions	Richard Feasey	<ul style="list-style-type: none"> Lead on T2010 target 38 Support for T2010 targets 3 and 40 	<ul style="list-style-type: none"> Co-ordinate and respond to consultation on strategically important planning applications and proposals including, as appropriate, to public inquiries 	2008/09
PA1 Provide professional planning input to strategic community projects including Building Schools for the Future, Academy Proposals and PFI care Homes	Sharon Thompson	<ul style="list-style-type: none"> Support for T2010 targets Support for emerging KA2 targets on education and social care 	<ul style="list-style-type: none"> Determine applications on their planning merits to ensure high quality and sustainable development of community facilities 	2008/09
P6 Planning Inquiries: <ul style="list-style-type: none"> Hollingbourne freight terminals (Kent International Gateway) Lydd Airport Woodgers Wharf, Upchurch Pluckley Brickworks Sittingbourne Northern Relief Road 	Determined by Inquiry	Support for KMSP policies	<ul style="list-style-type: none"> Provision of evidence and representation to inquiries to support KCC view including as appropriate representation on working groups and management of consultants 	Set by Inquiry timetable
P7 Kent Thameside Strategic Flood Risk Assessment and Water Cycle Strategy	Tim Martin	Support for KMSP policies	<ul style="list-style-type: none"> Represent KCC on working group and seek outcomes consistent with KMSP policies Contribute to draft water cycle report 	2008/09 May
Management				
PA6 Member Training for Planning Applications and Regulation committees ⁸	Sharon Thompson	Support for KMSP policies	<ul style="list-style-type: none"> Delivery of ongoing training programmes, briefing and site tours 	2008/09

⁸ Continuous best practice to ensure KCC planning decisions are robust and can aid KCC's case in respect of legal challenge

Project/ development/key action	a/c manager	Link Corporate/Directorate Target	Deliverables or outcomes planned for 2008/09	Target dates
M2 Procurement and implementation of replacement planning applications system	Sharon Thompson		<ul style="list-style-type: none"> Short listing of potential suppliers Commence implementation New system fully functional 	Summer Autumn Winter

In line with financial regulations, any capital projects on this list this will be subject to a prior "gateway review" by the Project Advisory Group and in consultation with the Leader

USER/ RESIDENT INVOLVEMENT PLANNED FOR 2008/9

Name	Start date/ End date (dd/mm/yy)	Feedback date (dd/mm/yy)	Target Group	Target area (Kent, Town, district, ward etc	Brief summary	What we want to find out and how we will use the information, (approx 25 – 50 words)	Statutory Yes/No	Consultation type (*see list below table)	Contact name mail & phone
KCC Regeneration Strategy	January	April	Kent Partnership, Stakeholders, Kent local authorities	Kent	To get input to regeneration on priorities	To ascertain if stakeholders are supportive of KCC's proposals for strategic regeneration actions and to include feedback in strategy	No	Business Social Community Transport	Steve Arneson 01622 2219 steve.arneson@kent.gov.uk
Gypsy and Traveller Review	May/June	July/August	All Kent communities	Kent	SEERA review on level and distribution of gypsy and traveller accommodation	To inform response to review and inform SEERA in respect of their submission to Government	Yes	Environment Social Community	Richard Feasey 01622 2216 richard.feasey@kent.gov.uk
Minerals Core Strategy	Autumn	Autumn	All Kent communities	Kent	Preparation and submission	To further inform development of core strategy	Yes	Environment, Social	Richard Feasey 01622 2216

Planning Applications Group Business Plan

ITEM B2

APPENDIX 1 to ITEM B2

Name	Start date/ End date (dd/mm/yy)	Feedback date (dd/mm/yy)	Target Group	Target area (Kent, Town, district, ward etc	Brief summary	What we want to find out and how we will use the information, (approx 25 – 50 words)	Statutory Yes/No	Consultation type (*see list below table)	Contact name & phone number
					of minerals development scheme			Community	dick.feasey@kent.gov.uk
Local Transport Plan Delivery Report	Summer	Autumn	Local Strategic Partnerships	Kent	Review of LTP2 and future action plan	To assist in drafting of report to GOSE	No	Transport	Louise Bond 01622 2216 louise.bond@kent.gov.uk
KCC Waste Development Framework	TBA with GOSE	October	All Kent communities	Kent	Consultation on new waste land uses to 2021	Preferences for new waste infrastructure and information on the waste industry capability and viability	Y	Business, Council and Environment	Tim Martin 01622 2216 tim.martin@kent.gov.uk

*Consultation types – Business, Council, Environment, Social, Community, Education, Leisure, Transport

CAPACITY, SKILLS AND DEVELOPMENT PLANNING

The Division's Learning and Development Plan identifies the key skills / knowledge needed to meet business plan objectives. The following key generic skills are required:

- Key professional skills (IT, transport planning, development control, minerals, waste, enforcement and judicial skills)
- Management Skills
- Project Management
- People Skills
- Advocacy

Areas for future skills development arise from changes proposed in the planning white paper and new work (regeneration strategy) as well as an increased focus on planning. Recruitment of planning and transport policy staff is becoming increasingly difficult with fewer graduates choosing a career in planning or transport in recent years, which has indirectly affected our ability to recruit now to senior and principal officer grades because of the reduced pool of experienced candidates available. Additionally, there is a problem in retaining existing staff in post because of fierce competition with other authorities and employers offering attractive terms for experienced planners. Currently we have four senior vacant posts that we have been trying to fill for over 8 months.

To help address this, in 2007/08, we have undertaken a training needs analysis of planning officer staff to identify skills development gaps. This work has been developed into a full in-house training programme for staff to help them gain knowledge to prepare them for moving into more senior positions. During 2008/09, we will continue to deliver and revise the programme to suit current business objectives. However increased workloads and the time needed to gain experience means strategic capacity at middle and senior level is stretched. In consequence of the age profile of the division we are approaching a stage where succession issues for senior staff with a view to the future where there are very tight markets for transport, planning and environment policy staff.

The following table gives an age profile⁹ for the division at January 2008. All staff are being required to complete a self-assessment skills audit as part of the 2008/09 appraisal and action planning process. We will use information provided to develop an age/skills profile matched against key generic skills in order to meet possible impacts on the service over the next 5 years. This work will be led by Leigh Herington and supported by the Divisional Learning and Development Representative.

Age Band	Number of Staff (Headcount)
Under 25	5
26 – 35	8
36 – 45	9
46 – 55	8
Over 56	11

⁹ Excludes Divisional Director

EQUALITIES AND DIVERSITY

KCC targets to achieve level 5 (highest level) of the Equality Standard for Local Government by 2010. The KCC Equality Strategy has five priority outcomes:

- Equal and inclusive services
- Participation and involvement
- Safe and free from harassment
- The quality of intelligence and monitoring systems
- Reputation as an excellent employer

Priority Area	Actions	Lead	Date
Equal and inclusive services	<ul style="list-style-type: none"> • Continue to apply the lessons learnt from equality impact assessments carried out in 2007/08 to existing and new work • Implement a process to ensure all policy development and projects are assessed for equality and diversity impacts • Review communications to consider needs of non-readers, people with reading difficulties, IT illiterate • Undertake a range of actions to increase accessibility to planning application services including: <ul style="list-style-type: none"> • Placing of planning application site notes at accessible heights for wheelchair users • Ensuring all literature including letters to service users incorporate sentence offering details in large print • Use minimum font size 12 on communications and use left justification • Tailor wording in letters and reports to intended audience • Set up a travel group to help people read timetables • Ensure minicom system is fully operational 	<p>Tim Martin</p> <p>Sharon Thomson</p>	All actions will be delivered in 2008/09 and will become on-going practice
Participation and involvement	<ul style="list-style-type: none"> • Provide a mechanism for people to have input to the planning process 	Tim Martin	

Priority Area	Actions	Lead	Date
Safe and free from harassment	<ul style="list-style-type: none">Continue work with Police Authority on crime reduction issues through design and layout of public buildings and spaces	Sharon Thompson	
Reputation as an excellent employer	<ul style="list-style-type: none">Continue to use wide range of web sites and other media to recruit to postsProvide access and opportunities for equalities and diversity training including refresher training and dissemination of information on legislative changes	Leigh Herington	

County Planning Officer: Leigh Herington – extn 1600 PA: Alex Burnand – extn 1601	
STRATEGY AND PLANNING PEOPLE CHART	
County Planning Officer: Leigh Herington – extn 1600 PA: Alex Burnand – extn 1601	
<div>Planning Applications Head of Planning Applications: Sharon Thompson - Extn 6052</div> <div>Principal Planning Officers Jerry Crossley 1052 Mike Clifton 1054 Robin Gregory 1067 Andrea Hopkins (p/t) 1056 Paul Hopkins 1051 Jim Wooldridge 1060 2 fte vacancies</div> <div>Senior Planning Officers Angela Watts 1059 Mary Green 1066 Lidia Cook (pt) 1613</div> <div>Planning Officers James Bickle 1068 Anna Michalska-Dober 6979 Julian Moat 6978 Adam Tomaszewski 6923 Shaun Whyman 1058</div> <div>Enforcement and Monitoring Alan Goodison 1065 Hazel Mallet 1075</div> <div>Minerals Technical Advisor Rod Maloney 1064</div>	<div>Transport and Planning Policy Head of Transport and Planning Policy: Mick Sutch – Extn 1612</div> <div>Planning Policy Manager Richard Feasey 1611</div> <div>Extn Transport Transport Policy Manager Louise Bond 1602</div> <div>Projects Manager Tim Martin 1618</div> <div>Senior Transport Planner Vicki Farley 1602 Rob Smith 1050</div> <div>Principal Planning Officers Julian Dipper 1607 Liz Shier 1613 John Prosser 1394 Vacancy 1605</div> <div>Transport Planner John Luckcock 1616</div> <div>Senior Planning Officer Martin King 1606</div> <div>Planning Officers Steve Craddock 6997 Susan Tipping 1931</div> <div>Development Framework Project Support Deborah Cutler 6000</div> <div>Economy and Environment Steve Arnett (Economy) – extn 1938 Vacancy (Environment) – extn 1983</div>
<div>Business and Technical Support</div> <div>• Technical Support Richard Bore 1071 Angela Arnold 1070 Sue Brownfield 1061 Christine Coppock 1071</div> <div>• PA Support to Planning Applns Linda Songhurst 6100</div> <div>Transport and Planning, Economy and Environment Support: Barbara Sacher* 1608</div> <div>Business Development Manager Theresa Warford * 1927</div> <div>* Shared support with Regeneration and Economy</div>	

Staffing

	2007/08	2008/09
Pt13 and above or equivalent (FTEs)	5.0	5.0
Pt12 and below (FTEs)	40.8	40.8
TOTAL	45.8	45.8
Of the above total, the estimated FTE which are externally funded	0.0	0.0

SECTION 17 CRIME & DISORDER ACT

Under Section 17 of the Crime and Disorder Act, we will deliver services designed to prevent crime and disorder, to make Kent a safe place to live, work and visit. The Planning Applications Group also contributes to addressing crime reduction issues through their negotiations over the design and layout of public buildings and spaces, in association with the Police Architectural Liaison Officers.

CORPORATE ENVIRONMENTAL PERFORMANCE AND CLIMATE CHANGE ADAPTATION

Corporate Environmental Performance

The Division is committed to retaining ISO 14001 and has developed the following actions in support of 2008/09 Directorate Environmental objectives and targets.

Business Unit cross-cutting environmental objective (ISO 14001)	Lead officer	Deliverables / outcomes for 2008/09
Commitment to support revised KCC Environment Policy and implementation plans	Leigh Herington	<ul style="list-style-type: none"> Promote policy to all staff to raise awareness Division actions taken to support policy implementation plan
Reduce energy and water use within E&R occupied buildings to support achievement of T2010 target 42	SMT ¹⁰	<ul style="list-style-type: none"> Continue to promote initiatives to staff to reduce energy and water consumption in buildings(linked to Office Benchmarking audit action plan)
A 20% reduction in the amount of print and copy paper used	Tracey Wood	<ul style="list-style-type: none"> Office paper purchases to be made from 100% recyclable materials Monitor paper waste at printers and photocopiers Monitoring of paper purchased against 07/08 baseline Encourage use of electronic rather than paper communications

¹⁰ SMT comprises, Leigh Herington, Mick Sutch, Sharon Thompson, Steve Arnett,

Business Unit cross-cutting environmental objective (ISO 14001)	Lead officer	Deliverables / outcomes for 2008/09
		<ul style="list-style-type: none"> Review options to use web to share information rather than retain /send paper copies
All external and internal documents to be produced on recycled paper, with ISO 14001 logo displayed	SMT	<ul style="list-style-type: none"> Review of intended internal publications to test compliance where appropriate
All staff to have individual environmental targets or an environmental behaviour as part of TCP	All appraisers	<ul style="list-style-type: none"> Reminders to all staff
All new printers to have double sided capability. All existing printers to defaulted, where possible, to double-sided	Tracey Wood	<ul style="list-style-type: none"> Any new purchases / leases to include requirement for double-sided printing and eco-tone functionality
Reduction in business mileage within the division	SMT	<ul style="list-style-type: none"> Promote car sharing options, multiple site visits, use of IT Investigate more opportunities for home working Reduction of mileage against baseline 07/08
Develop action plan following "Green Office Benchmarking Audits"	Leigh Herington	<ul style="list-style-type: none"> Red/Amber progressed to Green - audited by CEPG Meet actions arising from audits undertaken on office environment

Climate Change Adaptation

In July 07, the Division participated in a corporate Climate Change Impacts workshop. The workshop identified the following impacts for Strategy and Planning arising from climate change:

- Climate change impacts on quality of life
- Impacts on waste. Waste will decay faster in higher summer temperatures. Also, higher temperatures and higher, more intense rainfall may affect landfill
- Additional demand for scarce water resources
- Increased risk of flooding from sea level rise and extreme weather. Increased risk of coastal erosion
- Increased carbon emissions from transport

Business activities are divided into four areas; three focused on policy work (policy influencing, policy development and policy implementation) and a fourth management area. The table below summarises the key impacts of climate change on delivering our business priorities in each of these areas and the adaptive actions we are pursuing in 2008/09 to address impacts. Actions are further cross-referenced to recommendations made to full Council as part of the KCC Climate Change Action Programme.

Project development / key action	Evidence of compliance with KCC Environment Policy	Major climate change impacts on service delivery (Key Impact areas)	Adaptive action in 2008/09	Lead Officer
Policy work	<p>Decision-making role:</p> <ul style="list-style-type: none"> Planning applications are assessed against climate change impacts <p>Leadership</p> <ul style="list-style-type: none"> Internal policy development considers climate change impacts of business activities Responses to external consultations on planning issues include consideration of climate change impacts 	<ul style="list-style-type: none"> Determination of planning applications Minerals and Waste Development Frameworks Policy influencing role Planning applications enforcement and monitoring work KCC policy development role 	<ul style="list-style-type: none"> Review business continuity plan to ensure it adequately covers climate change impacts on business activities / objectives (recommendation 2) Make links in formal consultation responses to climate change and policy decision-making (recommendation 3) Factor in climate change impacts in planning applications risk assessment work (recommendation 3) Consider scope environmental performance/carbon footprint and options for reducing water consumption in new buildings (recommendation 6) Update data on flood risk (from Environment Agency) to help inform decisions (recommendation 3) Integrate new PPS25 requirements for flood risk assessments (recommendation 3) 	<p>Theresa Warford July</p> <p>Project leads and timetables as identified in new projects, developments and key actions section</p> <p>Sharon Thompson</p> <p>Planning Applications PPOs case leads</p> <p>TBA</p> <p>TBA</p>

Project development / key action	Evidence of compliance with KCC Policy	Major climate change impacts on service delivery (Key Impact areas)	Adaptive action in 2008/09	Lead Officer
			<ul style="list-style-type: none"> Consider climate change impacts of major infrastructure schemes and transport assessments(recommendation 7) Set transport policies that assist KHS deliver on more sustainable transport services (recommendation 7) Consider climate change impacts on Enforcement and Monitoring work (recommendation 3) Subject to resources and other work commitments, lobby to make failure to comply with enforcement activity a criminal rather than civil action (recommendation 3) Take more pro-active influencing action over disposal of spoil (recommendation 3) Increased training for Members on climate change impacts of planning proposals (recommendation 11) Refer in committee reports to sustainability credentials of planning proposals (recommendation 11) 	<p>Mick Sutch</p> <p>Mick Sutch</p> <p>Robin Gregory</p> <p>Sharon Thompson</p>

Project development / key action	Evidence of compliance with KCC Environment Policy	Major climate change impacts on service delivery (Key Impact areas)	Adaptive action in 2008/09	Lead Officer
Management (workforce development)	<ul style="list-style-type: none"> Identifying and raising awareness of Climate Change impact of regeneration and economic development activity Undertake and monitor actions to support directorate objectives to retains ISO 14401 and support achievement of T2010 target 42 Encourage and support learning and development supporting understanding of climate change 	<ul style="list-style-type: none"> Staff - raising awareness and knowledge 	<ul style="list-style-type: none"> Research, develop and disseminate information to staff on impacts of regeneration activity on climate change so that it is better integrated in business cases for project development (recommendations 1 and 2) Greater focus on ISO 14001 objectives to raise staff awareness and meet directorate targets 	New ESM

SECTION 3: MONITORING AND REVIEW - HOW DO WE KNOW WE ARE THERE?

Business outcomes are formally monitored twice yearly and reported to Leadership Team. These reports are shared with all staff in the division and with Members and the public annually through the business planning process. Additionally, at their weekly meeting, SMT discuss individual high profile/risk work issues to check progress and identify potential slippage or obstacles and decide what action can be taken. Where appropriate the Managing Director and Cabinet Member are updated and kept informed via verbal reports and briefing notes on particular topics.

Project management is applied to all plan-production to ensure timetables are met and there are regular and formal progress reviews.

There is also regular reporting to Cabinet at key stages of policy development and for formal sign off of strategic plans. Planning Applications Group (PAG) reports both to the Planning Applications and Regulations Committees. PAG provide ongoing training for committee Members on planning procedures and processes.

Appendix 1

2007/08 Consultation Outcomes

Name	Start date/ End date	Feedback date	Target Group	Target area	Brief summary	Outcomes	Statutory Yes/No	Consultation (*see list below table)	type below	Contact name, e-mail & phone No.
Planning applications	Continuous	Continuous	Public Statutory consultees	Kent wide	Engagement with public on planning applications	Feedback considered in relation to proposals and development control proposals	Y	All		Sharon Thompson 01622 696052
Waste Development Document Preferred Options	October - delayed to 08/09	N/A	Public Statutory consultees	Kent wide	Engagement with public to inform preparation of submission document to GOSE	Consultation now being undertaken in 2008/09	Y	All		Tim Martin 01622 221618
Kent Environment Plan	Spring 07	Spring 08	Key stakeholders in particular environmental organisations and groups	Kent wide	Development and monitoring of Kent Environment Plan	Will shape future action plan and be basis for securing buy-in from key stakeholders	N	Environment		Vacant post
CTRL domestic services							N	Transport		Tim Martin 01622 221618
Residents Survey In new communities		March 08	New developments	Kent wide	Residents	Will give KCC officers an understanding of the relationships of new	N	Community		Tim Martin 01622

Name	Start date/ End date	Feedback date	Target Group	Target area	Brief summary	Outcomes	Statutory Yes/No	Consultation (*see list below table)	type below	Contact name, e-mail & phone No.
						dwelling, migration into Kent, commuting and meeting local housing needs				221618

- Consultation types – Business, Council, Environment, Social, Community, Education, Leisure, Transport

2007/08 Performance Review

Project/development/key action as per unit business plan	Planned outcome/deliverable as per unit business plan	Progress Status
Policy Influencing Respond to national consultations on planning policy and process South East Plan	<ul style="list-style-type: none"> Respond to Planning White Paper Submit response to Government on Proposed changes following EIP Review strategic and sub regional monitoring requirements Evaluate and progress consideration of housing market assessments and strategic housing land supply assessments in conjunction with SEERA and Districts Evaluate and progress consideration of availability of employment land supply and demand to provide enhanced monitoring and guidance for LDFs Co-ordinate preparation of advice to SEERA on level and distribution of provision for gypsy and traveller accommodation Recast protocol with E&R Analysis Team to meet strategic client needs to monitor plan 	<p>Green</p> <p>N/A as no response received from Government N/A as SNR details not received</p> <p>N/A (see above)</p> <p>N/A (see above)</p> <p>N/A (see above)</p> <p>N/A (see above)</p>
SEEDA SE Coastal Strategy	<ul style="list-style-type: none"> Ensure Kent's coastal area challenges and opportunities are reflected in SEEDA's strategy 	Red – resource redirected to production of Regeneration Strategy for Kent

Project/development/key action <i>as per unit business plan</i>	Planned outcome/deliverable <i>as per unit business plan</i>	Progress Status
Lower Thames Crossing	<ul style="list-style-type: none"> Influence scope of DfT study to cover KCC requirements Continue to press for direct services on Eurostar between Ashford and Brussels Commission additional study if necessary with/without Essex CC 	<p>Green</p> <p>Green</p> <p>Green</p>
Influence major road and rail proposals in the best interests of Kent	<ul style="list-style-type: none"> Press for implementation of trunk road and motorway schemes on M25, A21 and A2 Press for secured funding for Thameslink scheme and for services to Dartford, Sevenoaks, Ashford and Maidstone 	<p>Green</p> <p>Green</p>
Influence provision of lorry parking and solutions to Operation Stack	<ul style="list-style-type: none"> Press for a permanent solution to Operation Stack Work with partners to develop proposals long term solution 	<p>Green</p> <p>Green</p>
Implementing strategic policies and corporate objectives/ (1)Influencing Local Development Frameworks	<ul style="list-style-type: none"> Co-ordinate and respond to statutory consultation on key stages of District LDF preparation Progress corporate awareness of LDF preparation and proposals and reflection of corporate objectives and strategies in LDFs 	<p>Green</p> <p>Green</p>
Apportionment guidelines for recycled aggregates, hazardous waste and London's waste apportionment (joint work with SEERA and SERTAB)	<ul style="list-style-type: none"> Influence work in Kent's best interests and feed into emerging Mineral and Waste Development Frameworks 	<p>Green</p>
Nuclear waste management strategy development particularly with regard to Dungeness Power Stations	<ul style="list-style-type: none"> Influence emerging strategy 	<p>Green</p>

Project/development/key action <i>as per unit business plan</i>	Planned outcome/deliverable <i>as per unit business plan</i>	Progress Status
Policy Development		
Kent Environment Plan - review and re-launch	<ul style="list-style-type: none"> Review of plan with key stakeholder engagement Consultation on draft plan Final document including delivery plan Launch at Kent Environment Conference in Spring 	<p>Green</p> <p>Red – unable to recruit to vacancy</p> <p>Red – as above</p> <p>Red – as above</p>
Support development of Kent Agreement Block 4/ Outcome 8 (Job creation)	<ul style="list-style-type: none"> Development Kent Agreement 2 Block 4/ Outcome 8 Framework Finalisation of Kent Agreement 2 Block 4/ Outcome 8 Framework 	<p>Green</p> <p>Green</p>
Minerals Development Framework	<ul style="list-style-type: none"> Prepare for and undertake a Public Examination in front of independent Public Inspectors Preparation and submission to GOSE of Annual Monitoring Report (AMR) Subject to AMR review and revise Minerals and Waste Development Scheme Continue to meet BVPI target 	<p>Red – preparation work undertaken but not taken to Public Examination as documents withdrawn by KCC following discussions with Inspectorate</p> <p>Green</p> <p>Green</p> <p>Green</p>
Waste Development Framework	<ul style="list-style-type: none"> Consultation of preferred options for core strategy, primary development control policies and waste sites Development Plan documents and draft sustainability report including Sustainability Assessment Preparation and submission to GOSE of Annual Monitoring Report (AMR) Subject to AMR review and revise Minerals and Waste Development Scheme 	<p>Red – see above</p> <p>Green</p> <p>Green</p>

Project/development/key action as per unit business plan	Planned outcome/deliverable as per unit business plan	Progress Status
	<ul style="list-style-type: none"> Continue to meet BVPI target 	Green
Policy Implementation		
Climate Change Action Plan for Kent	<ul style="list-style-type: none"> Delivery of Cabinet's response to recommendations of KCC Select Committee on Climate Change Consultation draft of Climate Change Action Plan for Kent Production of Climate Action Plan for Kent 	Project passed to CED policy Unit
Subject to funding, survey of new residential communities	<ul style="list-style-type: none"> Assess sustainability of new residential communities through survey research and case studies 	Green
("Building new Communities")		
Implementation of Local Transport Plan	<p>On going work to 2010/11 monitored through LTP Progress Reports</p> <ul style="list-style-type: none"> Effective delivery of local transport policies, strategies and targets Enhanced transport network/services for Kent Maximised inwards investment to Kent for major transport schemes, capital maintenance and integrated transport measures 	<p>Green</p> <p>Green</p> <p>Green</p>
Accessibility Strategy for Kent	<p>On going work on LTP targets:</p> <ul style="list-style-type: none"> Improved access to key services Co-ordination of local policies and strategies to influence transport and land use planning 	<p>Green</p> <p>Green</p>

Project/development/key action <i>as per unit business plan</i>	Planned outcome/deliverable <i>as per unit business plan</i>	Progress Status
PIPKIN (Integrated Transport Scheme Prioritisation)	On going work to 2010/11 monitored through LTP Progress Reports <ul style="list-style-type: none"> • Prioritisation of countywide integrated transport schemes (capital projects under £5m) • Deliver value for money in terms of LTP capital investment 	Green Green
Kent Prospects – Development of Action Plan and monitoring framework	<ul style="list-style-type: none"> • Development of Kent Prospects 2006—2008 Action Plan • Progression of innovative actions identified through Action Plan • Baseline Kent Prospects Progress Report produced • Annual headline indicator update produced • Respond to Southeastern's proposed service changes • Appraise evidence of London rail commuting with Southeastern • Establish regional outlook forecasts and future Kent rail traffic with CTRL • Prepare action plans including land supply and access to stations 	Red – resource redirected to production of Regeneration Strategy for Kent Red – see above Green Red – see above Green Green Green Green
Channel Tunnel Rail Link Domestic Services - Protect Kent's best interests and assess Impacts of December 2009 timetable changes		Green
Countywide Traffic Counts Programme / Kent Travel Report	<ul style="list-style-type: none"> • Monitoring and analysis of traffic data at Countywide level to inform strategic decisions/issues • Production of Kent Travel Report including distribution to key stakeholders 	Green Green
Implementing strategic policies/ Influencing planning decisions (2)	<ul style="list-style-type: none"> • Co-ordinate and respond to consultation on strategically important planning applications and proposals including ,as 	Green

Project/development/key action as per unit business plan	Planned outcome/deliverable as per unit business plan	Progress Status
Planning inquiries – Howbury Park, Celcon, Factory proposal, Igtham Sandpit, Igtham, Aylesford Wastewater Treatment Works, Aylesford and unauthorised land raise, Raspberry Hill, Iwade and potentially Hollingbourne freight terminals and Lydd Airports	<p>appropriate , input to public inquiries</p> <ul style="list-style-type: none"> Provision of evidence and representation to inquiries to support KCC view 	Green for Howbury, Celcon, Hollingbourne and Lydd not coming forward in 2007/08 financial year Aylesford Wastewater treatment works withdrawn
Management		
Member Training (Planning Applications and Regulation Committees)	<ul style="list-style-type: none"> Delivery of on-going training programmes, briefings and site tours 	Green
Member Awareness (Transport Policy and Planning Policy functions)	<ul style="list-style-type: none"> Delivery of formal and informal briefings 	Green
Review of planning application forms and guidance in light of emerging regulations	<ul style="list-style-type: none"> Action plan and implementation of review 	Green
Review of development control system re web access to planning applications	<ul style="list-style-type: none"> Identification and scoping of potential e-gov improvements to gain an improved Pendleton Score 	Red – being taken forward within IT procurement work
Project/development/key action as per unit business plan	Planned outcome/deliverable as per unit business plan	Progress Status
Review of computerised planning application system	<ul style="list-style-type: none"> Action plan and implementation of review 	Green
Improving communications	<ul style="list-style-type: none"> Review and update of web content (internal and external) 	Green

Climate Change Action Plan Recommendations

1. An explicit corporate acceptance of climate change and how human activity contributes to it
2. Detailed assessment of climate change impacts on KCC services and development of adaptive resources
3. Ensure climate change impacts on flood risk, water resources and emergency planning are taken into account
4. Provide support for better sustainable energy advice to Kent's residents
5. Complete a feasibility study for use of biomass in KCC buildings and replace with conventional fuels with bio-fuels in KCC vehicles wherever possible
6. Increase support for energy efficiency and renewable energy, particularly micro-generation, in the KCC estate and across Kent as a whole
7. Review transport policy to achieve an overall reduction in emissions from transport in the KCC estate and across Kent as a whole
8. Make more effective use of land in the development process and meet higher standards of sustainable construction
9. Introduce a Climate Change Action Plan, supported by clear targets
10. High profile communications programme
11. Clarify political and management leadership and accountability on climate change within KCC
12. Improve education on climate change impacts

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Item D1**Multi Play Area with floodlights at Newington Community Primary School, Ramsgate – TH/08/522.**

A report by Head of Planning Applications Group to Planning Applications Committee on 24th June 2008.

Application by Newington Community Primary School and KCC Children, Families, Health and Education for Multi Play Area with floodlights on an existing playground area at Newington Junior Foundation School, Princess Margaret Avenue, Ramsgate (Ref:TH/08/522)

Recommendation: permission be granted subject to conditions

Local Member(s): Mrs. E Green, Mr. A Poole

Classification: Unrestricted

Site

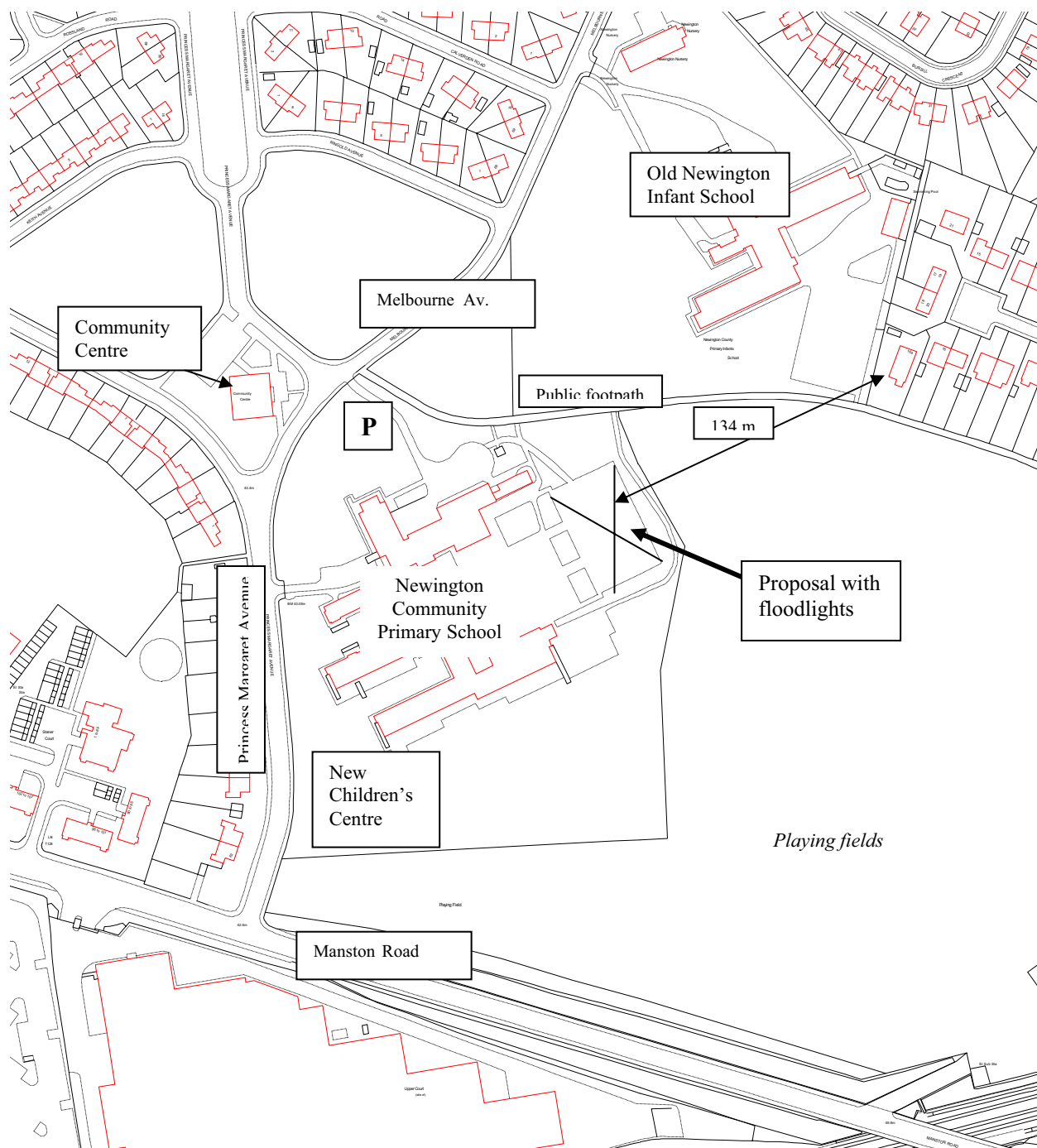
1. Newington Community Primary School is located in a residential area of Ramsgate, to the north of Manston Road (B2050) and to the east of Princess Margaret Avenue. From the north, the site adjoins the old Newington Infant School with a public footpath running between these two schools. From the east the school adjoins KCC owned playing fields. The vehicular access to the school is from Princess Margaret Avenue and Melbourne Avenue. There is also a pedestrian access from the public footpath from the north. In addition, the access from Melbourne Avenue is used by the Neighbourhood Policing Unit located within the school grounds. The proposed Multi Play Area would be located in the north east of the school site, close to the public footpath and the boundary with the old Infant School's playing field. The nearest residential property to the proposed Multi Play Area is approximately 134 metres, which is to the east across the playing field. A site plan is attached (see page D1.2).

Proposal

2. The planning application is to install eight 2.2kw floodlight luminaries bolted on six 8metre high steel columns. It is also proposed to resurface the existing hard surface 50 x 30 metres play area and to install 3m high weldmesh fence finished in dark green, RAL 6005 (see page D1.3).
3. The proposed Multi Play Area would be used by the pupils of the school during normal school hours for sports such as football, netball, basketball and/or hockey. During after school hours, between 16.30 and 21.00 weekdays the Multi Play Area would be available for hire to local sports groups. It is also proposed to use the facility between 10.00 and 17.00 Saturdays, Sundays and Bank Holidays. It is proposed to employ a coach to manage the running of the facility for two hours per day from 16.00 to 18.00 Monday to Friday. The motivation behind the proposal is that there is no affordable sports facility for young people in the Newington Area and the development has the support of the local football club and Youth Inclusion Project team.

Multi Play Area with floodlights at Newington Community Primary School, Ramsgate – TH/08/522

Site Plan

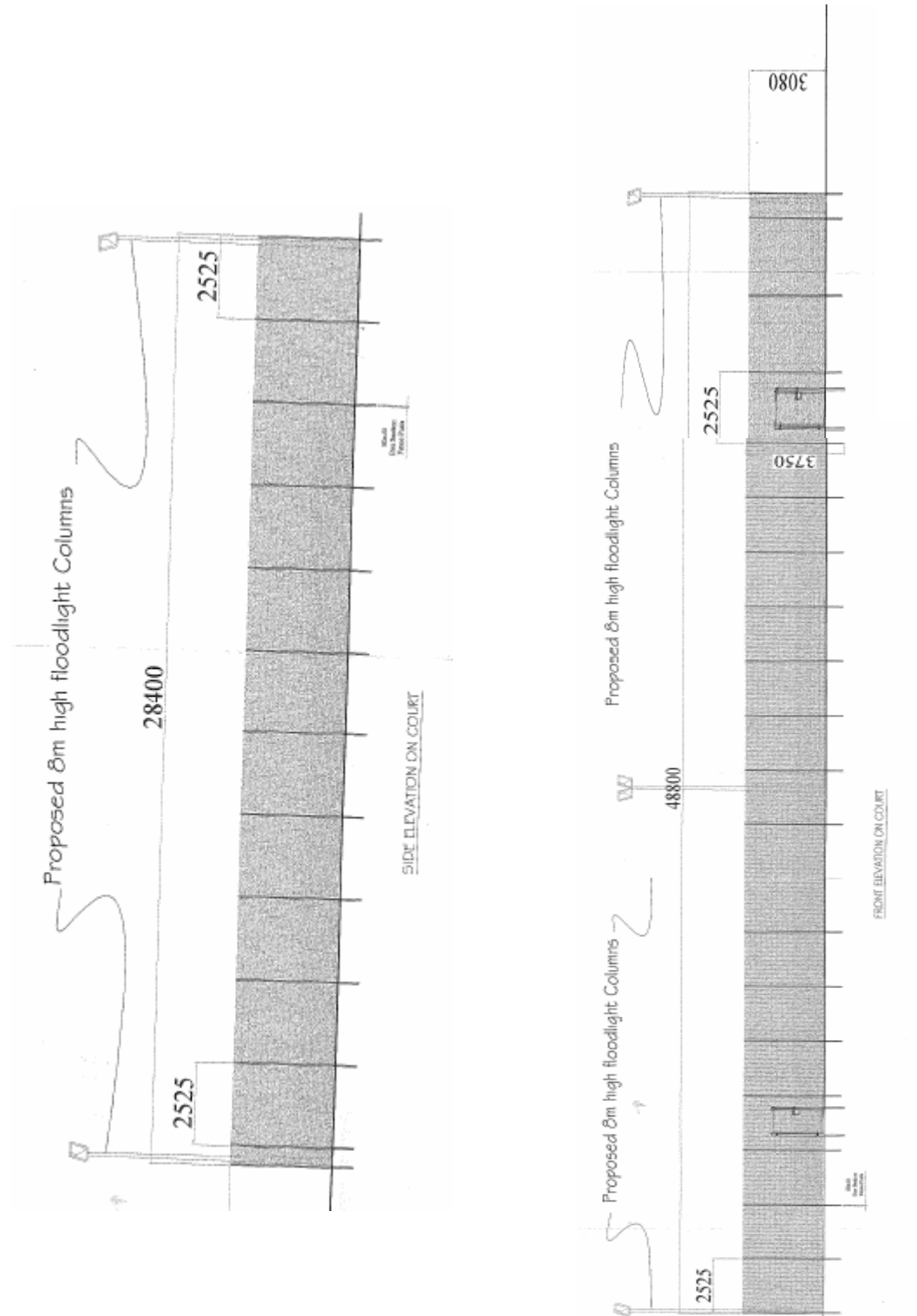


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Item D1

Multi Play Area with floodlights at Newington Community Primary School, Ramsgate – TH/08/522

Elevations



Multi Play Area with floodlights at Newington Community Primary School, Ramsgate – TH/08/522

Light spill

Newington Junior School
Vers2

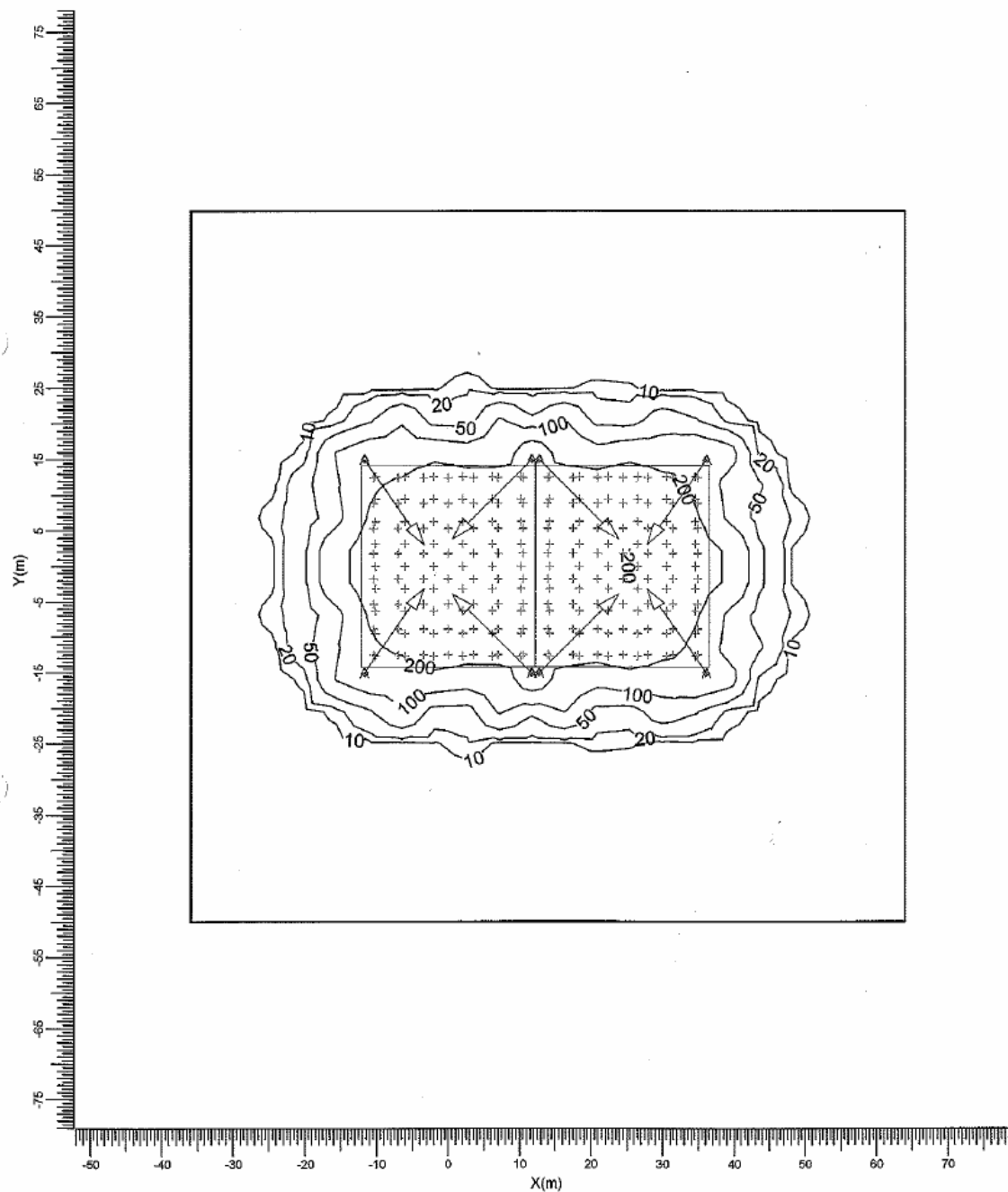
Multi Use Games Area

LTL Contracts
Date: 28-05-2008

3.2 Overspill: Iso Contour

All Lights On

Grid : Overspill at Z = 0.00 m
Calculation : Surface Illuminance (lux)



A ———> MVP507 WB/60

Average
51.3

Minimum
0.0

Min/Ave
0.00

Project maintenance factor
0.80

Scale
1:750

Multi Play Area with floodlights at Newington Community Primary School, Ramsgate – TH/08/522

Planning Policy

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

(i) The Kent & Medway Structure Plan 2006:

- | | |
|-------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Policy SP1 | Seeks to conserve and enhance Kent's environment and ensure a sustainable pattern of development. |
| Policy QL1 | Seeks to ensure that all development is well designed and of a high quality that responds positively to the local character. Development, which would be detrimental to the built environment, amenity, function or character of the area, will not be permitted. |
| Policy QL11 | Provision will be made to accommodate additional requirements for local community services in response to growth in demand from the community as a whole. The services will be located where they are accessible by walking, cycling and by public transport. |
| Policy NR5 | The quality of Kent's environment will be conserved and enhanced. Development should be planned and designed to avoid, or adequately mitigate, pollution impacts, including noise and levels of light intrusion. |

(ii) Thanet District Adopted Local Plan 2006:

- | | |
|------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Policy D1 | Sets out design principles for new developments, which should provide high quality and inclusive design, sustainability, layout and materials. New development should be compatible with neighbouring spaces and not lead to an unacceptable loss of amenity through overlooking, noise or light intrusion |
| Policy SR1 | New sport facilities provided by Schools, particularly where available to the public, will be permitted provided the location of the proposal is within or adjoining urban areas; is ancillary to the outdoor use; and satisfactory arrangements are made for vehicular access and parking, and access by pedestrians and the disabled. |
| Policy SR3 | Multiple use of existing facilities and new developments, which will create opportunities for recreational use by the public additional to the existing use of the facilities will be permitted. |

Consultations

5. **Thanet District Council:** raises no objection to the proposal.

Divisional Transportation Manager: raises no objection to the proposal subject to a condition that the main school car parking facility would be available for users of the new floodlit playground.

The County Council's Lighting Advisor: raises no objection to the proposal and considers that the proposed floodlights would provide excellent concealment of the light source and notes that the light spill levels drop to 1 lux well within the confines of the site.

Multi Play Area with floodlights at Newington Community Primary School, Ramsgate – TH/08/522

Sport England: supports the proposal and recommends that a Community Use Scheme be submitted to and approved in writing by the County Planning Authority.

Local Members

6. The local County Members Mrs. E Green and Mr. A Poole were notified of the application on the 8th April 2008.

Publicity

7. The application was publicised by the posting of two site notices and the individual notification of 30 nearby properties.

Representations

8. 2 letters of representation were received in response to the proposal. The main planning issues raised by the neighbours can be summarised as follows:
- The existing lights on the school buildings are an intolerable imposition and the proposed floodlights would extend the periods of lighting pollution;
 - During the football season and during practice sessions held on the school playing field, cars are parked on both sides of Princess Margaret Avenue, which causes a massive access issue to the Newington Estate, especially for emergency vehicles;
 - Opening of the school grounds to the wider community would add to the already congested roads in the Newington Estate;
 - We do not need floodlights in Newington Estate as there are already some at Jackey Bakers recreational ground. That should be enough.

Discussion*Introduction*

9. The application is required to be determined in accordance with the relevant Development Plan Policies, unless other material considerations are of overriding importance. Consideration should be given to the location and design of the development, and the impact it might have on local amenity and functioning of the settlement. Specifically, the level of light pollution and vehicular access arrangement should be considered. The above should be balanced against the benefits of these improvements to the sports facility in the area.
10. The Kent and Medway Structure Plan Policy QL1 of and the Thanet District Adopted Local Plan Policy D1 require new developments to be of high quality and well designed, be compatible with neighbouring spaces and not to lead to the loss of amenity through noise or light intrusion. Further, the Kent and Medway Structure Plan Policy QL11 and the Thanet District Adopted Local Plan Policies SR1 and SR3 encourage decision makers to make provision for community facilities ancillary to the existing uses and support making new school sports facilities accessible to the wider public. In my view, these Policies are of particular relevance to the site.

Location and visual impacts

11. The Newington Community Primary School is located in a residential area and aims to serve the local community. It is considered that the school is easily accessible by walking, cycling and public transport and therefore improvements in community facilities at this location would be in accordance with the KMSP Policy QL11 and Thanet District Adopted Local Plan Policy SR1. Further, I note that the proposed Multi Play Area would be replacing the existing hard surface play area, which is next to the School's playing

Multi Play Area with floodlights at Newington Community Primary School, Ramsgate – TH/08/522

field and other KCC's playing fields. Therefore, such an improvement would be compatible with neighbouring uses and ancillary to the educational function of the whole site.

12. The proposed Multi Play Area would be located at the back of the school buildings away from the residential properties on Princess Margaret Avenue. From the north and north-east the site is screened by shrubs and trees, and borders with the neighbouring playing fields of the old Infant School. The columns would be galvanised tubular steel, which would blend in with the sky. On the other hand, at the lower level the 3 metre weldmesh fence would be finished in green to blend in with trees and other planting. The visual impact of the fence would be minimised by its open design, which comprise pairs of 8mm diameter wires at 200mm vertical centres sandwiching a single 6mm diameter vertical wires at 50mm horizontal centres. Consequently, I consider that the development would not have any significant visual impact on the immediate and long distance views.
13. In terms of the intensified use of the site, I note that the existing hard surface play area is already used by pupils during the school hours. The proposal is to open the facility to the wider community, which would help the School to meet the objective of the Government's Extended School's policy. This would also be in accordance with the Thanet District Adopted Local Plan Policies SR1 and SR3, which encourage schools to provide new sports facilities, particularly where these are made available to the public.

Highways

14. Further, support for the improvements in the new sports facilities depend on satisfactory arrangements for vehicular access and parking as well as pedestrian access. Local residents have expressed concern over the potential increased demand for car parking associated with this application. It is considered that there would not be any change in demand for car parking during school hours as there would not be any change to the current use. There is, however, a potential for some additional journeys to the site after the normal school hours. Then again, the majority of people could access the site on foot, or by bicycle as the Multi Play Area aims primarily to serve the local community. To minimise any potential road inconvenience associated with this development, the applicant proposes to make the main school carpark of 36 spaces, including 2 disabled people spaces, available for the Multi Play Area users. In the opinion of the Divisional Transportation Manager, the number of available spaces is more than adequate for out of hours activities generated by the Multi Play Area. In my view, the arrangements for vehicular access and parking meet the requirements of Thanet District Adopted Local Plan Policy SR1.

Light pollution

15. Kent and Medway Structure Plan Policy NR5 requires that development to be planned and designed to avoid pollution impacts, including light intrusion. The proposal includes installation of eight 2.2kw floodlight luminaries bolted on six 8 metre high steel columns. A detailed lighting scheme has been submitted with this application, and from the light spill levels supplied it can be read that the lighting level varies between 177 and 356 lux within the Multi Play Area. However, the lux levels drop rapidly beyond the boundary of the Multi Play Area and within 30m from the light source the light spill falls to 1 lux. Considering that the nearest residential property is approximately 134 m away from the Multi Play Area it is most unlikely that there would be any risk of light intrusion by virtue of light spill. In terms of potential light glare the County Council's Lighting Advisor considers that the proposed floodlights would provide an excellent concealment of the light source. The Institute of Lighting Engineers guidance for lighting in urban areas (Zone E3) recommends no light falling on the neighbouring properties exceeding 10 lux.

Multi Play Area with floodlights at Newington Community Primary School, Ramsgate – TH/08/522

In this case, the light spill levels would drop to 1 lux well within the confines of the site (see page D1.4 and D1.2).

16. Overall, I consider that the development would be in accordance with the Policy QL1 and NR5 of the Kent and Medway Structure Plan 2006 and Thanet District Adopted Local Plan Policy D1, which require all developments to protect the amenity of their local surroundings and not lead to unacceptable light pollution.

Hours of use

17. During the consultation, residents have raised concerns that in their view there is a close connection between the installation of the floodlighting and the future increase in traffic and light intrusion. These issues have been discussed above. However, these issues are also related to the hours of use of the facility which could be controlled to some degree. The applicant proposes to use the Multi Play Area 8.00 and 21.00 Mondays to Fridays and 10.00 and 17.00 Saturdays, Sundays and Bank Holidays throughout the year. The reason for the indicated hours is that there is no other affordable facility for young people in the Newington Area. Considering that the facility would be located in a residential area I would recommend that the use of the facility to be restricted to Mondays to Saturdays only during the hours requested by the applicant. I consider that in the interest of the residential amenity the use of the Multi Play Area should not be allowed on Sundays and Bank Holidays.

Conclusion

18. In summary, I am of the opinion that the new facility would greatly enhance the provision of sports facilities in the local community without compromising the amenity of local residents. Consequently, I consider that the proposed development would be in accordance with the aims and objectives of the relevant Development Plan Policies. Therefore, I recommend that permission is granted subject to appropriate conditions.

Recommendation

19. I recommend that PERMISSION BE GRANTED SUBJECT to conditions, covering:
- Standard time restriction for hours of operation;
 - All spaces within the existing school car park should be available during the operation of the Multi Play Area;
 - Hours of use of the Multi Play Area 8.00 - 21.00 Mondays to Fridays and 10.00 -17.00 Saturdays, with no use on Sundays and Bank Holidays;
 - Prior to the commencement of the use of the facility, a Community Use Scheme shall be submitted and approved by the County Planning Authority;
 - No trees, shrubs and hedges shall be removed
 - The development to be carried out in accordance with the permitted details.

Case Officer –Anna Michalska-Dober	01622 696979
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Background documents –See section heading

Item D2**Further details pursuant to condition 10 – details of walls, fencing, gates and other means of enclosure at Westgate Primary School, Dartford**

A report by Head of Planning Applications Group to Planning Applications Committee on 24 June 2008.

Application submitted by Kent County Council Children, Families, Health & Education for further details pursuant to condition 10 – details of walls, fencing, gates and other means of enclosure at Westgate Primary School, Summerhill Road. (Ref: DA/06/868/R10)

Recommendation: The details be approved subject to conditions.

Local Member(s): Mr T. Maddison

Classification: Unrestricted

Site

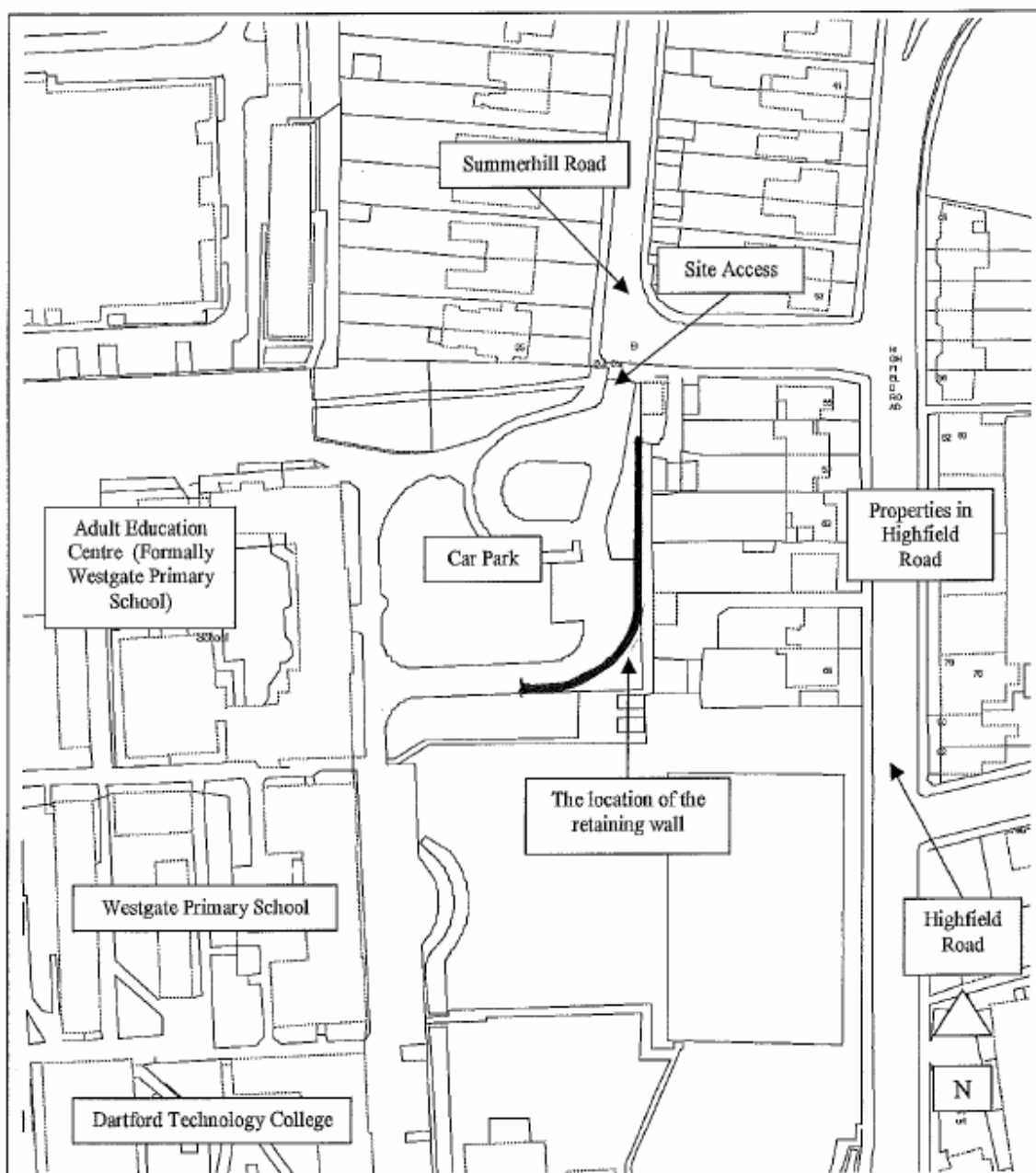
1. The Dartford Campus project is the initial phase of a much larger strategic plan to develop and regenerate the whole of the Dartford West site. Parts of the site are to be sold off for housing, with the remaining land forming the new Dartford Educational Campus. The Campus will include a new nursery school, primary school, Technology College and shared sports facilities. This will be achieved by a combination of the refurbishment and extension of existing buildings, and the demolition of some existing buildings, to be replaced with new builds. Each element of the scheme has been/will be subject to individual planning applications, which all aspire to the same masterplan for the site. Dartford Campus is located in west Dartford, and is bounded by residential properties to the north and west, and facing residential properties to the south and east. Westgate Primary School is centrally located within the campus, sited between Dartford Technology College, which is currently under construction, and the Adult Education Centre (formally Westgate Primary school). A site plan is attached.

Background

2. The construction of a new building to house Westgate Primary School was initially granted planning permission in 2006 (under planning consent reference DA/05/382). A second planning application for amendments to the footprint, floor plans, elevations and roof, including an increase in height to the building, was approved in October 2006. All of the conditions of the previous consent that were yet to be discharged were transferred to the new consent (reference DA/06/868).
3. The application for accommodation to house Westgate Primary School included the reorganisation of an existing car park accessed from Summerhill Road. Amendments to the car parking layout were submitted in April 2007, and approved in June 2007, and essentially turned the layout through 90 degrees to avoid car doors swinging open too fast and causing damage (due to the gradient of the car park). In addition 3 parking spaces were omitted due to a reduction in the number of staff on site.
4. Condition 10 of planning consent reference DA/06/868 required the submission and approval of details of walls, fencing, gates and other means of enclosure. These details were submitted and approved under delegated powers in June 2007.

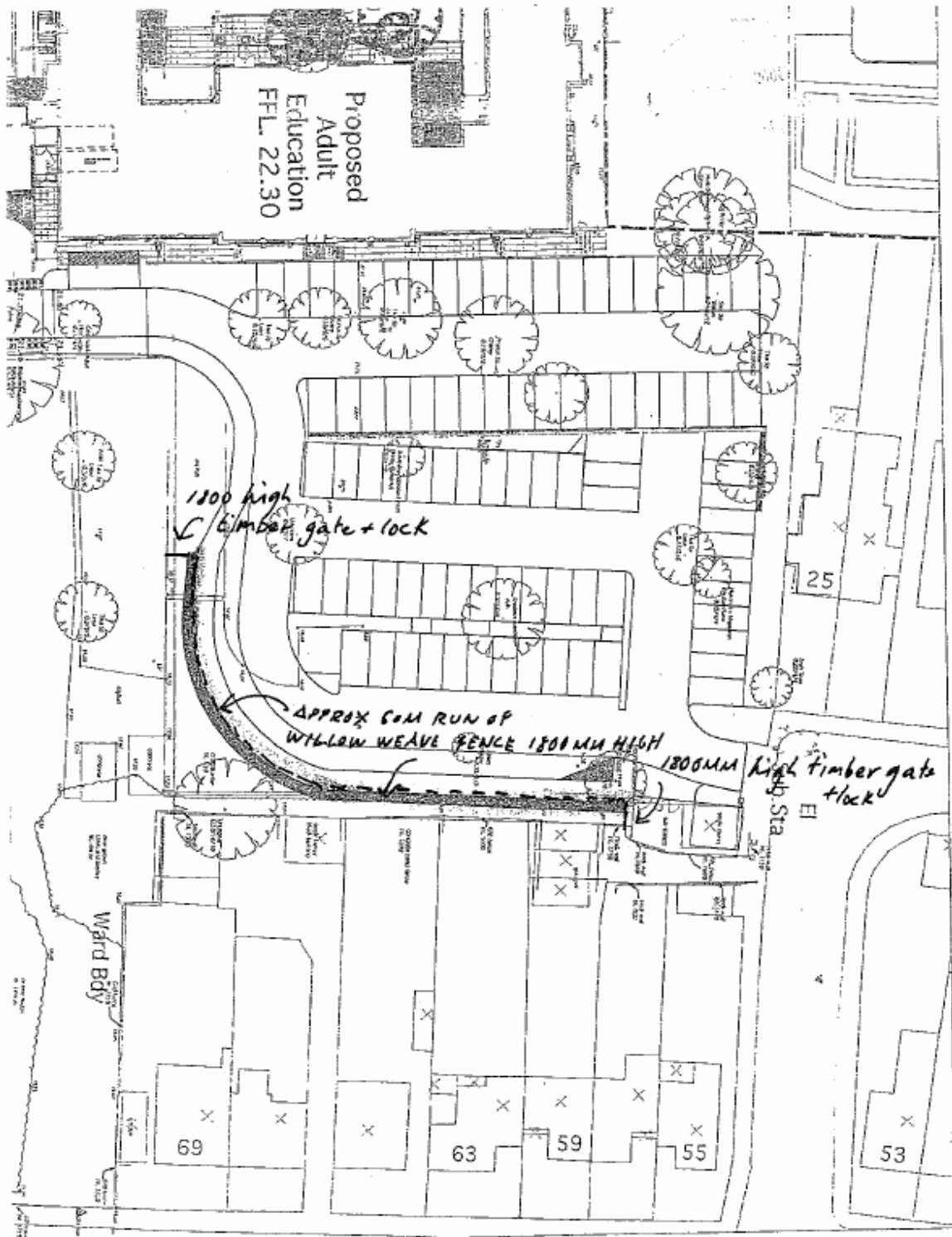
Further details pursuant to condition 10 – details of walls, fencing, gates and other means of enclosure at Westgate School, Dartford - DA/06/868/R10

Site Location Plan



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Further details pursuant to condition 10 – details of walls, fencing, gates and other means of enclosure at Westgate School, Dartford - DA/06/868/R10



60M RUN OF HIGH (1800MM)
FENCE
(APPROX LOCATION)

SK 1632 23408/1/5

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Confirmed And Approved By Structural
Engineers.
No Orientation Checks Have Been
Made. Full Measured Survey Required.

Further details pursuant to condition 10 – details of walls, fencing, gates and other means of enclosure at Westgate School, Dartford - DA/06/868/R10

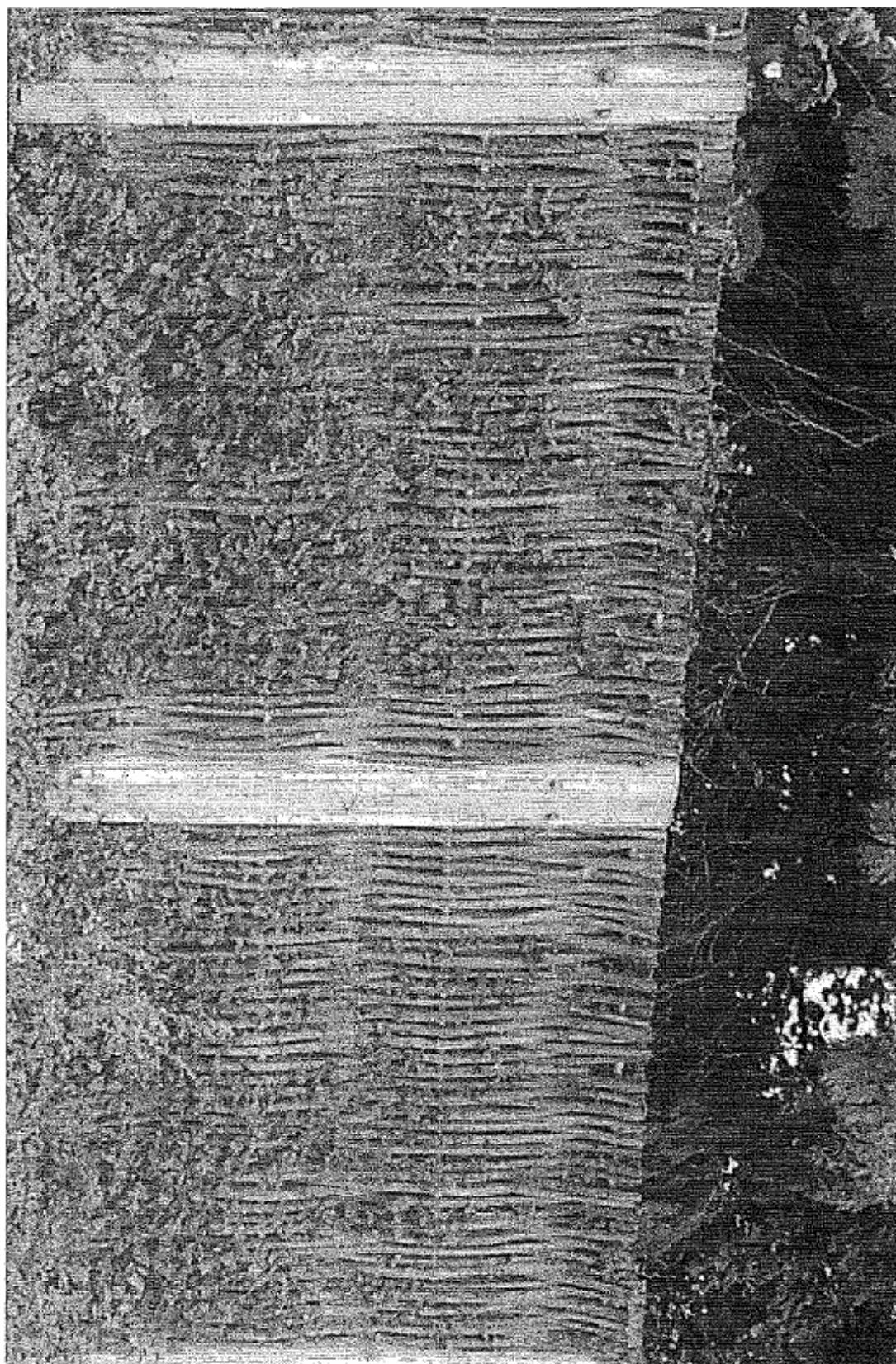


Item D2

Further details pursuant to condition 10 – details of walls, fencing, gates and other means of enclosure at Westgate School, Dartford - DA/06/868/R10

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24/04/2008



Further details pursuant to condition 10 – details of walls, fencing, gates and other means of enclosure at Westgate School, Dartford - DA/06/868/R10

5. Westgate Primary School is now completed and fully operational, and the associated car park is nearing completion. In March 2008 the County Planning Authority received complaints from residents of Highfield Road, Dartford, with regards to a retaining wall which had been constructed to the rear of their properties, to the eastern boundary of the car park, upon which were the access road and footpath. Concern was expressed over the appearance of the wall itself, but also the implications of the structure, such as overlooking, noise, air and light pollution from cars using the access road, and a loss of privacy. These concerns were immediately raised with the applicant, who following subsequent site visits, confirmed that the development had been built in strict accordance with the submitted drawings. The retaining wall is constructed using gabion baskets, containing stone not concrete. However, in the interest of good neighbourly relations, and following discussions with neighbouring residents, the applicant has submitted details of a fence to be erected at the top of the retaining wall to mitigate the impact and address local concerns. The proposal is discussed in detail below.

Proposal

6. This application proposes further details pursuant to condition 10 – details of walls, fencing, gates and other means of enclosure at Westgate Primary School, Dartford. Details pursuant to this condition have already been approved, and this is not a proposal to amend the fencing details that have planning approval. Moreover, the applicant is seeking to provide additional fencing which was not proposed within the original details and, therefore, all other walls, gates, fencing and means of enclosure, would remain as approved.
7. In an effort to address the concerns raised by local residents and to mitigate the impact of the retaining wall, and the associated access road and footpath, the applicant is proposing to erect a 60m run of 1.8m high willow weave fencing to the top of the retaining wall. The willow weave fencing can be provided 'living' or 'dry'. For the 'living' fence a trench with topsoil would be required, which would be unsuitable given the fencing's footings within the gabion baskets. However, the 'dry' screen would be landscaped with climbing plants, such as clematis. The applicant is proposing to plant a climbing plant every 2 metres along the gabion wall, which is expected to cover the gabions and the willow weave fence in time, providing a 'green screen'.
8. The applicant initially considered the use of a close boarded fence, but was advised against this by structural engineers. That is because a close boarded fence would not work structurally – the overturning force which would be exerted in strong winds could cause the fence to fall, and could result in instability of the gabion walling itself. Therefore, a fence which would have less resistance to strong winds, allowing air under pressure to pass through, has been carefully selected by the applicant.
9. The applicant considers that the woven weave fence would have the following advantages:
- Screen to 1.8m high to provide privacy from overlooking and vehicle lights;
 - Can be landscaped to enhance aesthetic appeal and absorb fumes;
 - Climbing plants already specified for the gabion wall are suitable for the screen;
 - Planted screens are less attractive to vandalism;
 - Rapid construction and low installation costs;
 - Minimal maintenance;
 - Green credentials include absorption of CO₂, use of wood from sustainable managed forests, and all materials being fully recyclable;

Further details pursuant to condition 10 – details of walls, fencing, gates and other means of enclosure at Westgate School, Dartford - DA/06/868/R10

10. At either end of the fencing, between the gabion wall and the boundary of the site, the applicant is proposing to install a 1.8m high close-boarded lockable gate. This is to secure the area between the wall and the boundary which, with the introduction of a fence, would be well screened from the school site. The applicant advises that close boarded gates could be used as the siting of the gates would not be in areas exposed to high winds, and the post fixings would be into the ground, not the gabion walling.

Reduced copies of the submitted drawings showing the site layout and proposed fencing are attached.

Planning Policy

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

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

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

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

Policy QL12 -Community Services, including schools, will be provided as long as there is a demonstrable need for them.

Policy NR5 - The quality of Kent's environment will be conserved and enhanced. This will include the visual, ecological, geological, historic and water environments, air quality, noise and levels of tranquillity and light intrusion.

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

Policy S2 - Encouragement will be given to the provision of community facilities.

Policy B1 - The following factors will be taken into account in considering development proposals:

a) Proposed Use, which should be appropriate for its location and should not have a detrimental effect on the local area through visual impact, traffic generation, noise or other factors.

b) Design, which should be of a high standard and respect and integrate with the surroundings. Particular attention should be paid to the mass, form and scale of the proposed development and its impact on the environment and neighbouring uses.

c) Materials, which should be of good quality, pleasing in appearance and durable.

d) Amenity of adjoining properties, particularly in the case of residential properties, should not be materially detracted from by development proposals. This includes the loss of daylight or sunlight, and overlooking from habitable rooms.

e/f) Access and parking.

Further details pursuant to condition 10 – details of walls, fencing, gates and other means of enclosure at Westgate School, Dartford - DA/06/868/R10

[.....]

Policy CF3 - The Council will encourage and support the provision of social, community, educational and cultural facilities and infrastructure to meet the current and future needs of the Borough.

(iii) Second Deposit Draft (2002) **Dartford Borough Local Plan Review:**

Policy DD11 – A high standard of design will be sought in all proposals. Planning permission will be granted if the proposed development :

1) Is compatible with neighbouring buildings and spaces or improves their surroundings in terms of scale, height, massing, materials and site coverage.

2) Incorporates a layout that respects the original topography of the site and retains trees, hedgerows and shrubs which are important landscape features.

3) Retains or enhances the privacy and amenity of the local area by reason of form, scale, height, outlook, noise and light intrusion or activity levels including vehicular or pedestrian movements.

4) Retains important buildings.

[.....]

9) Incorporates appropriate provision for the role of the car.

[.....]

Policy CF2 – New, additional, or replacement utilities infrastructure shall be sited and designed so as not to harm the environment or appearance of existing developed areas, new developments, the Green Belt and other open land.

Consultations

12. Dartford Borough Council comments as follows:

“Given that the fencing is proposed to overcome privacy and nuisance issues to neighbouring residential properties, this Council would not wish to raise objections to the proposed fencing.”

Publicity

13. The application was publicised by the individual notification of 8 nearby properties.

Representations

14. 1 letter of representation, signed by 10 residents of Highfield Road, has been received to date. The main comments/points of concern and objection can be summarised as follows:

Further details pursuant to condition 10 – details of walls, fencing, gates and other means of enclosure at Westgate School, Dartford - DA/06/868/R10

- Residents were not informed of the development;
- As a result of the development residents have found rubbish in their gardens;
- The view that residents now have at the end of their gardens is piles of rubble in wire baskets which is not acceptable;
- The footpath at the top of the retaining wall intrudes into the privacy of neighbouring properties;
- Residents cannot see that the willow fence would provide privacy as there are gaps that would enable people to see through it. Neither can it be seen that the fence would stop car emissions or headlights;
- What are the proposals for the gap between the retaining wall and the end of neighbouring properties gardens? Residents are concerned that this will become a hiding place for youths and a dumping ground for rubbish;
- Are the trees that were taken away going to be replaced?
- What sort of lighting would be used along this ramp as due to the height light pollution could become a problem;
- The ramp is far too high and residents feel misled and uninformed;

Discussion

15. In considering this proposal regard must be had to the Development Plan policies outlined in paragraph (11) above. Section 38(6) of the 2004 Planning and Compulsory Purchase Act states that applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise. Therefore, this proposal needs to be considered in the context of the Development Plan Policies, Government Guidance and other material planning considerations arising from consultation and publicity. The issues of particular relevance in this instance are whether or not the proposed fence is acceptable in terms of mitigating the impact of the retaining wall upon neighbouring residential amenity.
16. It must be noted that the car park and the retaining wall have been built in accordance with the submitted drawings and plans. Therefore, the applicant is not in breach of planning consent, and is not in any way required to provide mitigation for the retaining wall. Although neighbouring residents are clearly unhappy about the development as built, they were notified of the original planning application for Westgate Primary School, and the subsequent amended application. No comments or objections were received at that time. The application was considered fully in accordance with Development Plan Policy and was granted planning permission subject to conditions. The development as built is, therefore, not a matter for discussion within this report. Moreover, the provision of the fence, which the applicant has proposed out of good will, is the matter that will be discussed below.

Fencing

17. The applicant is proposing to construct a 60 metre stretch of 1.8m high willow weave fencing to the top of the gabion basket retaining wall. Local residents have expressed concern over the proposed fencing, and suggest that a close-boarded fence would be more suitable, providing better screening from air, light and noise pollution. As outlined in paragraph 8 of this report, the applicant did initially consider the use of close boarded fencing. However, as the footings of the fence would be within the gabion baskets, the applicant was advised against the use of a close-boarded fence on the basis that the fence would act as a wind break, and due to the less secure footings, would result in overturning of the fence and a weakening of the gabion basket retaining wall.

Further details pursuant to condition 10 – details of walls, fencing, gates and other means of enclosure at Westgate School, Dartford - DA/06/868/R10

18. The applicant is therefore proposing a significantly more elaborate type of fencing. The willow weave fencing would allow air under pressure to pass through the fence, reducing the potential of overturning and weakening of the gabion wall. I consider that the proposed fencing is more aesthetically pleasing, especially when planting has established and, therefore, visually is much more acceptable. Although the fence would allow air under pressure to pass through the weave, the weave is still tight enough to mitigate against overlooking, loss of privacy and the nuisance and pollution caused by car headlights and emissions. Additionally, once climbing plants have established upon the fencing, the screening value of the fence would increase.
19. Whilst it is again important to note that the applicant does not have to provide any fencing at the top of the retaining wall, I consider that the proposal made by the applicant should be welcomed in the interests of improved amenity. The applicant has met with neighbouring residents in an effort to overcome their concerns and, as a result, has submitted these additional fencing details. Although some residents may prefer a close-boarded fence, the applicant cannot provide that. Therefore, I consider the proposed fencing to be acceptable and see no reason why the additional details submitted pursuant to condition 10 should not be approved.

Rubbish & security

20. Local residents have also expressed concern over litter being dropped into their gardens, and are concerned that the screened area between property boundaries and the retaining wall could become a hiding place for youths. First, the dropping of rubbish is a school management issue that neighbouring residents should take up directly with the school. However, the provision of a fence to the top of the retaining wall would act as a barrier to rubbish, and should contain any rubbish deposited by pupils within the school grounds. With regards to the area between property boundaries and the retaining wall, the applicant is proposing to erect a lockable close boarded gate at either end of the fence, between the retaining wall and the site boundary. This gate would allow access for maintenance, but would preclude unauthorised access. Therefore, I consider that these matters would be mitigated by the applicant's proposal, and see no reason to refuse the details submitted on these grounds.

Trees

21. All trees that have been removed were included within the submitted landscaping scheme, and the applicant states that appropriate tree protection measures and ecological mitigation procedures were followed. A landscaping scheme for the whole of the Dartford Campus has been submitted, but is yet to be approved. The scheme does, however, propose replacement tree planting, and a substantial amount of soft landscaping, including climbing plants at 2 metre centres to be planted at the base of the gabion wall. It is expected that these would cover not only the wall, but the proposed fencing. The removal of trees, and subsequent landscaping, was considered at the time the application for Westgate Primary School was determined, and does not impact upon the determination of the additional fencing details pursuant to condition 10. However, the provision of climbing plants is welcomed.

Lighting

22. Residents have also expressed concern over lighting of the car park, and the subsequent impact that this could have. Details of all external lighting were required to be submitted for approval pursuant to condition 5 of planning consent reference DA/06/868. These details were submitted in June 2007, and approved in September 2007. The County Council's Lighting Advisor and Dartford Borough Council were both

Further details pursuant to condition 10 – details of walls, fencing, gates and other means of enclosure at Westgate School, Dartford - DA/06/868/R10

consulted on the proposed lighting scheme, and following amplification and amendments to the submitted details, neither party raised concern or objection. Therefore, it is considered that the lighting proposed is appropriate for the site and would not have an adverse impact upon the amenity of neighbouring properties.

Conclusion

23. The proposal seeks to provide additional mitigation fencing to minimise the impact of the previously erected gabion walling. This walling has been built implemented in accordance with the planning permission and there is no obligation on the applicant to provide any further mitigation. However, in light of local concern about the scheme as built, the applicant has sought to mitigate the impact.
24. Overall, I consider that this proposal would aid in mitigating the impact of the development as built. The proposed fencing would provide local residents with a sense of privacy, whilst mitigating noise, light and air pollution. In my view it would not give rise to any significant material harm and is in accordance with the general thrust of relevant Development Plan Policies. There are no material planning considerations that indicate that the conclusion should be made otherwise. However, I recommend that various conditions be placed on any planning permission, including those outlined below.

Recommendation

25. I RECOMMEND that the additional details submitted pursuant to condition 10 of planning consent reference DA/06/868/R10 be APPROVED SUBJECT TO further conditions, including conditions covering:
- The fencing to be installed within 2 months of the date of the decision;
 - The development to be carried out in strict accordance with the submitted plans;
 - Controls over the hours of working during construction,

Case officer – Mary Green	01622 221066
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Background documents - See section heading

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Item D3**Redevelopment of existing secondary school, Herne Bay High School, Bullockstone Road, Herne Bay – CA/08/316**

A report by Head of Planning Applications Group to Planning Applications Committee on 24 June 2008.

Application by Land Securities Trillium and Kent County Council Children, Families, Health & Education for the partial demolition of existing school buildings and alterations and extensions to form new entrance block, roofing over existing courtyard and new sports hall together with associated hard and soft landscaping and the provision of temporary mobile accommodation during the construction period at Herne Bay High School, Bullockstone Road, Herne Bay (CA/08/316)

Recommendation: Planning permission be granted

Local Member(s): Mr. J. Law & Mr. D. Hirst

Classification: Unrestricted

Site

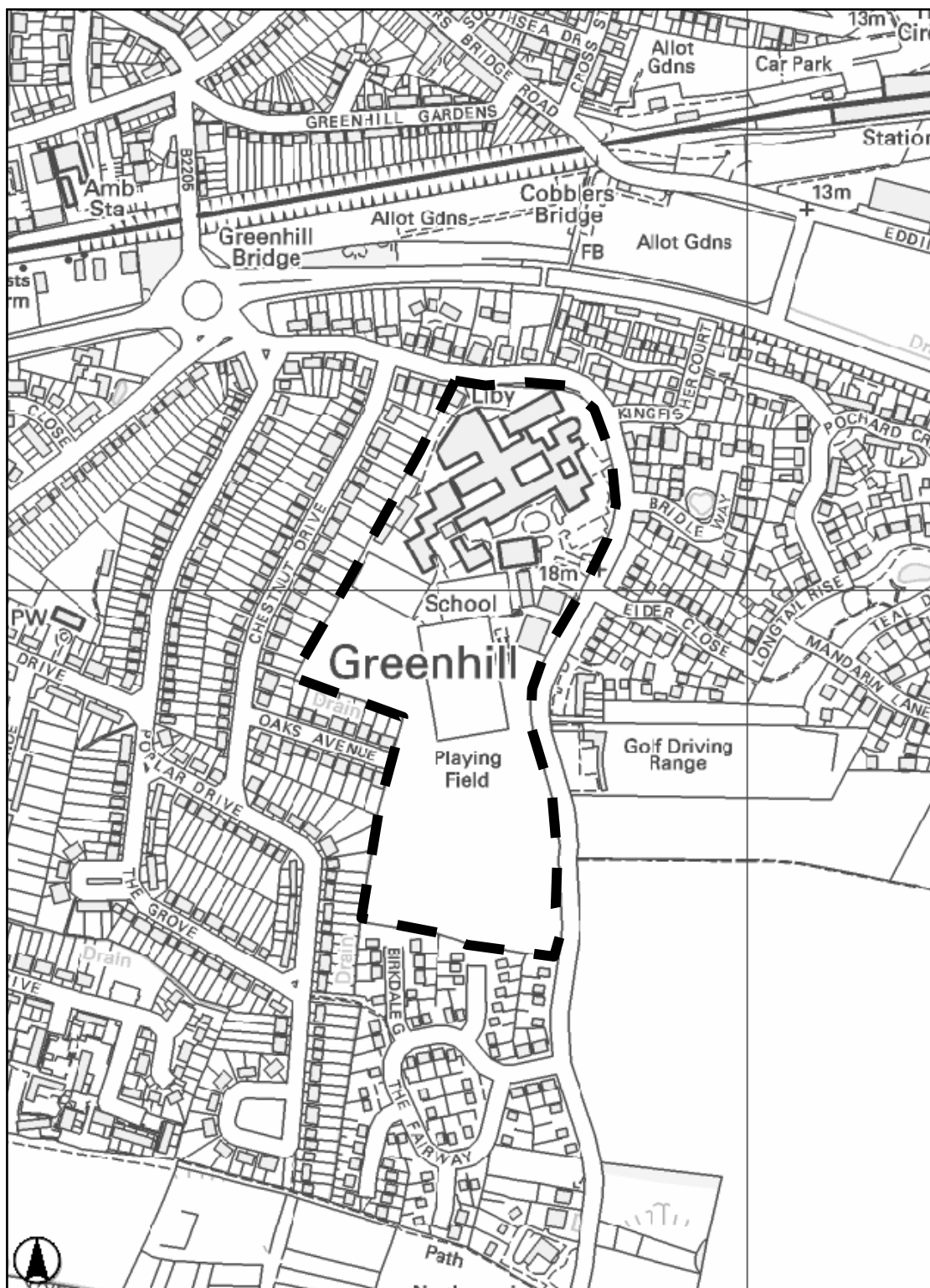
1. Herne Bay High School lies within the urban confines of Herne Bay, south of the A299 Thanet Way, in Greenhill. Residential properties surround the site to the north, south, east and west. Bullockstone Road and the main school vehicular entrance and car park is located to the east of the site, and to the north Greenhill Road and a secondary car park used mainly for the Greenhill public library and on-site nursery. A third car park off Bullockstone Road is used for main deliveries and kitchen staff parking. Chestnut Drive and Oaks Avenue are located to the west of the site and are residential streets that border the site. The main school buildings are located to the north of the site with the playing fields to the south. The school land is set in a fairly open landscape, with the land falling away gently to the south of the site. The sports fields of the school are a protected open space as identified in the adopted Local Plan. *A site location plan is attached on page D3.2*

Background

2. The Building Schools for the Future programme is a Government initiative to transform all the Country's Secondary School's to enable them to meet the new challenges of 21st Century education. In particular, new methods of teaching and new styles of learning have implications for the type and arrangement of spaces for schools. A move away from traditional teaching methods means less reliance on the earlier school designs of classrooms and corridors. Opportunity therefore exists for more innovative designs of school buildings with a wider variety of internal and external spaces, and greater scope for fuller use of the premises by the local community.
3. The main campus buildings are a mix of ages dating from the 1950s with the most recent additions in 2006. The incremental approach to development at the site has led to internal and external circulation problems, whilst the mix of age of buildings presents problems for the school with upkeep and maintenance. The existing school population is approximately 1500, with approximately 200 of those post 16 students. Most of the pupils come from within a 1.5km radius of the school, which represents a very tight catchment area. A total of 200 full and part time staff are employed at the school.

**Redevelopment of existing secondary school, Herne Bay High,
Bullockstone Road, Herne Bay - CA/08/316**

Site Location Plan



Site Location Plan – Herne Bay High Campus
Scale 1:5000

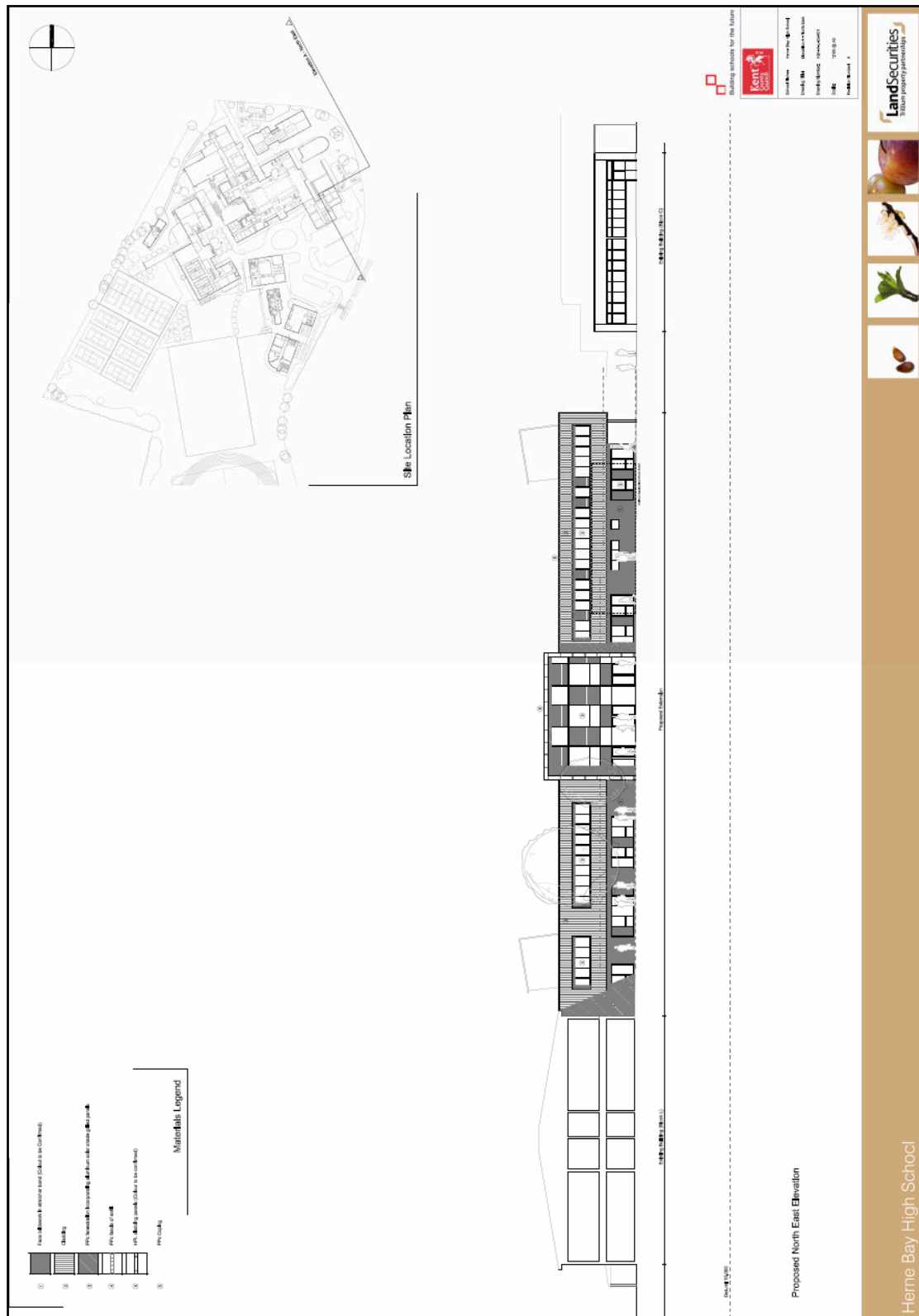
Redevelopment of existing secondary school, Herne Bay High, Bullockstone Road, Herne Bay - CA/08/316

Proposed Ground Floor Masterplan



**Redevelopment of existing secondary school, Herne Bay High,
Bullockstone Road, Herne Bay - CA/08/316**

Proposed Northeast Elevation



Redevelopment of existing secondary school, Herne Bay High, Bullockstone Road, Herne Bay - CA/08/316

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**Redevelopment of existing secondary school, Herne Bay High,
Bullockstone Road, Herne Bay - CA/08/316**

Materials Legend

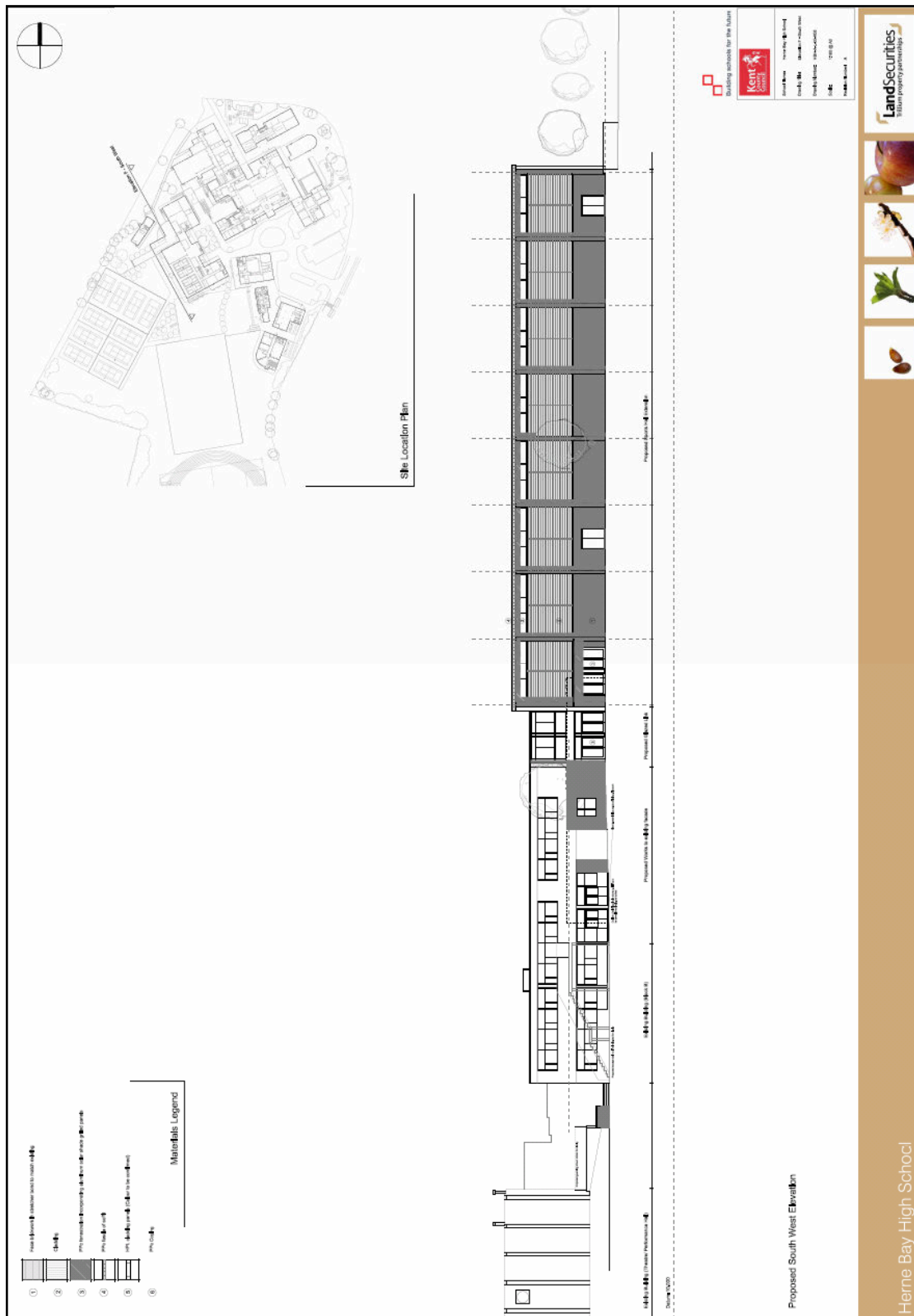
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Proposed North West Elevation

Site Location Plan

Redevelopment of existing secondary school, Herne Bay High, Bullockstone Road, Herne Bay - CA/08/316

Proposed Southwest Elevation



**Redevelopment of existing secondary school, Herne Bay High,
Bullockstone Road, Herne Bay - CA/08/316**

[illegible]

**Redevelopment of existing secondary school, Herne Bay High,
Bullockstone Road, Herne Bay - CA/08/316**

Proposal

4. The application proposes the partial demolition of existing school buildings, together with selective new building works to regroup key education areas around a central hub. It is intended that the new school will be modelled around a central core, providing central administration, welfare and reception facilities, with links to outer zones including:
 - specialist and practical zone (providing the main school sports hall, fitness studio, activity rooms, changing rooms and general and science learning zones);
 - vocational and practical zone (providing ICT, sixth form learning, general learning and catering and hospitality zones);
 - creative and practical zone (providing design and technology, art, theatre, drama, music and dance studio accommodation); and
 - global dimension (providing a central learning resource together with a general learning zone).
5. Two key areas of demolition are identified (see proposed ground floor masterplan, page D3.3), involving the demolition of the main entrance block in the north east corner of the site and a block to the south west of the main school cluster, together with a number of smaller buildings within the central hub of the site. The demolition works proposed involve the removal of approximately 2400 sq. metres of existing floor space.
6. New building works are proposed at the north-eastern corner of the existing school cluster and incorporate the infilling of the internal courtyard to create a new staff and visitor entrance for the school. In addition, the application proposes the construction of a new sports and activity hall to the south west of the existing building cluster, and a two-storey link block to connect two existing teaching blocks to the proposed new sports hall. The proposed buildings total approximately 3300 sq. metres of new floor area, giving a total increase in on-site accommodation of approximately 1000 sq. metres. The total amount of on-site floorspace as a result of the proposed development would be approximately 15,400 sq. metres compared to the existing provision of 14,400 sq. metres.
7. The infilling of the internal courtyard and the construction of a new entrance block is intended to focus access to the site on its main entrance, and circulation within the school from within the new central core. New central axes from the central core would then link to the various learning zones with the overall intention to concentrate building areas more tightly round the core of the campus. Similarly, the new sports hall is proposed to link two separate blocks of accommodation at the rear (south western) side of the school to form a more cohesive form of development.
8. The new entrance block is proposed to be a two-storey building set under a shallow mono-pitched roof, linking with the existing two storey buildings to the side and rear. The sports hall proposed would be a large single storey volume building, typical of other sports halls found on existing educational sites across the county, constructed of brick with horizontal timber cladding and high level windows.
9. The application proposes extensive remodelling of the school's main frontage (north-east elevation) which faces residential properties in Bullockstone Road, Greenhill Road, Kingfisher Court and Bridle Way. This proposes a brick ground floor with vertical wood cladding above and fenestration to provide a modern contemporary appearance to the school's main core.

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10. In terms of landscaping, the application proposes to complement the design of the remodelled school with strong central axis, by creating a series of external courtyards arranged off these central access points to provide activity spaces and outdoor learning zones. The application proposes the removal of 7 trees located either adjacent to or within areas of demolition or construction works. In addition, the wider campus is proposed to be landscaped by the strengthening of existing hedgerow and boundary planting.
11. The application proposes no significant changes to the principal means of access to the site off Bullockstone Road into the main school car park. The car parking layout and provision would remain unchanged, with a significant increase in the amount of cycle parking provision to reflect existing travel patterns as identified in the existing school travel plan and in line with current standards.
12. The provision of temporary mobile classrooms is included within the proposals to allow classroom space to be decanted during the phased construction works. An indicative position of temporary mobile classrooms has been proposed on an area of existing hard court play area, yet it is intended that the final location, number and external details of the units proposed would be secured by condition in the event of the grant of planning permission.
13. The application proposes the use of facilities within the school for community use. It is noted that community use currently takes place within the site, such as the use of existing sports facilities used by various outside clubs, adult education evening classes and counselling and youth service meetings. The applicants have stated that community use of the site currently takes place between the hours of 08:00 to 22:00 Monday to Fridays, 08:30 to 17:00 Saturdays, and 09:00 to 17:00 on Sundays. In addition, Members will note that when planning permission was granted for a new artificial tennis court and associated floodlighting at the Planning Applications Committee Meeting on 11 February 2003 (under planning reference CA/02/1371), it was resolved that the court could only be used between the hours of 08:00 to 21:30 Monday to Saturdays, and no use on Sundays or bank holidays.
14. Members may be aware of a separate proposal to relocate an existing Canterbury City Council sports venue, known as the "Pier Sports Centre" to the Herne Bay High School campus. It is however worth noting that this project is not included within this current proposal, and as such comments received relating to the relocation of this facility have been disregarded in this respect. To clarify the current situation, the applicants have set out the following position statement with regards to the current Building Schools for the Future application, and any future proposal to relocate the Pier Sports Centre at Herne Bay High as follows:

"This planning application is for a new building refurbishment at Herne Bay High school which will include new sports facilities but no roller hockey facilities [currently provided at the Pier Sports Centre] at this stage. Canterbury City Council is currently looking into the possibility of extending the sports facilities at Herne Bay High to accommodate a number of activities that currently take place at the Pier Sports Centre. This application does not include those extended facilities. If Canterbury City Council do decide to move the activities to Herne Bay High School, then a separate planning application will be submitted, which will see an expansion to the new sporting facilities at the school to accommodate additional community activity"

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15. Since the original application was submitted in February 2008, the application has been amended to include the provision of the following proposals:
- a new temporary construction access road from Bullockstone Road, together with a contractor's compound and parking area;
 - the use of an existing vehicular entrance from Bullockstone Road as a means of construction access; and
 - revised location of temporary teaching accommodation and provision of on-site welfare facilities in connection with construction works.
16. Members will note that all other elements of the proposal (as discussed in paragraphs 4 – 14 above) remain in effect, and as such the discussion contained with this report focuses on the current proposal, including those amendments listed above.

Planning History

17. Planning permission has been granted for the following the following development at Herne Bay High School:
- New sixth form area, fitness room, gymnasium and sports extension, dining and examination room extension and external works including additional parking for visitors in September 2002, under reference CA/02/703;
 - New artificial tennis courts and associated floodlights at the meeting of the Planning Applications Committee on 11 February 2003, under reference CA/02/1371;
 - New vehicle entrance and car park in September 2003, under reference CA/03/1204;
 - Extension to school dining room in September 2004, under reference CA/04/1219;
 - Creating of new single storey vocational centre at the meeting of the Planning Applications Committee on 8 November 2005, under reference CA/05/1109.

Planning Policy

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

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

Policy SP1 – The primary purpose of Kent's development and environmental strategy will be to protect and enhance the environment and achieve a sustainable pattern and form of development. This will be done principally by, amongst other matters:

- protecting the Kent countryside and its wildlife for future generations;
- protecting and enhancing features of importance in the natural and built environment;
- encouraging high quality development and innovative design that reflects Kent's identity and local distinctiveness and promoting healthy, safe and secure living and working environments;

Policy SS1 – Identifies the coastal towns in East Kent as priority areas for economic regeneration.

Policy CA1 – Expansion of the further and higher education sectors in Canterbury will be supported

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

Policy QL7 – Requires the archaeological and the historic integrity of sites to be protected and, where possible, enhances. It requires an archaeological evaluation or assessment to be carried out in advance of the determination of a planning application.

Policy QL11 – Provision will be made for the development and improvement of local services in existing residential areas and in town and district centres, particularly where services are deficient. Flexibility in the use of buildings for mixed community uses, and the concentration of sports facilities at schools, will be encouraged.

Policy EN1 – Kent's countryside will be protected, conserved and enhances for its own sake.

Policy EN8 – Wildlife habitats and species will be protected, conserved and enhanced by ensuring that site evaluation is undertaken to establish the nature conservation value of proposed development sites, identifying, safeguarding and managing land for nature conservation. Development likely to have an adverse effect, directly, indirectly or cumulatively, on important habitats or species will not be permitted.

Policy EN9 – Tree cover and the hedgerow network should be maintained and enhanced where this would improve the landscape or biodiversity.

Policy TP3 – Local planning authorities should ensure that development sites are well served by public transport, walking and cycling, or will be made to do so as a result of the development. Travel Plans should be encouraged for larger developments that generate significant demand for travel, to promote the use of these means of transport.

Policy TP11 – Facilities for pedestrians and cyclists will be provided within new developments and their use promoted.

Policy TP19 – Development proposals should comply with the respective vehicle parking policies and maximum standards adopted by Kent County Council.

Policy NR1 – Proposals for development should incorporate sustainable construction techniques and demonstrate that their design and layout contributes to the conservation and prudent use of energy, water and other natural resources, and a reduction in greenhouse gas emissions through re-use or the more efficient use of resources.

(ii) The adopted 2006 **Canterbury City Council Local Plan**

Policy BE1 – The Council will expect proposals of high quality design that respond to the objectives of sustainable development by having regard to, amongst others, the need for the development, accessibility and safe

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movement within the proposed development, the landscape character and way the development is integrated into the landscape, the conservation of natural features, and the form of the development.

Policy BE15 – Prior to the determination of applications for development that may affect a known or potential site of architectural interest, developers will be required to make provision for an appropriate archaeological evaluation.

Policy NE1 – Where development proposals are being considered for a site known, or likely to have protected habitats or species, developers will be expected to carry out a survey and present proposals for mitigation measures.

Policy NE5 – Development should be designed to retain trees, hedgerows, woodlands or other landscape features that make an important contribution to the amenity of the site and the surrounding area

Policy C1 – In considering the location or control of new development, the Council will, amongst other matters, take account of the following principles: controlling the level and environmental impact of vehicular traffic; providing alternative modes of transport to the car by extending provision for pedestrians, cyclists and the use of public transport

Policy C17 – The Council will work with the Education Authority and school Governors to ensure that the needs of secondary schools are taken into account in the assessment of their development needs and proposals.

Policy C24 – Proposals which would result in the loss of protected open space where, amongst others, where material harm would be balanced against demonstrable need for the development.

Consultations

19. **Canterbury City Council:** has raised no objection.

Divisional Transportation Manager: notes that the actual role and staff numbers at the school are not increasing and as such improvements could not be insisted as part of this application. However, he notes that this is something that needs to be addressed as part of the ongoing school travel plan. Parking at the site is if anything higher than we would insist upon for a new build, and additional cycle parking proposed would bring levels up to minimum standards. Therefore the Divisional Transportation Manager has no objections to the proposals in respect of highway matters subject to the following condition(s) being attached to any permission granted:

- The school travel plan must be updated to incorporate this development;
- Parking must be available outside of school hours to external organisations using the new sports facilities;
- Parking for construction personnel should be provided on site prior to the commencement of construction works; and
- Vehicle washing facilities must be provided on site to ensure that no mud debris is transported onto the public highway during the construction period.

Environment Agency: The Environment Agency has no objection, but offers advice and conditions relating to the proposal, including conditions covering, foul and surface

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water drainage; and contamination; and, no discharge of foul or contaminated water from the site into either groundwater or any surface waters.

Police Architectural Liaison Officer: have made the following recommendations:

- All external doors are to PAS 24 specification and all windows to BS 7950 Standard with laminate glass on the ground floor;
- All bushes should be to a maximum height of one metre, and canopies of trees should be no lower than two metres to give natural surveillance;
- Low level (wattage) constant lighting is installed at the doors, in the communal areas and car park areas;
- Access control on external doors to prevent unwanted persons entering the School;
- Implementation of CCTV equipment to protect the campus, staff, and pupils;
- Entrances are gated to prevent unwanted vehicles getting onto the campus.

Sport England: Sport England have raised no objection to the application on the basis that the proposal meets their adopted playing fields policy whereby the proposed development only affects land incapable of forming part of a playing pitch. However, Sport England have requested that conditions be placed on any decision to cover:

- All new sporting provision be developed in accordance with Sport England's design guidance;
- Within 6 months of the completion of the development, a Community Use Agreement and Sports Development Plan be drawn up and agreed by the County Planning Authority and Sport England;

The County Archaeologist: Notes that the application is accompanied by a desk-based archaeological assessment and that previous archaeological investigation at the site has demonstrated a high level of archaeological activity. As such it is possible that the proposed development works may disturb archaeological remains, and therefore conditions have been suggested on any grant of planning permission as follows:

- No development shall take place until the applicant has secured the implementation of a programme of archaeological work;
- No development shall take place until details of foundation designs and any other proposals involving below ground excavation have been submitted to and approved by the County Planning Authority; and
- No development shall take place until the applicant has secured the implementation of a programme of building recording.

Commission for Architecture and the Built Environment (CABE): has made 'no comment' on the proposal due to having been consulted on more schemes than they have the resources to deal with [CABE have specified that 'no comment' should be interpreted literally and not be interpreted as tacit endorsement of the scheme].

County Landscape Advisor: has made the following comments based on the proposed development:

- The proposed development's proportions, massing, layout and style would not be incompatible with the variety of the existing built structures neighbouring or within the development site;
- Visual appearance of the proposed materials, design and layout of the school appear to be satisfactory. Although the footprint and mass of the built form would increase, there would be a consolidation and rationalisation of the somewhat disparate existing building layout which would not be inappropriate for the site;
- Do not consider the landscape proposal [contained in the proposed landscape masterplan] to be satisfactory in terms of the extent and layout of planting

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proposed, and there is too strong an emphasis on hard landscaping. It is recommended that more extensive planting is integrated within the hard landscape areas to soften the impact of the school buildings. Therefore recommend that an improved schematic landscape proposal, with more extensive planting and improved design, and further details with regards to species, sizes, densities and maintenance be requested as a condition on any subsequent grant of planning permission.

Has further commented on the tree survey provided by the applicants as follows:

- Notes that 7 trees are marked for removal and that none of these are assessed as being of the highest landscape or arboricultural quality.
- Feel that the loss of these trees could be mitigated through replacement native tree planting as part of the detailed landscape scheme [to be secured by condition should planning permission be granted].

Local Members

20. The local County Members, Mr. J. Law and Mr. D. Hirst, and the adjacent local County Member Mr. A. Marsh were notified of the original application on 5 March 2008. The local County Members originally notified were re-notified of the amended proposal on 1 May 2008.

Publicity

21. The application was publicised by the posting of four site notices at the main entrances to the school along Bullockstone Road and Greenhill Road, a newspaper advertisement, and the individual notification of 249 neighbouring residential properties. As a result of the amended proposal [to including a temporary contractors access and car park] an additional 30 neighbouring residential properties were re-notified.

Representations

22. I have received 12 letters of objection from local residents to date in respect of this application. The main points of objection are summarised under key sub-headings below:

Access and Highway

- Since Herne Bay High has increased its curriculum to include students from other schools in the area it has resulted in those that need to travel by car parking in surrounding residential roads due to the lack of parking spaces at the school. It seems to be a 'let out' for the County Council not to address parking at the school;
- The idea of students and teachers being encouraged to walk to school is a short sighted policy as it is often the case that this does not work in reality;
- Residents' driveways in surrounding streets are constantly blocked, and deliveries by van or lorry are nearly impossible. Emergency services have been blocked from entering residential streets due to heavy parking around tight surrounding roads;
- Double yellow lines should been installed around the site to prevent student parking – this would ease the problems of those residents living nearby;
- Proposals would increase traffic volume on a road originally designed for light residential traffic;

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- If the small road at Kingfisher Court leading to the old Thanet Way were to be reopened to traffic cars could at least turn left towards the roundabout and solve part of the traffic chaos which currently occurs around peak times;
- A school bus should be provided to alleviate congestion at peak times during the day;
- Oaks Avenue should not be used as a means of construction traffic in association with this proposal;
- Car parking facilities at Herne Bay Golf Driving Range were in regular illegal use by parents and students at Herne Bay High – this is a clear indication that there is a lack of parking within the main campus.

Amenity

- Residents surrounding the site are subject to copious amounts of litter, loud music, and private driveways being used to turn cars around in during the start and finish times of the school;
- The school is too big for the amount of land they have at their disposal;
- According to Southern Water, the drainage from the school kitchens often block residents drains and then they stink – this often happens several times a year;
- Concerned that the new extensions would encroach onto an ever decreasing playing field;
- Kent County Council should not permit a situation which compromises the Health and Safety of local residents in order to enhance and enlarge Herne Bay High School;
- As a near neighbour we have concerns over how close these new buildings will be to our boundary gardens and the detrimental loss of light to our gardens and properties;
- Would like assurances that considerations will be taken when positioning future flood/security lights as currently the way they are positioned on the existing single storey school buildings scheduled for demolition is intrusive to our property;

Working Hours

- Would like assurances that building work would be scheduled for normal working week days, i.e. 7am until 4pm and not include evenings or weekends;

DiscussionIntroduction

23. The application seeks planning permission for the redevelopment and extension of the existing Herne Bay High campus under the national Building Schools for the Future programme. The application proposes to increase the total amount of on-site floorspace by approximately 1000 sq. metres, thus increasing the amount of facilities on offer to its students, whilst proposing no net increase in the school roll over and above existing levels. The application is being reported for determination as a result of the objection received from local residents relating to access and highway, amenity and hours of working issues.
24. In considering this proposal, regard must be had to the Development Plan Policies outlined in paragraph (18) above. Section 38(6) of the 2004 Planning and Compulsory Purchase Act states that applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise. Therefore the proposal needs to be considered in the context of the Development Plan Policies, Government Guidance and other material planning considerations arising from consultation and publicity. Issues of particular relevance in this case include the

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potential impact on the local highway network as a result of this proposal, the visual appearance and dominance of the redevelopment works proposed on the surrounding and wider landscape, and the amenity impacts arising from the proposed development on the surrounding residential area.

Impact on highway network and vehicle parking

25. Members will note that the majority of residential objections received to date relate to issues regarding the existing highway network, and the adverse impact such proposed major development could bring about on this existing network. These residential objections have been set out in paragraph (22) above.
26. It is important to note that as part of this proposal, the current school roll and number of staff is not proposed to increase. On the basis of the existing school roll remaining unaltered, the Divisional Transportation Manager has not sought to raise an objection on highway grounds. Instead, he has recommended that conditions be imposed on the grant of any planning permission to secure highway matters including, amongst others, the up-dating of the existing school travel plan; parking being made available to outside clubs within the school grounds during out of school hours; and, parking being provided on site for construction personnel.
27. In terms of the sites' location, it is noted within the existing School Travel Plan that there is already a well-established pattern of travel to and from the site. A large majority of students currently access the site by walking from the nearby catchment area of Herne Bay and surrounding residential areas. It is also worth noting that a proportion of the school's pupils currently cycle to school, and as part of this proposal the applicants have committed to providing an increased number of cycle parking spaces. It is proposed that as part of this development cycle parking provision would be increased to meet the requirements as set out in the Kent Vehicle Parking Standards (229 cycle parking spaces, equating to 1 space for every 7 pupils). The proposed upgrade of the amount cycle parking provision available on site is in accordance with Policy TP11 of the Kent and Medway Structure Plan and is supported by Policy C1 of the Adopted Local Plan.
28. In terms of vehicle movements to and from the site as a result of the proposed development, it is considered that this would not increase above and beyond the current situation on the basis of the redevelopment proposed being to improve on-site facilities as opposed to extending the school roll. Whilst I can acknowledge residents' concerns relating to parking of student and staff cars outside of the main campus site due to a perceived insufficient number of parking facilities within the site, it is important to note that when having regard to the adopted Kent Vehicle Parking Standards, the site currently has an existing number of spaces slightly higher than would normally be insisted upon for a new build school of the same size. In this respect additional car parking facilities could not be reasonably insisted as part of this proposal, as this would depart from the adopted Vehicle Parking Standards and Policy TP19 of the Kent and Medway Structure Plan. In any case, in the context of the current application, Members will note that car-parking provision would not increase as a result of no net increase in staff or pupils at the school.
29. In terms of the existing School Travel Plan, used as a means to encourage more sustainable and safe patterns of transport to and from school, this is proposed to be updated to reflect changes to the School's proposed new built environment. I would therefore suggest that a condition be placed on any grant of planning permission to secure this requirement in line with the advice received from the Divisional Transportation Manager and Policy TP3 of the Adopted Kent and Medway Structure

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which requires major development proposals to secure the adoption and implementation of a travel plan.

30. Members will note that local residents have suggested that off-site works, such as the painting of double yellow lines on dangerous bends surrounding the campus, and the painting of white lines across residents drives be secured in the event of permission being granted. I understand that parking outside of the campus site by student and staff cars is of concern to local residents, but note that this is a matter for residents to address to the Highway Authority, and is in any case beyond the scope of the redevelopment of the main campus site on the basis that the school roll and staff numbers are not proposed to be intensified.
31. The concept of relocating the Pier Sports Centre at the Herne Bay High campus (as discussed in paragraph 14 above) has attracted concerns from local residents relating to increasing traffic flows to and from the site. However, it is important to note that this current proposal does not include this element, and accordingly comments received related to this matter have been disregarded in this particular case as a full assessment of the traffic implications would occur at such time as any future planning application was submitted. As part of the current proposal the sports facilities would be open to community groups to hire outside of school hours, however this element of community use of the school facilities currently exists with the current situation. In order to ensure that sufficient parking is available outside of school hours for community use, I recommend that a condition is placed on the grant of any planning permission to ensure that car parking facilities are made available at all times when the school premises are used out of hours, in line with the advice received from the Divisional Transportation Manager.
32. Temporary construction access is discussed below (see paragraphs 42 - 45), but it is worth noting that the Divisional Transportation Manager has requested that a condition be placed on any decision to ensure that mud and debris is not deposited on the public highway during the construction period. Accordingly, I would seek to ensure that a condition requiring on site wheel cleaning be imposed on any grant of planning permission to sufficiently secure this particular element.
33. On the basis of the highway matters discussed above, whilst I recognise that traffic related issues are of concern to local residents surround the campus site, I do not consider the current proposal to be of such significant measure to warrant an objection on highway grounds. I consider that given the proposal involves the remodelling and extension to existing floorspace within the site, and would not result in an overall increase in either pupil or staff numbers, I do not consider it to be reasonable to insist on additional highway improvements in the form of either on-site or off-site measures. On this basis, I consider the current proposal to meet the requirements of Policies TP3, TP11 and TP19 of the Kent and Medway Structure Plan and Policy C1 of the Adopted Local Plan, and accordingly would not seek to raise an objection on these grounds.

Design, scale and overshadowing

34. It is noted that the proposal involves the demolition of existing school buildings, which I do not consider to be of any particular architectural merit, mainly comprising of the original 1950s flat roofed school buildings. The application proposes the erection of modern buildings that would appear to incorporate a strong reference to the existing buildings on site through the use of yellow stock bricks, aluminium windows and metal

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cladding. In addition, the sports hall proposed would consist of areas of timber cladding, which would, in my opinion, break up the mainly windowless elevations.

35. In terms of the visual appearance of the buildings from outside of the site, there would be a noticeable change to the elevations fronting Greenhill Road, Bullockstone Road and Kingfisher Court. This would largely consist of a new double storey glazed front entrance to the dining and learning and resource areas with two storey extensions to either side consisting of ground floor brick and first floor vertical wood cladding. I am of the opinion that given the distance from the boundary of the site and the proposed height, scale and visual appearance of the buildings, that these are acceptable in planning terms and would not, in my opinion, give rise to an increased amount of overlooking of residential properties.
36. Members will note that comments have been received relating to the potential overshadowing of buildings as a result of refurbishment and new building works at the site. I note however that areas of new building works are located within, and in close proximity to the existing main school cluster, and would not encroach closer to any residential properties than the existing school buildings do currently. It is noted that the distance between the nearest corner of any proposed new building to the perimeter of the site (with residential properties beyond) would be approximately 40 metres. In my opinion, I consider there to be a large separation distance and on this basis I do not consider overshadowing to be an issue in this particular case.
37. I consider the design of the scheme to be appropriate in terms of its design, scale, layout and massing, whilst considering the impact on surrounding residential visual amenity to be negligible given the large separation distances. Whilst I consider that wider views into the site from surrounding areas would change as a result of the proposal, I do not consider the design of buildings proposed to be out of character with the existing built form of the main campus buildings. Accordingly, I consider that the design solution proposed is in accordance with Policy QL1 of the Kent and Medway Structure Plan and Policy BE1 of the Canterbury City Council Local Plan. On this basis, I would not seek to raise an objection on design grounds, and would accordingly recommend that a condition be placed on any decision to require the submission of a detailed scheme of external materials for later consideration.

Landscaping

38. I note that the use of landscaping within this scheme has the potential to soften the stark characteristics of the new buildings whilst adding amenity value to the site when considering the wider views into and out of the campus site. As part of the proposals, a landscape masterplan has been submitted which sets out an indicative landscape planting strategy, together with proposed areas of hard landscaping (e.g. paved surfaces). Members will note the comments of the County Landscape Advisor in paragraph (19) above whereby they do not consider the landscaping proposal to be satisfactory in terms of the extent and layout of the planting proposed given the strong emphasis on hard landscaping measures.
39. In addition, Members will note this application proposes the loss of 7 trees from within the site which are located on areas immediately affected by demolition or construction works. However, given that these trees are not classified as being of the highest landscape or arboricultural quality, I consider their removal could be successfully mitigated through replacement native tree planting which would be secured within a detailed landscaping scheme should planning permission be granted.

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40. In my opinion, I consider that the current landscape proposals are inadequate for such major redevelopment and extension proposals, and should reflect a higher proportion of new tree, shrub and vegetation planting to soften the impact of the school buildings and compensate for the loss of trees within the site, in line with Policy EN9 of the Kent and Medway Structure Plan and NE5 of the Adopted Local Plan. Given that I believe the issue of landscape could be conditioned for later consideration in this particular case, I recommend that a condition be placed on the grant of planning permission to require a full landscape proposal, to include more extensive planting together with full details regarding proposed species, sizes, densities, to be submitted to and approved by the County Planning Authority.

Impact on Open Space designation

41. As previously noted, the playing fields of the school site are designated as open space in the Adopted Canterbury City Council Local Plan. Policy C24 of the Local Plan sets a policy presumption against the loss of protected open space where the material harm would outweigh the need for the development. However, in the case of this particular application the open space designation is not, in my opinion, adversely affected given that new building works are located outside of this land designation and within the existing 'built cluster' of the school.

Construction, temporary access and accommodation

42. The proposed construction of the redevelopment and extension works is envisaged to take approximately 140 weeks to complete and would be implemented over a phased period. In order to ensure that construction methods and practices would result in the least possible disruption of local residents and the wider road network, I recommend that conditions be placed on any decision to grant planning permission requiring the approval of full details of any temporary contractors compound location, type and external appearance, together with details of car parking facilities for contractors vehicles.
43. In addition, I recommend that a condition limiting the hours of construction be placed on any decision to limit the affects of construction activities during weekday evenings, and weekends given the sites' location in a largely residential area. Accordingly, I recommend that a condition controlling the hours of construction seeks to ensure that construction activities can only take place between the hours of 08:00 to 18:00 Monday to Fridays, and 09:00 to 13:00 on Saturdays, with no working on Sundays or Bank Holidays.
44. Members will note that as part of this proposal, and in order to retain a sufficient amount of teaching space within the school, a number of temporary mobile classrooms would need to be brought onto the site during the construction phase. In order to ensure that such temporary school accommodation is located where it would have minimal impacts on surrounding residential properties, I recommend that a condition be placed on any decision to grant planning permission requiring the exact location, number of units, and external appearance of the temporary mobile classrooms be agreed by the County Planning Authority. I further recommend that all temporary teaching facilities, contractors compound and temporary access road be removed from the site at the end of the construction period.
45. In order for construction traffic to access the site, the application proposes the construction of a temporary contractors access leading to the rear (south) of the site by forming a new access point from Bullockstone Road. The construction access road would be laid on a geotextile material to enable removal at a later date. Upon

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completion of the construction works, the application proposes the full restoration of the temporary access road in accordance with the original contour levels. I consider this to be an acceptable method to safely and practically gain temporary access into the site, and therefore recommend that a condition be placed on any decision requiring the full restoration of this element upon completion of the construction works.

Community Use

46. The issue surrounding community use of the site with regards to transport and highway implications has been discussed in paragraph (31) above. Members will note that the application proposes the site would be used during hours over and above traditional school hours for use by external clubs and organisations. However, I note that this situation currently occurs at present as the existing school facilities are currently hired out to local clubs for evening activities.
47. Sport England has requested that conditions be placed on any decision to grant planning permission to ensure that all new sporting provision is developed in accordance with their adopted design guidance, and that within 6 months of the first occupation of the sporting facilities, a Community Use Agreement and Sports Development Plan should be submitted to and approved by the County Planning Authority. In my opinion, I have no objection to these recommendations, and accordingly suggest that conditions be placed on any decision to secure these matters.

Land Contamination

48. The Environment Agency has raised no objection to the proposed development, but has suggested that conditions be placed on any decision to grant planning permission to control the disposal of foul and surface waters, drainage into groundwater or surface waters, and land contamination. I consider that the imposition of such conditions would be reasonable, and subject to these being included in the recommendation, would not seek to raise an objection on land contamination or foul and surface water drainage matters.

Archaeology

49. Members will note that the County Archaeologist has suggested that the proposal has the potential to disturb archaeological features given the past history of the site during previous construction works. Accordingly, conditions have been suggested which require no development to take place until the applicant has secured the implementation of a programme of archaeological work, a programme of building recording, and that details to be submitted and approved related to foundation design. I consider these suggested conditions to be appropriate to the scale and nature of the proposed development, and accordingly recommend that they are included within a recommendation to grant planning permission. I further note that such conditions would be in accordance with Policy QL7 of the Kent and Medway Structure Plan, and Policy BE15 of the Adopted Local Plan.

Secured by Design

50. A consultee response was received from the Police Architectural Liaison Officer (as summarised in paragraph 19 above) which made recommendations relating to security measures to protect the redeveloped campus. These recommendations include the specification of materials used within the construction, external lighting, access controls and CCTV. I note that that the recommendations relating to suggested doors and windows are technical details which would be most appropriately addressed through

**Redevelopment of existing secondary school, Herne Bay High,
Bullockstone Road, Herne Bay - CA/08/316**

Buildings Regulation approval, and accordingly have been forwarded to the applicant for their consideration.

51. In terms of external security lighting and the implementation of a CCTV system to protect the campus, I recommend that conditions be placed on a decision to grant planning permission to ensure that should these measures be installed on site, the prior written permission has to be obtained from the County Planning Authority. I note that the implementation of external lighting and CCTV has the potential to cause visual intrusion on surrounding residential properties, and therefore consider it important that the County Planning Authority retains control over these specific elements by way of appropriately worded planning conditions.

Conclusion

52. Having regard to the Development Plan Policies, and the material planning considerations received from both consultees and local residents, I consider the proposal to be an acceptable solution in terms of its design, scale and massing and in general accordance with the Development Plan. In particular the development is in accordance with those policies discussed above, and Policy CA1 of the Kent and Medway Structure Plan which supports the expansion of further and higher educational sites in Canterbury and the surrounding areas. Whilst I recognise the concern of local residents relating to highway vehicle parking issues, I note that the application purely seeks the redevelopment of the existing campus site and does not propose to increase or intensify the existing school roll. On this basis, I consider that the imposition of the conditions as set out in paragraph (53) below sufficiently addresses the concerns arising from consultees and local residents, and therefore in my opinion adequately mitigates against any potential adverse affects brought about by this proposal. Accordingly, I recommend that planning permission should be granted, subject to the following conditions as set out in paragraph (53) below:

Recommendation

53. I RECOMMEND that PLANNING PERMISSION BE GRANTED, SUBJECT TO conditions, including conditions to cover the following aspects:

- Standard time limit ;
- The development to be carried out in accordance with the permitted details;
- Full details of all external materials to be submitted to and approved prior to the commencement of operations;
- Site levels and finished floor levels shall be submitted to and approved prior to any works commencing;
- Details of contractors compound and associated welfare facilities be submitted to and approved by the County Planning Authority prior to the commencement of any development on site;
- Details of temporary mobile classrooms to be submitted to and approved by the County Planning Authority prior to commencement of operations on site;
- Within one month of the completion of the construction works, all temporary accommodation (including both teaching and contractors areas) shall be removed from the site, and the land be fully reinstated to its former condition;
- Temporary construction access road be removed and land fully restored in accordance with previous contour levels upon completion of construction activities;
- School travel plan be updated prior to first occupation of development;

**Redevelopment of existing secondary school, Herne Bay High,
Bullockstone Road, Herne Bay - CA/08/316**

- Parking be made available within the site for contractors vehicles associated with construction works;
- Parking to be made available out of school hours within the site in connection with community use;
- Adequate measures be taken to ensure that vehicles leaving the site engaged in the construction work do not deposit mud or other debris on the public highway;
- Construction works only take place between the hours of 08:00 to 18:00 Monday to Fridays; 09:00 to 13:00 Saturdays; and no working on Sundays or Bank Holidays;
- Landscaping scheme to be submitted to and approved prior to the commencement of operations on site (to include a strong regard to soft landscaping measures as opposed to hard landscaping), and thereafter be fully implemented as approved within the first planting season following the completion of works;
- No development shall take place until the applicant has secured the implementation of a programme of archaeological works;
- No development shall take place until the applicant has secured the implementation of a programme of building recording;
- No development shall take place until the applicant has submitted and had approved details of foundation design and below ground works;
- Within 6 months from the date of first occupation, a Community Use Scheme and Sports Development plan shall be submitted to and approved in writing by the County Planning Authority in conjunction with Sport England;
- Details of foul and surface water drainage shall be submitted to and approved prior to any development taking place;
- There shall be no discharge of foul or contaminated drainage from the site into groundwater or any surface waters;
- If during development, contamination is found to be present, development shall cease until the applicant has obtained written approval from the County Planning Authority;
- Details of external lighting and CCTV be submitted to and approved prior to installation on site;
- The development shall be carried out in accordance with the precautionary measures and mitigation strategies as detailed in the Ecological Scoping Survey;

I FURTHER RECOMMEND THAT the applicant BE ADVISED of the following informative:

- The landscaping strategy contained within the application is considered to be inadequate for the proposed development. The applicant's attention is therefore drawn to the recommendations highlighted in paragraph (40) above, which require the submission of a detailed landscaping scheme, with a strong emphasis on soft landscaping measures, to be submitted to and approved by the County Planning Authority prior to the commencement of operations on site.

Case officer – Julian Moat	01622 696978
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Background documents - See section heading

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Item D4**Temporary mobile classroom at Amherst School, Witches Lane, Sevenoaks – SE/08/1067**

A report by Head of Planning Applications Group to Planning Applications Committee on 24 June 2008.

Application by the Governors of Amherst Primary School and Kent County Council Children, Families, Health & Education for the provision of a temporary mobile classroom at Amherst Primary School, Witches Lane, Sevenoaks (SE/08/1067)

Recommendation: Planning permission be granted

Local Member(s): Mr. J. London & Mr. N. Chard

Classification: Unrestricted

Site

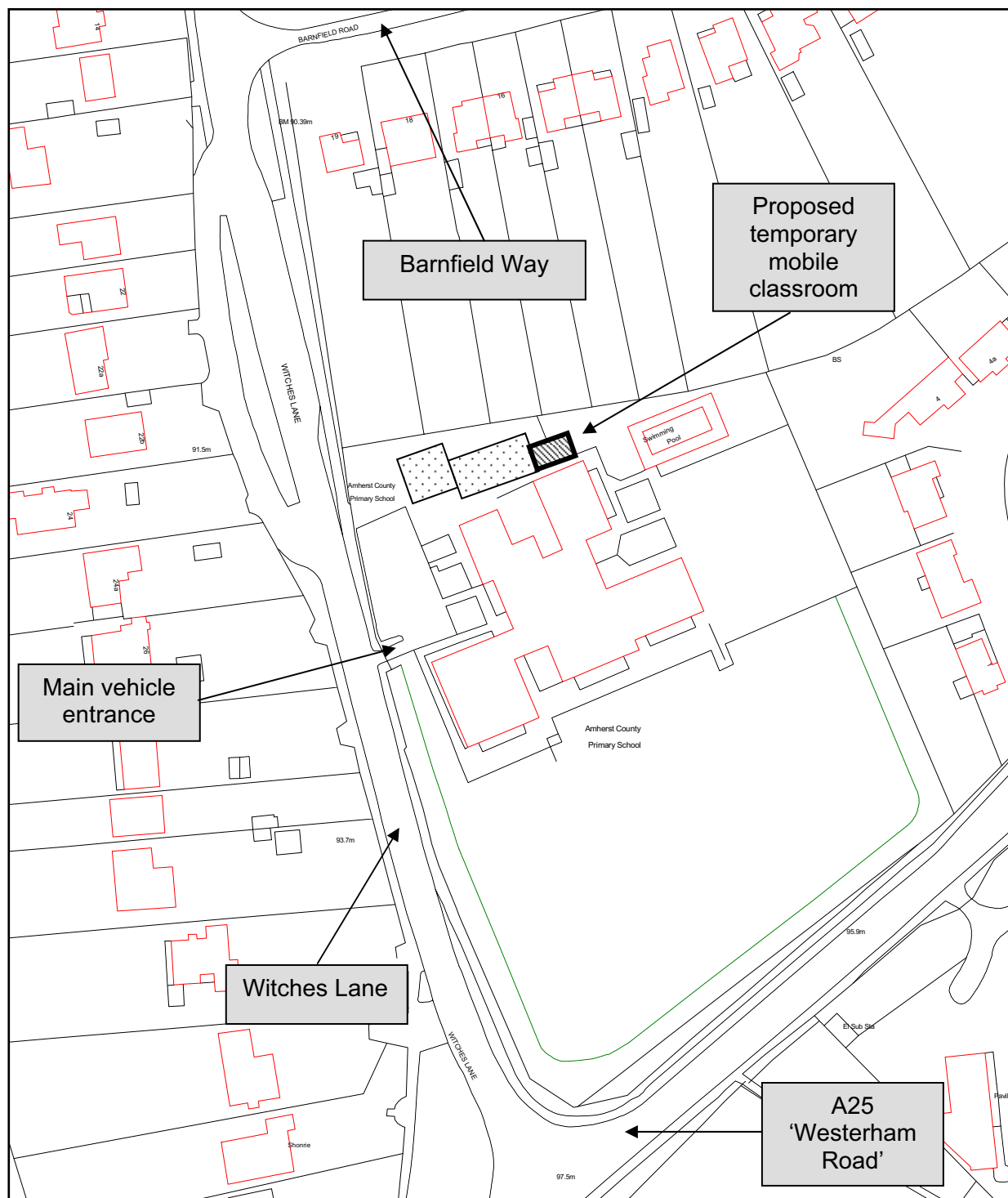
1. Amherst Primary School is located to the east of Witches Lane and adjacent to the A25 'Westerham Road'. The site is located opposite Riverview Infants School and between the main settlements of Chipstead and Riverview. The school is accessed by both pedestrians and vehicles from its main entrance off Witches Lane and is surrounded by residential properties to the north, east and west directions for which well-established tree and vegetation planting interrupts views into and out of the site. *A location plan is attached.*

Background and Proposal

2. The Ofsted inspection of 2007 highlighted that Amherst Primary School needed to improve and enhance its current teaching space within the school. The school is currently a popular school in the locality, and is oversubscribed and working to full capacity. Planning permission is therefore sought to add an additional temporary mobile classroom in the school grounds to accommodate a current shortfall in the amount of existing teaching space. It is noted that as part of the proposal, the school roll would not increase.
3. Within the school grounds there are currently three existing mobile classrooms located to the north of the main building, adjacent to the site chosen for the proposed mobile classroom. The School is currently in consultation with KCC Property Group, and is arranging for a feasibility study to be undertaken with a view to replacing all mobile classrooms with a permanent structure linked to the main building. At present, several architects have been selected and the School is awaiting fee proposals for the study from each of these. The proposed additional classroom is intended, therefore, as a temporary measure until the permanent development of the school can be undertaken.
4. The mobile classroom proposed would measure 7.4 x 6 metres, and would be finished externally in dark green to blend in with existing mobile buildings already on site. The location of the proposed mobile classroom is approximately 60 metres from the nearest residential property. *A plan showing the proposed mobile classroom can be found on page D4.3*

**Temporary mobile classroom at Amherst Primary School, Sevenoaks
– SE/08/1067**

Site Location Plan



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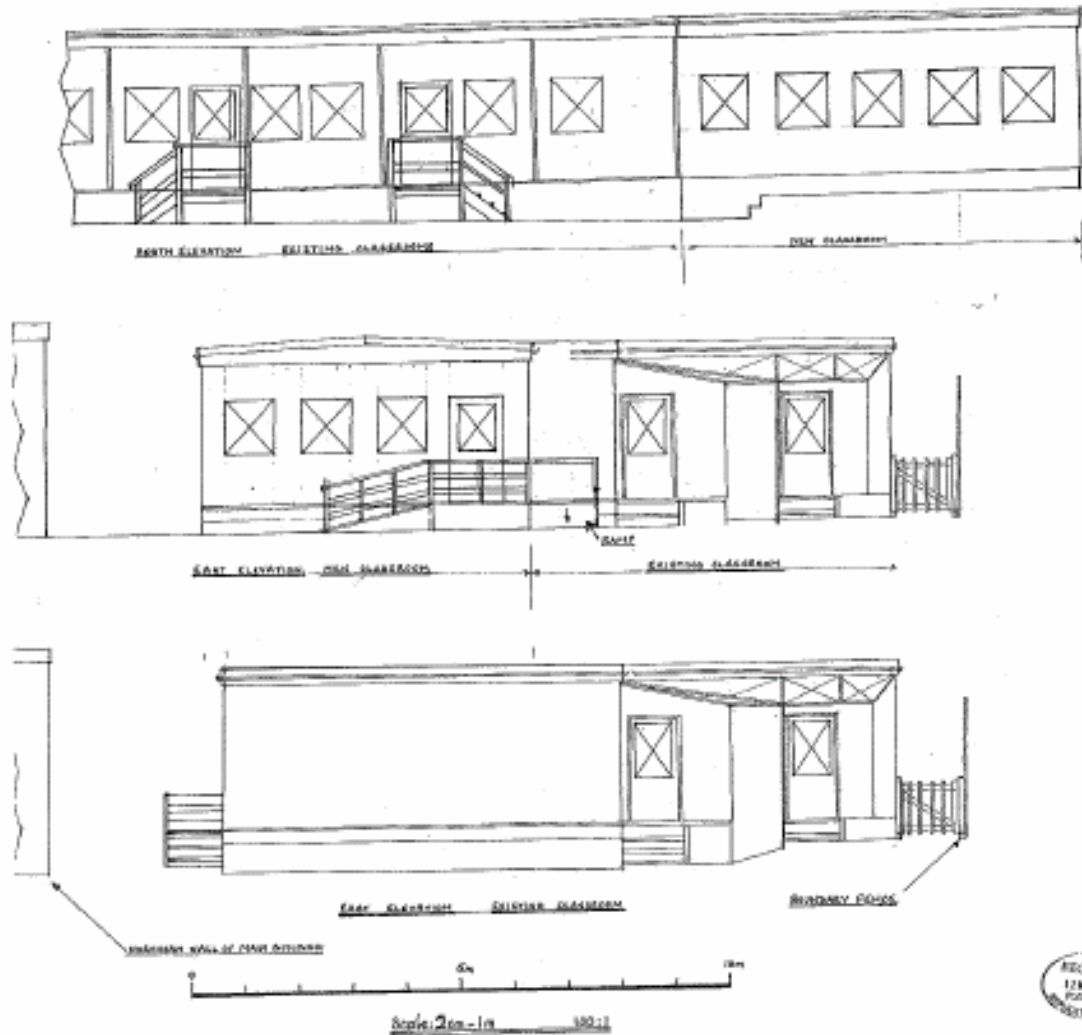
Existing mobile classrooms



Proposed mobile classroom

**Temporary mobile classroom at Amherst Primary School, Sevenoaks
– SE/08/1067**

Proposed Elevations



**Temporary mobile classroom at Amherst Primary School, Sevenoaks
– SE/08/1067**

Planning History

5. Planning permission was granted for an extension to the school playground and the erection of a pagoda to be used as outdoor teaching space in June 2006, under reference SE/06/1110.

Planning Policy

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

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

Policy SP1 – The primary purpose of Kent's development and environmental strategy will be to protect and enhance the environment and achieve a sustainable pattern and form of development. This will be done principally by, amongst other matters:

- protecting the Kent countryside and its wildlife for future generations;
- protecting and enhancing features of importance in the natural and built environment;
- encouraging high quality development and innovative design that reflects Kent's identity and local distinctiveness and promoting healthy, safe and secure living and working environments;

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

Policy QL11 – Provision will be made for the development and improvement of local services in existing residential areas and in town and district centres, particularly where services are deficient. Flexibility in the use of buildings for mixed community uses, and the concentration of sports facilities at schools, will be encouraged.

Policy TP3 – Local planning authorities should ensure that development sites are well served by public transport, walking and cycling.

(ii) The adopted 2000 **Sevenoaks District Council Local Plan**

Policy EN1 – Proposals for all forms of development and land use must comply with the Policies set out in the Plan, unless there are overriding material considerations. The following criteria will be applied, amongst other matters, in the consideration of planning applications:

- the form of the development should be compatible in terms of scale, height and use of appropriate materials;
- the proposed development does not have an adverse impact on the amenities of a locality by reason of form, scale and height;
- the design of new development incorporates measures to deter crime;

Policy EN9 – The local planning authority will safeguard important green space within built confines

**Temporary mobile classroom at Amherst Primary School, Sevenoaks
– SE/08/1067**

Consultations

7. **Sevenoaks District Council:** has raised no objection to the provision of a temporary mobile classroom.

Riverhead Parish Council: No views received to date.

Divisional Transportation Manager: has no highway objection to this proposal.

Environment Agency: has no objection to the proposal.

Local Member

8. The local County Members, Mr. N. Chard and Mr. J. London were notified of the application on the 9 April 2008.

Publicity

9. The application was publicised by posting a site notice at the main school entrance with Witches Lane, and the individual notification of 7 neighbouring residential properties.

Representations

10. I have received three letters of objection from local residents to date in respect of this application. The main points of objection are summarised below:
- The roads around the school have, in the last few years, been subject to steadily increasing traffic flows and now intolerable levels of congestion with the associated inconsiderate parking;
 - The whole area is regularly gridlocked, particularly in the afternoons and often for an hour or so;
 - Access to residential properties has not been possible, and emergency vehicles would find passage impossible;
 - Even the smallest increase in pupil numbers will surely exacerbate this problem;
 - If temporary permission is granted, unless a removal date is accepted the temporary classroom could become permanent leading to the increasing capacity of the school. This would result in more cars, thereby exacerbating an already major traffic problem outside the school and surrounding roads;
 - A few years ago Councillor John London agreed to spend a major portion of his annual allowance to lay grasscrete and posts along Barnfield Road, the edge of which had become destroyed by cars from Riverhead and Amherst Schools parking. This was a short-term solution as the increasing number of cars parking along this stretch has grown and now the rest of the edge of the road is being destroyed;
 - If expansion is being considered, I would clearly hope that parking is taken into account and that a good proportion of the school's land is allocated to parking for pupils delivering and collecting pupils.

DiscussionIntroduction

**Temporary mobile classroom at Amherst Primary School, Sevenoaks
– SE/08/1067**

11. The application seeks planning permission for a 44 sq. metre temporary mobile classroom to meet a short term need for extra teaching space within the school. The application is being reported for determination as a result of the objections received from local residents relating to traffic and highway issues.
12. In considering this proposal, regard must be had to the Development Plan Policies outlined in paragraph (6) above. Section 38(6) of the 2004 Planning and Compulsory Purchase Act states that applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise. Therefore the proposal needs to be considered in the context of the Development Plan Policies, Government Guidance and other material planning considerations arising from consultation and publicity. Issues of particular relevance in this case include the potential impact on the local highway network as a result of this proposal, the temporary nature of the mobile accommodation and the visual appearance of the unit in the locality.

Impact on highway network

13. Members will note that several residential objections have been received relating to the problems with the existing highway network, and the adverse impact such proposed development could bring about. These residential objections have been outlined in paragraph (10) above.
14. The application proposes the provision of a temporary teaching space to meet the short-term educational needs of the school in terms of providing additional classroom space. As part of the proposal, the applicant is not proposing the increase in school roll, but is instead proposing the increase in school floorspace, in line with the recent Ofsted recommendations. As outlined above, the additional of the temporary mobile classroom is a short-term measure whilst a feasibility study is being undertaken to replace all mobile classrooms on site by permanent buildings.
15. It is therefore important to note that the proposal would not, in my opinion, result in an increase in the amount of traffic movements to or from the school on the basis that the school roll is not proposing to change. In addition, Members will note the views expressed by the Divisional Transportation Manager in paragraph (7) whereby he has raised no objection to the proposed addition of the temporary mobile classroom.
16. Whilst I recognise the concerns of local residents with regards to highway congestion at peak times, I consider this to be due to two schools (Amherst and Riverhead) being located in close proximity to each other, and in any case beyond the scope of the current application at Amherst School. In addition there are other traffic generating developments in the locality which fuelled the higher levels of congestion experienced in this locality in the last few years. Accordingly, I would not seek to raise an objection on highway grounds with regards to this current proposal.

Visual impact of proposed development

17. The proposed unit is of standard mobile classroom design found on many educational sites around the county and comprises of a roughcast finish. The applicant proposes the unit to be finished in dark green to match in with the existing mobile units on site.
18. I consider the external appearance of the mobile classroom proposed is acceptable in visual terms in accordance with Kent and Medway Structure Plan Policies SP1 and QL1. Accordingly, I would not seek to raise an objection to this application on visual grounds.

Alternative solutions

**Temporary mobile classroom at Amherst Primary School, Sevenoaks
– SE/08/1067**

19. In terms of alternative solutions, I note that whilst the use of a mobile classroom is less than an ideal solution, it has been demonstrated that this is a short-term solution to meet a recognised need until provisions can be made for the construction of permanent buildings at the school.
20. Accordingly, I am satisfied that this short-term measure is acceptable when weighting up the need for the development at this particular school against development plan policies and material planning objections received. I would however, recommend that planning permission be granted for the siting of the mobile on site for a temporary period of up to three years, or being removed before the expiration of this period should the construction of permanent buildings come forward.

Conclusion

21. Having regard to the Development Plan Policies, and the material planning considerations received, I consider that the addition of a temporary mobile classroom to meet a demonstrated short-term need is in general accordance with the Development Plan. Whilst I recognise the concerns of local residents with regards to highway issues, I consider any additional adverse impact to be outside of the scope of this application given that the application proposes no change in the current school roll. I consider that the visual appearance of the mobile to be acceptable in this particular location and that no other short-term alternative solution is reasonably practical. Accordingly, I recommend that temporary planning permission should be granted, subject to the following conditions as set out in paragraph (22) below:

Recommendation

22. I RECOMMEND that PLANNING PERMISSION BE GRANTED, SUBJECT TO conditions, including conditions to cover the following aspects:
- the mobile classroom be permitted for a temporary period of 3 years from the date of permission, or be removed sooner upon the first occupation of a new classroom extension at the school to replace the mobile classroom accommodation on site;
 - the development to be carried out in accordance with the permitted details;
 - the mobile classroom be finished in dark green to match adjacent units.

Case officer – Julian Moat	01622 696978
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Background documents - See section heading

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Item D5**Additional classroom at Bodsham C of E Primary School, School Hill, Bodsham – SH/08/502**

A report by Head of Planning Applications Group to Planning Applications Committee on 24th June 2008.

Application by Bodsham C of E Primary School and KCC Children, Families, Health and Education for an additional classroom at Bodsham C of E Primary School, School Hill, Bodsham, Ashford (Ref: SH/08/502)

Recommendation: permission be granted subject to conditions

Local Member(s): Susan Carey

Classification: Unrestricted

Site

1. Bodsham Primary School is a small school located in a remote rural area of Kent in Elmsted parish, approximately 10 miles east from Wye. The school is located near the top of School Hill, which descends south. To the south-east across the School Hill, there is the Old Vicarage, which is currently being used as a residential property. To the north, the School borders a public house, the Timber Batts Inn, which is a Grade II Listed Building. The space to the front of the pub is made available for use by parents during the drop off and pick up times. Additional car parking space is also made available to the north from the pub in front of the agricultural buildings. The site is within the Kent Downs Area of Outstanding Natural Beauty. A site plan is attached (see page D5.2).

Background

2. The oldest parts of the school buildings go back to 19th Century. There are various later additions to the school, including single storey flat roof extensions. The more recent extensions include a new classroom to the north of the Hall built in 2005, and a new free standing art workshop on the footprint of the old garage on the edge of the school site built in 2007. The latter is open to the wider local community to facilitate some activities with local artists (page D5.3).

Proposal

3. The proposal is to build a new 41m² classroom extension at the north-east of the school together with approximately 10m² enclosed corridor extension. The design intention is for the new extension to look and feel as if it had been built at the same time as the other classroom built in 2005/06 to which it would adjoin. The building would be single storey with a pitched roof, which matches the classroom built in 2005/6. Matching materials would be used including machine made red/brown plain tiles, stained weatherboard cladding and stained softwood windows and doors.
4. The School's governing body recognised that the school is within a sensitive area and therefore considered a number of alternatives to minimise the impact on the beauty of the landscape and character of the village. In particular, the case for making use of the roof space above the main hall was investigated. However, due to the need to comply with accessibility requirements, the current proposal has been chosen as the most suitable to meet school's needs.

Need

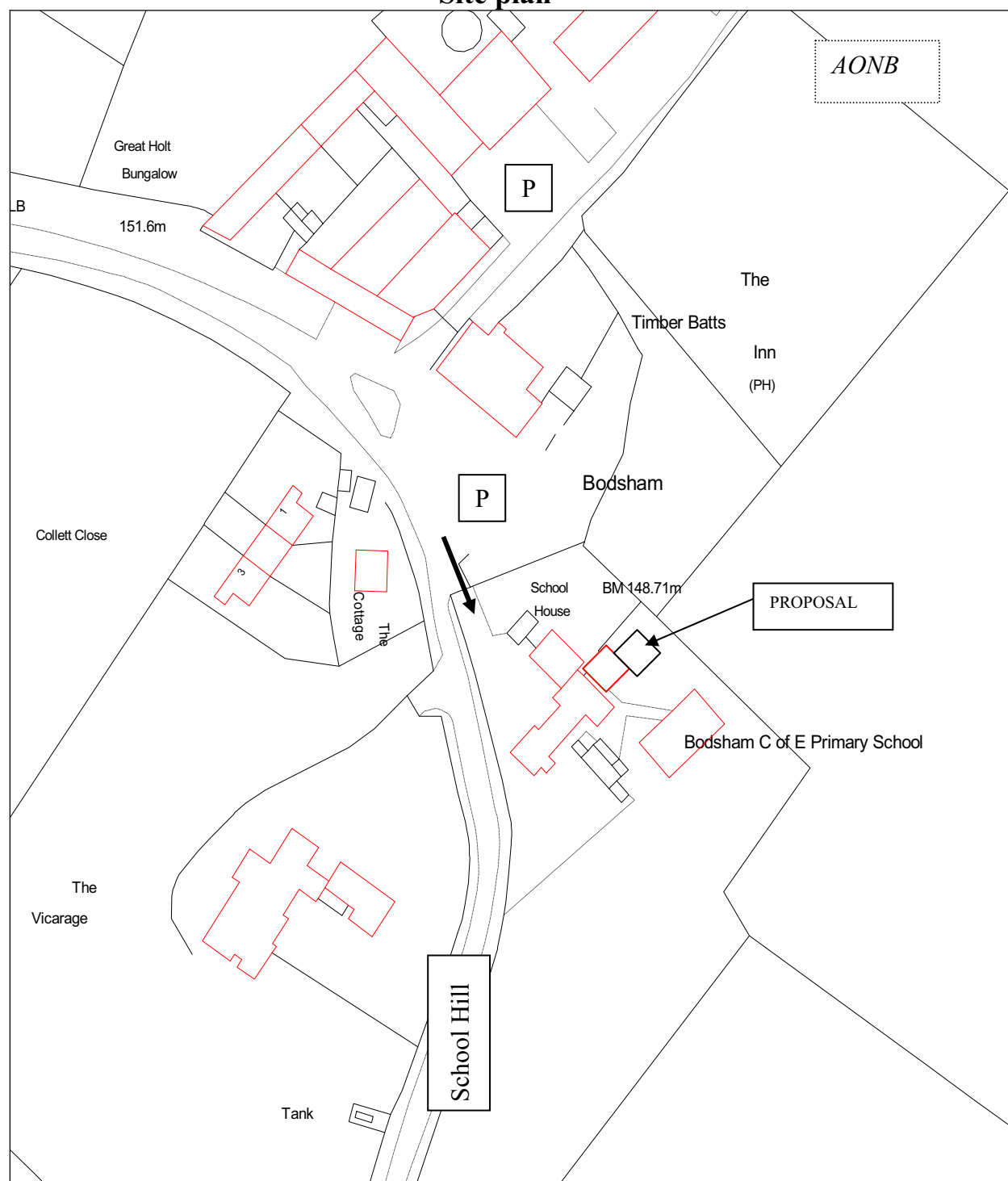
5. The school has a vision to promote community cohesion and to facilitate the Parent Council in supporting often isolated parents in rural areas. In order for the school to

Item D5

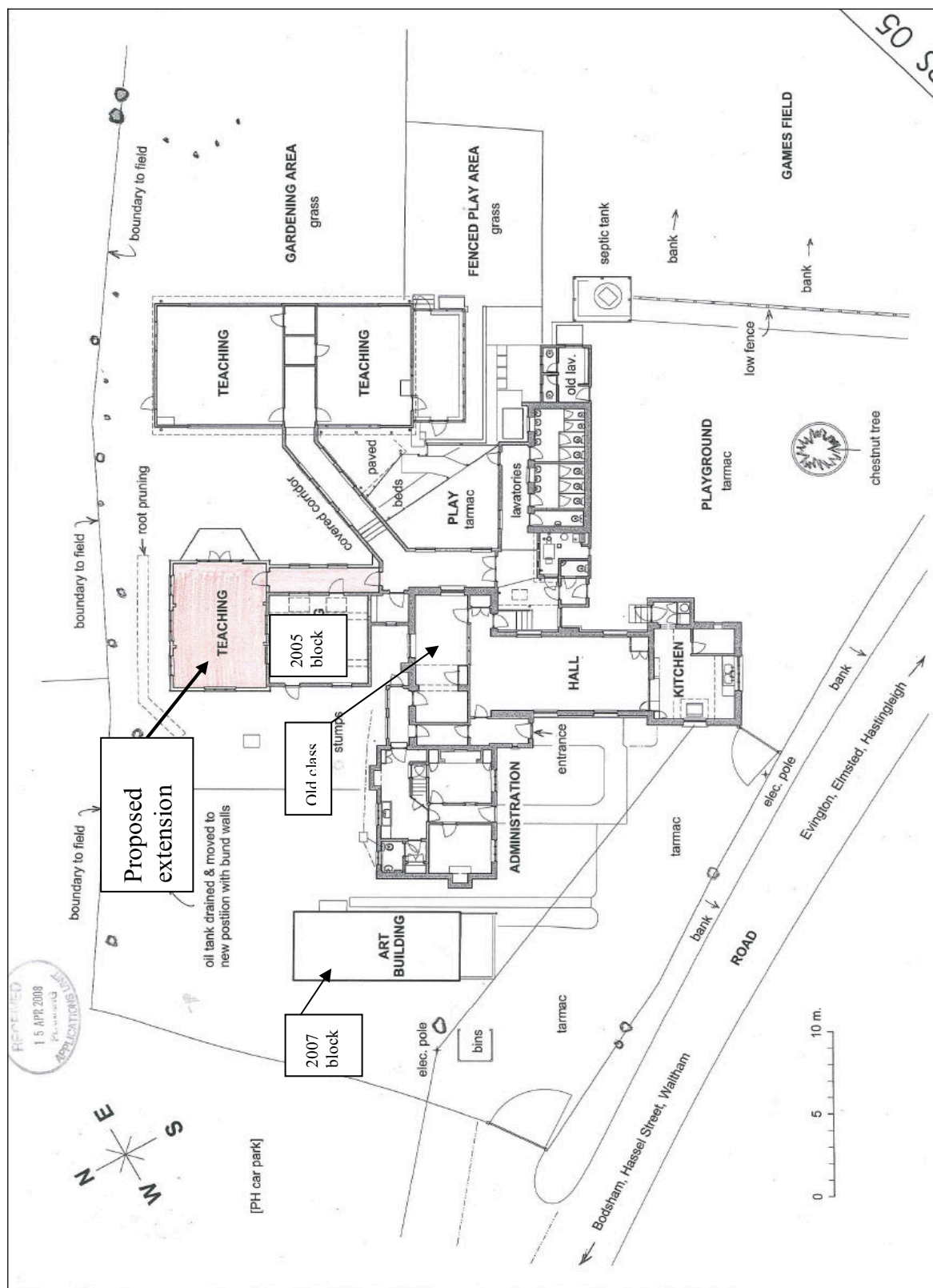
Additional classroom at Bodsham C Of E Primary School, School Hill, Bodsham – SH/08/502

operate effectively, they need to update and extend the available accommodation. Specifically, it was recognised that the smallest classroom, needs to be replaced by bigger accommodation. Then, the old classroom could be used for a parent room to provide a meeting place for the Parent Support Adviser meetings. It could also be used for staff meetings, which currently must take place in a small staff room on the second floor of the School House.

Site plan



Layout



Photomontage



Planning Policy

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

(i) The Kent & Medway Structure Plan 2006:

- | | |
|-------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Policy SP1 | Seeks to conserve and enhance Kent's environment and to ensure a sustainable pattern of development. |
| Policy SS6 | Seeks to improve the built and natural environment, functioning and appearance of the suburbs, including the provision of services and facilities that serve local needs. |
| Policy QL1 | Seeks to ensure that all development is well designed and of high quality that responds positively to the local character. Development, which would be detrimental to the built environment, amenity, function or character of the area, will not be permitted. |
| Policy QL8 | The setting of listed building must be protected and enhanced. |
| Policy QL11 | Provision should be made for development and improvement of local services in existing residential areas, particularly where services are deficient. Flexibility in the use of buildings for mixed community uses should be encouraged. |
| Policy EN4 | The primary objective of Areas of Outstanding Natural Beauty designation is to protect, conserve and enhance landscape character and natural beauty. Development that is essential to meet local social or economic needs should be permitted provided that it is consistent with the purpose of AONB. |

(ii) Shepway District Local Plan Review 2006:

- | | |
|-------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Policy BE1 | A high standard of layout, design and choice of materials is expected for all new developments. |
| Policy BE5 | Development, which would adversely affect the setting of the listed building, should be refused. |
| Policy SC2 | Planning permission for improved social and community facilities will be granted where the proposal would be compatible with surrounding land uses, acceptable in highway, infrastructure and environmental terms, accessible by a range of transport alternatives to the car and includes provision for access for disabled persons. |
| Policy CO3 | In assessing proposals affecting the designated Kent Downs Area of Outstanding Natural Beauty priority will be given to the conservation and enhancement of natural beauty, including landscape, wildlife and geological features, over other planning considerations; unless the economic and social benefits of a proposal outweigh the primary objective of conserving natural beauty. |
| Policy TR13 | Where development proposals are considered likely to have significant transport implications, which may include extensions |

**Additional classroom at Bodsham C Of E Primary School, School Hill,
Bodsham – SH/08/502**

to school facilities or developments where there is a particular local traffic problem, a travel plan should be submitted with the planning application.

Consultations

7. **Shepway District Council:** raises no objection to the proposal.

Divisional Transportation Manager: raises no objection to the proposal.

Elmsted Parish Council: no comments received to date.

Local Members

8. The local Member, Susan Carey was notified of the application on the 21st April 2008.

Publicity

9. The application was publicised by the posting a site notice on the site boundary and six individual notification letters to private properties.

Representations

10. 1 letter was received from the occupiers of an adjacent property. The main planning issues raised by the neighbours can be summarised as follows:

- there is a danger that the school may “out-grow” the village; the numbers at the school have grown considerably and have certainly doubled since we arrived 15 years ago; parking has become a difficult and is a sensitive issue in the village which concerns other residents as well; parents have been parking thoughtlessly in a way so that buses, lorries and tractors cannot pass them without destroying the village green and verges;
- the noise in the outside playing area has increased with the numbers and if there were more children this would become intolerable and a private nuisance;
- the request is that any planning permission should be subject to planning conditions restricting any increase in the number of pupils at the school and that the school should enforce on parents a considerate parking/driving policy.

Discussion*Introduction*

11. The application is required to be determined in accordance with the relevant Development Plan Policies, unless other material considerations are of overriding importance. In particular, I consider the key determining considerations to be impact on the designated Area of Outstanding Natural Beauty and special landscape character and amenity consideration, balanced against the need for improvements in community facilities.

12. The reason for reporting this planning application to the Committee is a letter from the School's neighbours, as set out in paragraph 10 above. The issues raised can be summarised as issues relating to the existing traffic problems in School Hill during drop-off and pick-up times and general noise concerns. The neighbours are concerned that should the extension be permitted, the current problems with traffic and noise would increase.

Additional classroom at Bodsham C Of E Primary School, School Hill, Bodsham – SH/08/502

Area of Outstanding Natural Beauty issues

13. The objective of the Area of Outstanding Natural Beauty (AONB) policies set in the Kent and Medway Structure Plan (EN4) and the Shepway District Local Plan (CO3) is to conserve and enhance the natural beauty of the area, including the landscape, wildlife and geological features. Development within the AONB should be kept to a minimum and where acceptable should be designed and constructed so that the visual impact on the landscape is minimised and it makes a positive contribution to the attractiveness of the area. Policy EN4 requires extra justification for major development in AONB but this proposal does not relate to major development. These and other policies state clearly that the local social or economic needs need to be taken into account, provided that it is consistent with the purpose of AONB.
14. The applicant states that the new facility is necessary to operate effectively and to provide the necessary community support. As stated in paragraph 5 above, the current accommodation is substandard to deliver the Schools' objectives and the proposed development aims to address this shortfall. It is noted that the design of the proposed building is of a high quality and would match in character, scale and materials the recently built adjoining building (Image D5.4). The extension would only be visible from The Timber Batts Inn's car park, which is approximately 20m north from the proposed extension. However, mature trees and two lines of hedgerow dividing the school's play areas would soften the view. I consider that this would not change the current pleasant rural ambience of the site. Consequently, I consider that the setting of the public house, which is a Grade II Listed Building, would not be significantly affected by the proposal. The north-east (rear) boundary of the school is also well landscaped with shrubs and trees and therefore, the extension would not become prominent in a wider landscape, seen from across the farm land, especially that it would be seen against the other school's buildings in the background.
15. In summary, no concerns are raised regarding the quality of the design and its suitability in the setting. I consider that the proposal would preserve the special character and overall appearance of the AONB and would enhance the social provision in the locality. Therefore, in my view, the development would be in accordance with the development plan policies.

Amenity

16. Policy QL1 of the Kent and Medway Structure Plan (KMSP) and Policy BE1 of the Shepway Plan require that the development is of high quality design, which has already been discussed above in relation to the AONB issues. These policies also require that development should not be detrimental to the amenity and functioning of settlements. The local resident raised concerns about this factor. The neighbour is concerned that the extension would lead to an increase in pupil numbers and therefore be of detriment to the local amenity, as set in the paragraph 10 above. The neighbour made a request that should planning permission be granted for the proposal, then a planning condition should be imposed restricting the potential increase in pupil numbers to avoid the situation of the school "out-growing" the village. The Headteacher, however, confirmed that there is no intention to increase pupil numbers at the school as a result of this extension. The development aims to improve the standard of the accommodation available to the users of the school.
17. Further, I note that the pupil numbers has increased from 50 pupils in 2004 to 76 pupils currently at this rural school and therefore the neighbour is correct in observing an increase in school roll. It is also acknowledged that a high proportion of parents transports their children to/from this relatively isolated rural school by car. This is partially a result of the school serving remote rural communities. It is important that there

**Additional classroom at Bodsham C Of E Primary School, School Hill,
Bodsham – SH/08/502**

are sufficient school spaces to meet that demand. Additionally, the Kent Primary Strategy requires primary schools to sustain a minimum of four classes, beyond which it would become difficult to run an effective school. Moreover, the Headteacher indicated that the official capacity of the school is 93 and therefore limiting the school to the current pupil numbers would not be appropriate. Having consulted the Transportation Engineer, I understand that it would not be justified to impose a restriction on pupil numbers on the ground of the highway constraints under the current circumstances.

18. Nevertheless, it is important that available measures are undertaken to promote walking, cycling and car sharing to/from the school. It is noted that in 2007 the School adopted a School Travel Plan to promote greater use of car share arrangements, remind parents of the cycle storage available in school and actively promote walking to school where appropriate. I would recommend that a full revised School Travel Plan be submitted following the completion of the development, should the planning permission be granted.
19. Another issue raised by the neighbour was the potential increase in noise levels generated by children in the playing area of the school. Again, as the development is not intended to increase pupil numbers, it is unlikely that the development would cause any significant change in noise levels in the locality.
20. Overall, I consider that the proposed classroom extension would not result in a detriment to the amenity and functioning of the village and therefore would be in accordance with the local planning policies.

Conclusion

21. This proposal has to be considered against the relevant planning policies, principally the AONB designation and amenity of the locality. I am satisfied that the proposed size and design of the extension is appropriate and of high quality to meet the AONB policy and development plan requirements. The development would not result in an increase in staff or student numbers and so would not add to any highway inconvenience during pick-up and drop-off hours and other amenity aspects. On the other hand, I consider that the school and the rural community would benefit from the proposed extension. Overall, I consider that the proposed development would be in accordance with the aims and objectives of the relevant Development Plan Policies.

Recommendation

22. I RECOMMEND that PERMISSION BE GRANTED SUBJECT to conditions, including conditions covering:
 - Standard time condition for it to be implemented
 - Trees and shrubs along the north and north-east boundary should be retained
 - Preparation of an updated School Travel Plan
 - The development to be carried out in accordance with the permitted details

Case Officer –Anna Michalska-Dober

01622 696979

Background documents –See section heading

Item D6

Extension to and refurbishment of existing school buildings (for the relocation of Rowhill School) at the Woodview Campus, Longfield – DA/08/228

A report by Head of Planning Applications Group to Planning Applications Committee on 24 June 2008.

Application submitted by Kent County Council Children, Families, Health and Education for the proposed extension to and refurbishment of existing school buildings, erection of a new minibus garage and boundary fencing and alterations to existing car park area (for the relocation of Rowhill School, Wilmington) at the Woodview Campus, Main Road, Longfield - DA/08/228.

Recommendation: that the application be referred to the First Secretary of State as a departure from the Development Plan, and that subject to her decision, and subject to the undertaking and submission of a written agreement to ensure that the planning permission at Rowhill School, Wilmington, is not implemented, that planning permission be granted subject to conditions.

Local Members: Mr B. Bassam

Classification: Unrestricted

Site

- 1 The Woodview Campus is located on the eastern edge of Longfield, accessed via the B260 (Main Road) which is located to the north of the site. The Woodview Campus occupies an area of 1.92 hectares, and is currently occupied by a small special needs nursery school and, temporarily, by the Phoenix Centre which is also a special needs unit. The premises were most recently used by the West Kent Hospital Schools Service but the Service has now permanently vacated the site following fire damage and rebuilding over the last 2 years. When the school originally opened on the site it had a capacity for 220 students of primary age, whereas approximately only 35 children and students now use the site, meaning that the school is currently operating well below capacity.
2. The application site comprises access and car parking to the north west, the main school buildings to the centre of the northern half of the site and playing fields extending to the east. Open grassland and tree planting extends to the south and west of the school buildings. The site is bound by the B260 to the north, beyond which extends gently sloping arable farmland, the playing fields of Axton Chase School, beyond which lies a railway line, to the south, and community facilities including a care home for the elderly and a nursery to the west. To the north east of the site, fronting the Main Road, are six terraced houses known as Mabel Cottages, and a further two detached residential properties are located to the east of the site boundary, beyond which lies Gorse Wood Road and Langafel CE Primary School. The adopted Dartford Borough Local Plan and the Dartford Borough Local Plan Review show the site to be within the Metropolitan Green Belt. *A site location plan is attached.*

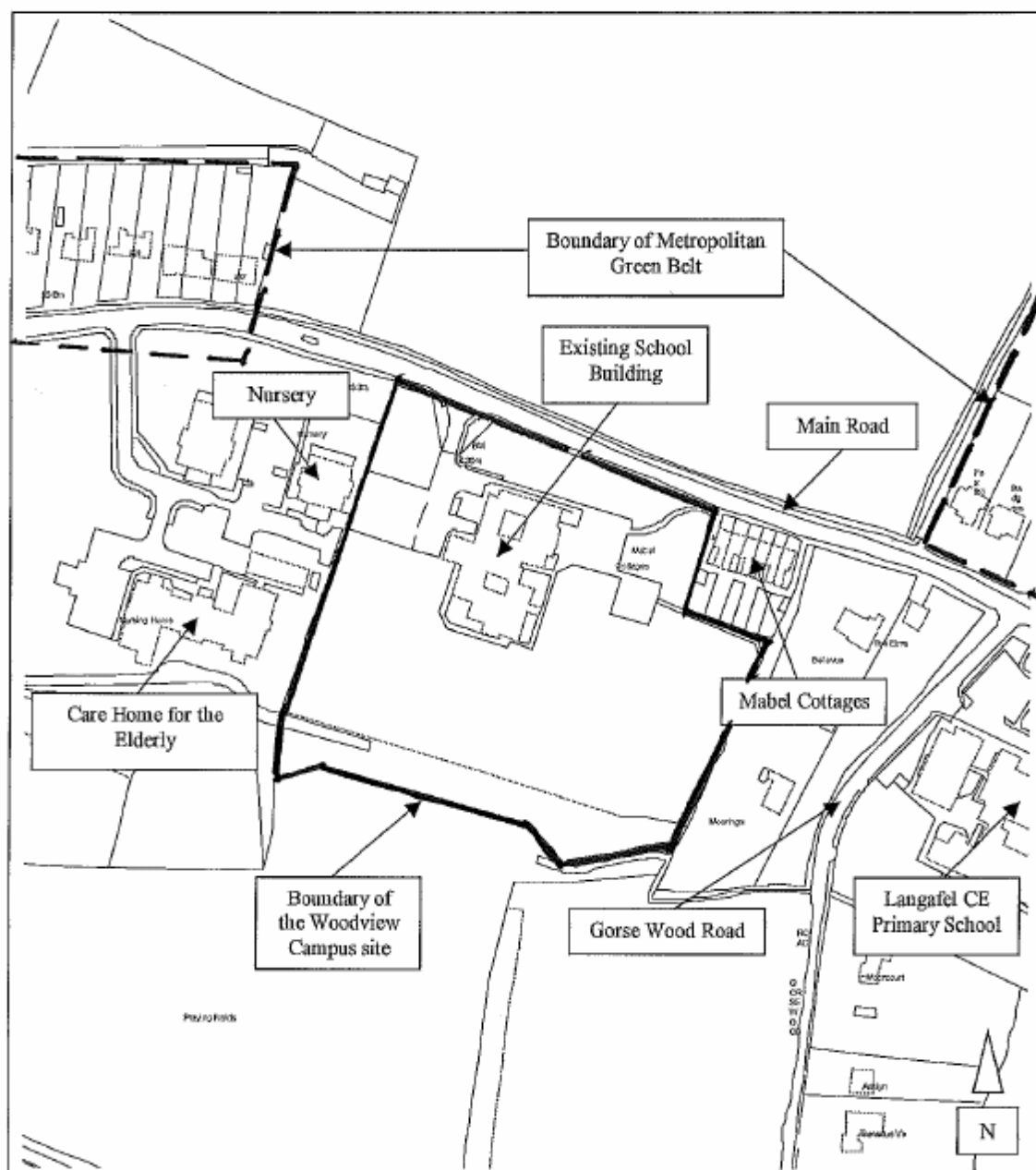
Background

3. This application has been prepared with the objective of seeking planning consent for the relocation of Rowhill SEN School, currently based in Wilmington, Dartford. Although planning permission has been granted for a major extension to Rowhill School, which is also within the Metropolitan Green Belt, the applicant advises that this is not financially viable and has been abandoned. However, the existing accommodation at Rowhill School does not include adequate specialist teaching

Item D6

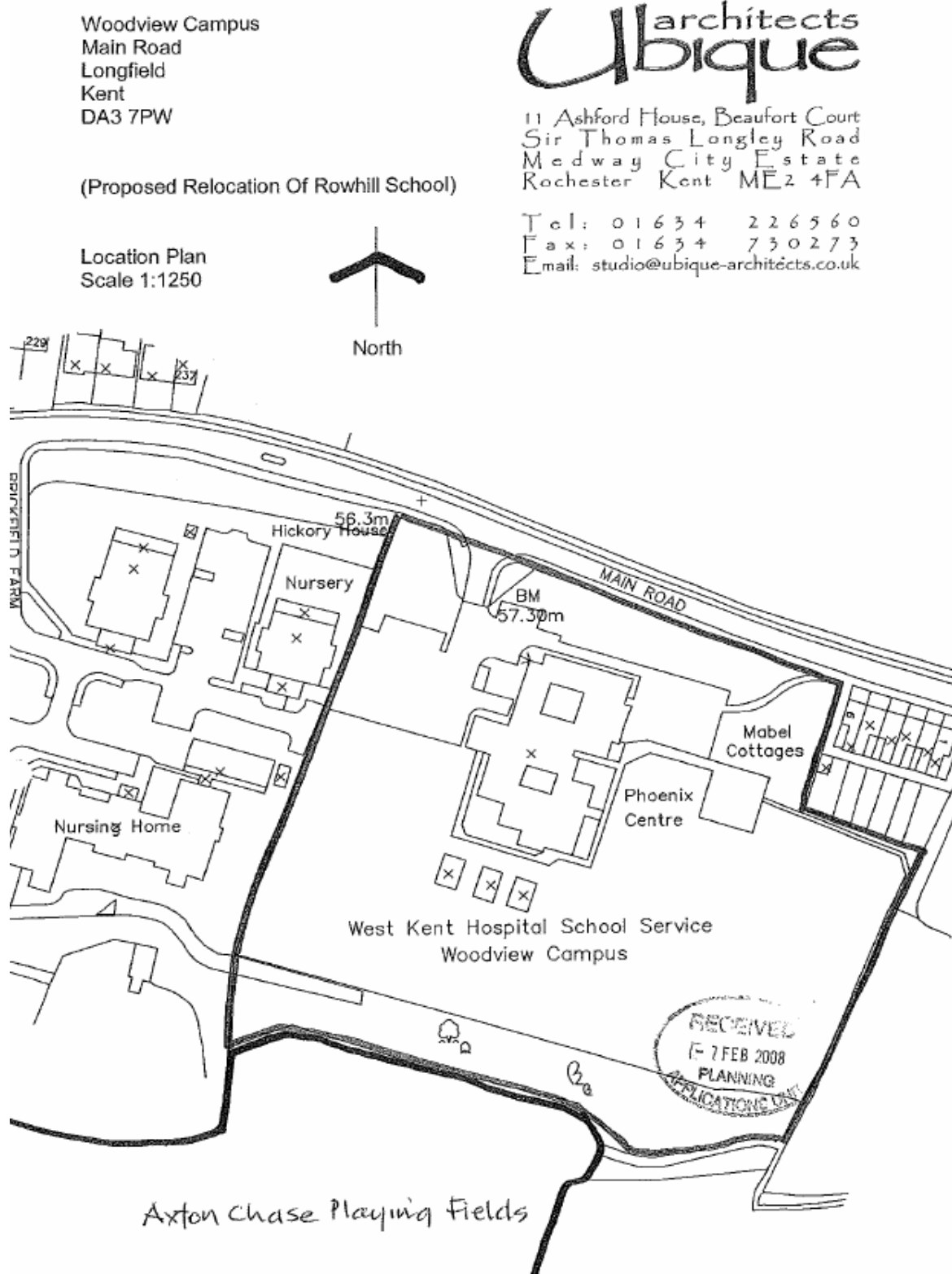
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SITE LOCATION PLAN



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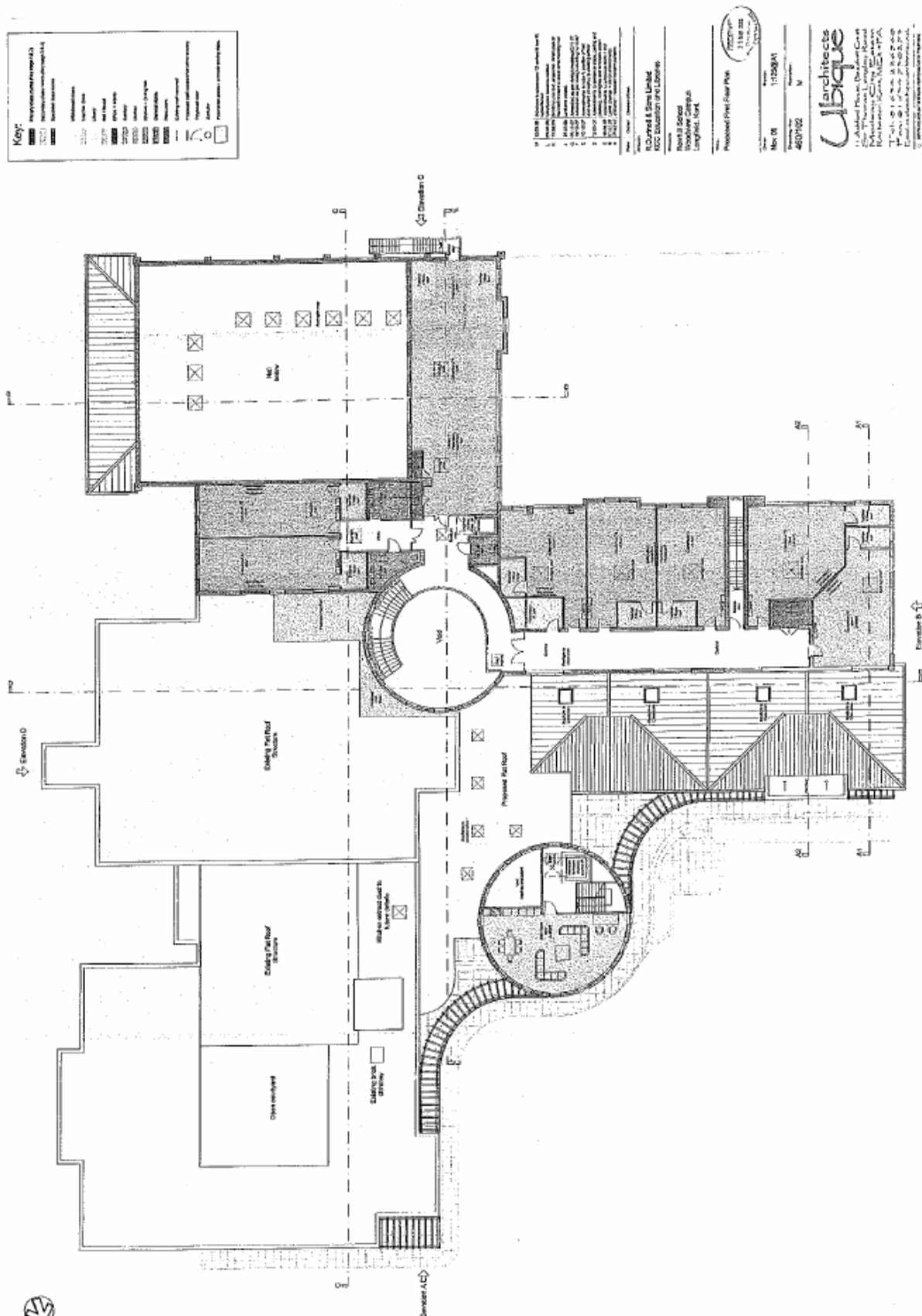


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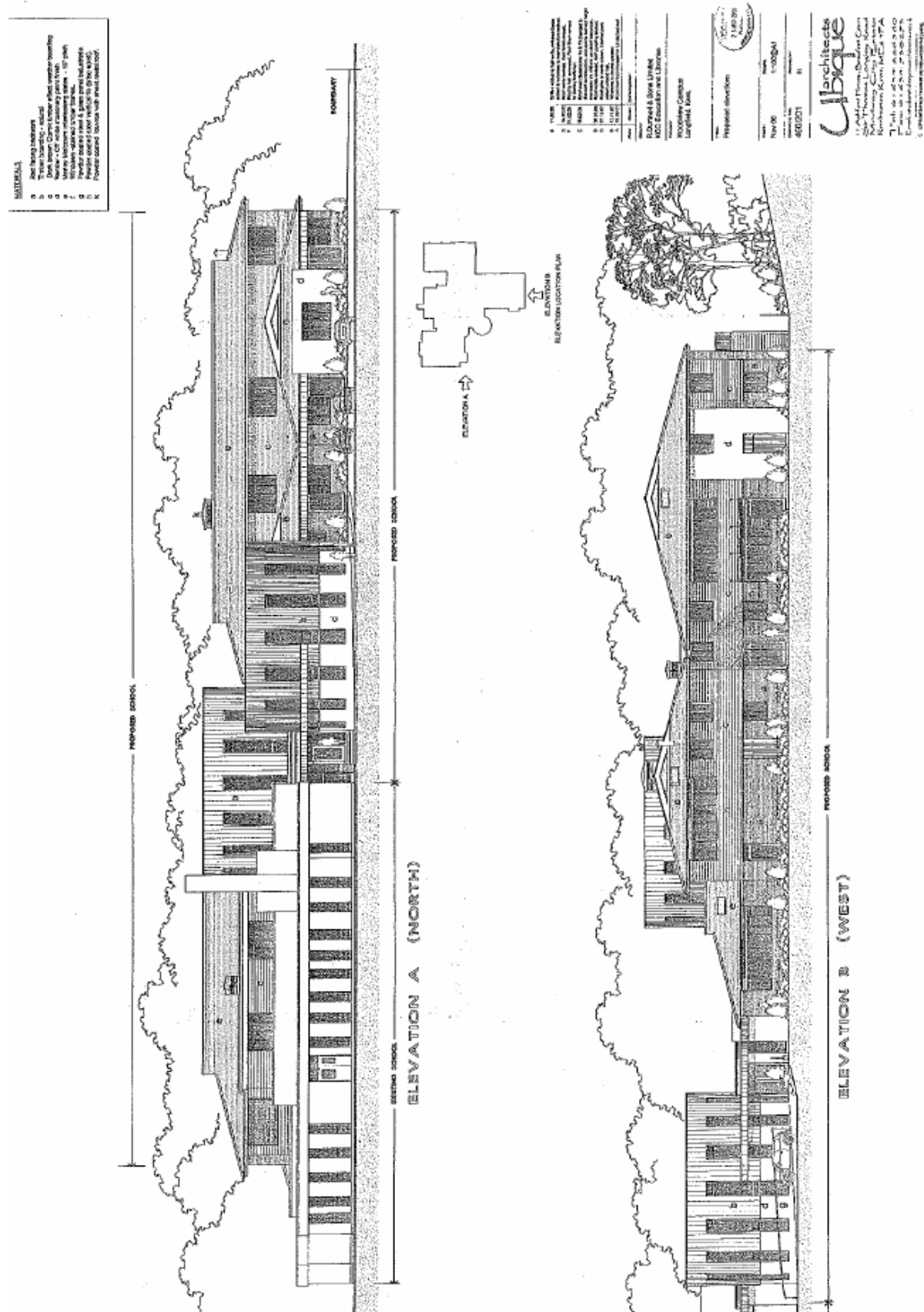


Item D6

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rooms, and classrooms are generally under size for the number and nature of pupils at the school. It also lacks an indoor PE area, has insufficient class bases and areas for office and preparation functions.

4. Following the failure of proposals to redevelop the Rowhill School site, a 2-3 year search has been undertaken to find an alternative site for the school. Woodview Campus was considered as an existing vacant educational establishment with potential expansion capability, which would allow Rowhill School to completely relocate to better premises and remain on one site. Other suitable sites had been sought through the County Council, but I am advised that nothing could be found within the School's catchment area. In addition, the existing Woodview Campus includes a nursery set up to deal with children of pre-school age and with special needs. By relocating Rowhill School to the Campus both establishments would be able to share expertise and provide a continuum of educational provision. In addition, the establishment of a school at this location would provide the opportunity for joint ventures with adjacent schools, especially as both schools have autism units with established connections to Rowhill School. The Woodview Campus is also more centrally located for the area that Rowhill School serves, reducing travel distances and times. For the reasons outlined above, the decision was made to apply for planning permission to extend and refurbish the Woodview Campus in order that Rowhill School could be relocated to this site. The proposal is outlined below.

Proposal

5. This application proposes an extension to, and refurbishment of, the existing school buildings, the erection of a new minibus garage and boundary fencing, and alterations to the existing car parking area. The original single storey school buildings are typical of system built school buildings in Kent during the 1960's and 70's. The school has recently been partially rebuilt and refurbished following fire damage to the classrooms at the rear of the site. The applicant advises that the overriding objective in developing the design proposal was to fulfil the educational requirements of Rowhill School whilst respecting and protecting the openness of, and mitigating any encroachment into, the Green Belt. The development would provide accommodation for children aged 5-16 years of age with behavioural and learning difficulties.
6. As previously outlined, there is already a school on the site, with an existing building footprint coverage of 1544m². The Woodview Campus occupies an area of 1.68 hectares, meaning that the amount of building coverage relative to the site area is just over 9% as existing. It should be noted that the figure includes approximately 187m² of temporary portakabin accommodation at the rear of the site. The application proposals would result in a total of 2589m² of new floor area created, 1743m² of which would be at ground floor level. The applicant advises that the amount of building coverage as proposed relative to the site area would increase to 19.5%, leaving over 80% of the site open, with all of the existing playing fields, playgrounds and peripheral landscaped areas retained.
7. The extension to the existing school is the main part of this proposal. It is proposed to extend the school building to the south and west, incorporating the footprint of the existing temporary buildings. The applicant advises that the siting of the proposed extension has been chosen to be as close to the existing buildings as possible, whilst being in the least visible part of the site in an effort to maintain the open character of the site when viewed from the major vantage points. Locating the extension in the

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southwest corner would take advantage of the screening provided by the existing wooded hillside to the south, the established boundary hedge to the west and the existing school building itself to the north.

8. In order to minimise the footprint encroachment into the open space, the extension would be partly arranged over 2 floors, with a single storey element to the north, towards the site frontage, increasing to 2 storey to the rear of the site. An activity hall is also proposed, which would be of an equivalent height to the 2 storey teaching block, and is proposed to the south of the existing school buildings, adjacent to the playing fields. In addition, a focal entrance to the school was required, and a 2 storey rotunda was conceived to provide a strong and obvious focus for visitors, staff and students, whilst enabling it to be distinct from the other school accommodation around it.
9. The arrangement of the new extension allows the existing building to remain largely unaltered except for a number of minor openings to allow access between the old and new parts. The extension comprises of 15 classrooms, a library/resource room, and associated administration space, withdrawal rooms, toilets and changing facilities. The entrance rotunda would link the existing building with the new extension, and incorporates a dedicated pupil entrance, as well as access for staff and visitors. The administration area, headteacher's room and staff room are all located within the entrance rotunda as this would be the pivot point for access throughout the school. Once inside the school the main corridor leads to the main central circulation hub, from which point the pupils can be grouped and directed to the appropriate classrooms at the start of each day.
10. From the central hub, Key Stage I and II students would be directed towards their classrooms on the ground floor, whilst Key Stage III and IV students would be directed to their classroom, predominately located on the first floor. Within each identified Key Stage area at both levels there would be withdrawal rooms. On the ground floor, a number of specialist teaching areas, e.g. science, music and ICT, are proposed, which would be available to all pupils. The main activity hall is located to the rear of the building, and would incorporate a multi gym side room. From the hall, pupils would have direct access to the playing fields, and the proposed 'courtyard', a 600m² enclosed play area located in the south west corner of the site to the rear of the extension. The existing school hall would be retained and would function as the dining area, and the existing kitchen area would be reconstructed and refitted to serve the extended new school.
11. The applicant advises that the scale and massing of the proposed extension has been carefully developed to ensure the most compact and sympathetic building for the situation. The teaching accommodation at the northern side of the extension, facing the car park and main entrance has been kept to a single storey format, with a shallow pitched slated roof. The eaves of these classrooms are at 2.85m above ground level, lower than the eaves of the existing flat roofed school, which then follows a low pitch back to a ridge height of approximately 6m above ground level. The applicant considers that this helps to maintain an appropriate scale for the school, and assists in masking the scale of the larger 2 storey wing behind.
12. The 2 storey element of the extension contains most of the new teaching accommodation, and has been proposed at 2 storeys in order to minimise the footprint of the building. The overall height of the 2 storey wing is comparable to the adjacent nursing home. The rearmost part of the new extension would contain the activity hall, changing rooms, music room and storage and, therefore, needs to be higher in order to

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be fit for purpose. However, despite the inherent height required for the activity hall, its ridge height is at a similar level to the height of the main teaching block.

13. The whole building would be distinguished by 2 rotunda structures, one of which defines the central circulation hub and stairs, and the other being the main entrance to the school. A mixture of external cladding materials have been proposed for the development, the choice of which was influenced by the vernacular rural building materials prevalent in north west Kent. A mixture of brickwork, black weatherboarding, timber cladding, render panels and 'slate' appearance roofing are proposed.
14. At the scheme layout stage, consideration was taken to ensure a satisfactory relationship with neighbouring residential properties and their amenity areas. The main neighbouring issues relate to the proximity of the adjacent nursing home. The proposed layout of the development positions the teaching block element of the proposed extension 9 metres from the boundary of the site at the closest point, 17 metres from the flank wall of the single storey extension to the front of the nursing home, and 25 metres from the two storey main block of the nursing home. The applicant advises that the boundary is heavily populated with established trees and shrubs which provides effective screening.
15. The applicant advises that the proposed location of the new building would only necessitate the removal of a handful of 'low category' trees to the west of the existing building. All boundary planting would be retained. An Arboricultural Report was submitted in support of this application, which also outlines a proposed scheme of landscaping and tree planting, which would concentrate on the western boundary, improving screening with neighbouring community facilities.
16. As part of the proposals, a garage is required for the 2 minibuses owned by the School. The proposed garage is a low lying single storey structure, in a timber boarded rural design, located to the north west of the site, to the west of the site entrance. The applicant advises that the garage would be set amongst appropriate new landscaping, and would be sited upon an area of existing hard standing. The application site has 37 existing car parking spaces, and it is proposed to increase this to 42. In addition, the rearrangement of vehicle circulation includes drop-off areas and a one-way system around the car park. The drop-off areas would allow minibuses, taxis and cars to drop off pupils immediately adjacent to the main entrance, contributing to both vehicle and pedestrian safety. A Travel Plan was submitted in support of this application, which concludes that currently children are brought to school by 8 taxis, 7 minibuses and 1 coach, and this is likely to remain the same should the school be relocated. In addition, the School's management do not anticipate any difficulties in developing a car parking strategy that encourages staff to car share, use public transport or travel by foot or bicycle. A cycle storage area for 16 cycles would be provided as part of the development.
17. The proposals include for new secure perimeter fencing to the whole school site to achieve the required level of security against unauthorised intruders, and to ensure the safety of pupils during school hours. The fencing would be 1.8m in height, colour coated steel mesh system that would be most appropriate for the site's Green Belt setting. The fencing is intended to be erected on the main south, east and west boundary lines in substitution for the existing fencing. The fencing would also be erected through the site, parallel with Main Road but along the edge of the playing field, separating the school's playing field from the Nursery school playground along the Main Road frontage. The new fencing to the east side of the site would be offset from the boundary at the rear of

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Mabel Cottages and along the eastern boundary to maintain a reasonable footpath access width from the rear of the cottages to the fields to the south of the site. That is an access that the occupants of Mabel Cottages have enjoyed (unofficially) for some years, and the proposed development seeks to retain this. In addition, the front boundary to Main Road is currently defined by chestnut paling fence. The intention is to plant new native hedging along this line to create a more appropriate rural boundary feature.

18. This application was accompanied by a Transport Assessment, Travel Plan, Archaeological Report, Ecological Report, Flood Risk Assessment, Arboricultural Survey and DDA report.

Reduced copies of drawings showing the existing and proposed site layout are attached together with floor plans and elevations/site sections.

Planning Policy

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

The Kent & Medway Structure Plan 2006:

Policy SP1	Seeks to conserve and enhance Kent's environment and to ensure a sustainable pattern of development.
Policy SS2	Within the Green Belt there is a general presumption against inappropriate development.
Policy SS6	Seeks to improve the built and natural environment, the functioning and appearance of the suburbs, including the provision of services and facilities that serve local needs.
Policy EN8	Wildlife habitats and species will be protected, conserved and enhanced. Development likely to have an adverse effect, directly, indirectly or cumulatively, on important habitats or species, will not be permitted unless the adverse impact on an important nature conservation resource can be adequately mitigated and/or compensated.
Policy EN9	Tree cover and the hedgerow network should be maintained. Additionally, they should be enhanced where this would improve the landscape, biodiversity, or link existing woodland habitats.
Policy QL1	Seeks to ensure that all development is well designed and of a high quality that responds positively to the local character. Development, which would be detrimental to the built environment, amenity, function or character of the area, will not be permitted.
Policy QL12	Provision will be made to accommodate additional requirements for local community services in response to

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growth in demand from the community as a whole. The services will be located where they are accessible by walking, cycling and by public transport.

Policy TP3 States that the local planning authority should ensure that development sites are well served by public transport, walking and cycling.

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

Policy NE5 Development should not result in an unacceptable level of pollution i.e. noise levels.

Policy NR10 Development will be designed to avoid the risk of flooding. Where development is necessary in area at risk of flooding is should be designed and controlled to mitigate the impact of flood risk.

(i) The adopted (1995) **Borough of Dartford Local Plan:**

Policy S2 Encouragement will be given to the provision of community facilities.

Policy S4 There is a presumption against development in the Metropolitan Green Belt, as defined in the Local Plan; continued protection will be given to the Countryside and its amenity value and recreation potential will be enhanced.

Policy S6 Encourages conservation and improvement of the existing built environment and the achievement of a high quality and standard of design in new development.

Policy GB2 Within the Green Belt there will be a strong presumption against permitting development other than which accords with Planning Policy Guidance Note 2 or Structure Plan Policy MGB2.

Policy T19 Proposals for development will not normally be permitted where they are not appropriately related to the highway network and generate volumes of traffic in excess of the capacity of the highway network.

Policy B1 The following factors will be taken into account in considering development proposals:

- a) Proposed Use, which should be appropriate for its location and should not have a detrimental effect on the local area through visual impact, traffic generation, noise or other factors.
- b) Design, which should be of a high standard and respect and integrate with the surroundings. Particular attention

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should be paid to the mass, form and scale of the proposed development and its impact on the environment and neighbouring uses.

- c) Materials, which should be of good quality, pleasing in appearance and durable.
- d) Amenity of adjoining properties, particularly in the case of residential properties, should not be materially detracted from by development proposals. This includes the loss of daylight or sunlight, and overlooking from habitable rooms.
- e/f) Access and parking.
- [.....]

Policy CF3 The Council will encourage and support the provision of social, community, educational and cultural facilities and infrastructure to meet the current and future needs of the Borough.

(ii) Second Deposit Draft (2002) Dartford Borough Local Plan Review:

Policy DD11 A high standard of design will be sought in all proposals. Planning Permission will be granted if the proposed development :

- 1) Is compatible with neighbouring buildings and spaces or improves their surroundings in terms of scale, height, massing, materials and site coverage.
- 2) Incorporates a layout that respects the original topography of the site and retains trees, hedgerows and shrubs which are important landscape features.
- 3) Retains or enhances the privacy and amenity of the local area by reason of form, scale, height, outlook, noise and light intrusion or activity levels including vehicular or pedestrian movements.
- 4) Retains important buildings.
- [.....]
- 9) Incorporates appropriate provision for the role of the car.
- [.....]

Policy GB2 The openness of the Green Belt defined in the proposals map will be preserved. Within the Green Belt inappropriate development, as defined, will not be permitted. In addition, planning permission will only be granted where it is demonstrated that the use is viable and is likely to remain so for the foreseeable future.

Policy CF2 New, additional, or replacement utilities infrastructure shall be sited and designed so as not to harm the environment or appearance of existing developed areas, new developments, the Green Belt and other open land.

Consultations

20. **Dartford Borough Council** raises objection to the proposal for the following reasons:

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"1) The proposed development, by virtue of its overall size and, in the opinion of the Borough Council, in the absence of any 'Very Special Circumstances', would constitute inappropriate development in the Green Belt, and is contrary to Policy GB2 of the adopted Dartford Borough Local Plan 1995, Policy GB4 of the Dartford Borough Local Plan Review Second Deposit Draft, Policy SS2 of the Adopted Kent and Medway Structure Plan 2006, and the guidance given in PPG2 (Green Belts)

2) Should the County Council be minded to approve the application the Borough Council would request that the following be taken into consideration:

- i) The extant planning permission at Rowhill School is revoked without compensation;
- ii) Measures are put in place to ensure the protection of the trees to be retained at the site during construction in accordance with BS 5837:2005 Trees in Relation to Construction;
- iii) The scale of the rear block is looked at as it appears to dominate the site forming a strong backdrop against the tree belt to the south of the site;"

Following the submission of additional information from the applicant, Dartford Borough Council comment as follows:

"The development proposed is a substantial increase on the existing built footprint and in the opinion of the Borough Council is not an infill extension. The proposal is significantly higher and covers a greater footprint than the existing buildings on site, and it is considered that this has an unacceptable detrimental visual impact on the area and the Green Belt setting. It is for the County Council to determine whether the proposal is acceptable and the justification amounts to 'very special circumstances' which outweighs the potential harm to the Green Belt."

Longfield and New Barn Parish Council objects to the plans as seen. The Parish Council consider that there is no site plan to indicate the security measures for the school. In addition, the Parish Council state that the pavement adjacent to Main Road appears to be inadequate and unsafe for families walking from New Barn to Longfield. The Council hoped that a countryside path would be included, linking with the Axton Chase site.

Divisional Transportation Manager raises no objection to the proposal subject to conditions requiring a review of the Travel Plan at 3 year periods, and a limit on the number of students to allow the traffic impact to be assessed should pupil numbers rise.

Environment Agency raises no objection to the proposal subject to a number of conditions covering matters such as drainage, flood damage prevention measures and land contamination.

The County Council's Landscape Advisor has commented as follows:

"Whilst we approve of the design and materials of the proposed extension and refurbishment, we query the close proximity to the adjacent Hazelwood Nursing Home and the subsequent imposing effect. We support the landscape proposals in terms of location and amounts of planting, although we would like to see the native hedgerow extended along the boundary fence. We also query the choice of some shrub species in terms of health and safety for children. We suggest that the applicant submits detailed landscape proposals, although this could be submitted as a condition to planning permission. The proposed 1.8m high security fence would cause a slight adverse visual impact from properties to the east. There would not be a significant impact on trees

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because of the extent of trees within the site boundary which would be retained, the limited arboricultural value of the trees to be removed and the extent of proposed mitigation planting.”

Following the submission of additional information from the applicant, The County Councils Landscape Advisor comments as follows:

“We have no comments to make regarding the applicant’s minor amendments to the proposals in terms of roof design and other changes. As suggested by the applicant, we would be satisfied for the detailed landscape proposals to be submitted under a planning condition, should consent be granted, and are pleased that our suggestions would be incorporated. As explained by the applicant we understand and accept the need for the 1.8m high security fence, but again stress the importance of providing a native hedgerow along the fence line to soften the visual impact.

We appreciate the justifications provided for the location of the proposed extension and the resulting proximity to the adjacent Hazelwood Nursing Home, but we consider that the benefit of a reduced encroachment on the Nursing Home outweighs the slight encroachment on the playing field. In addition we do not consider that there would be any significant adverse impact on the Green Belt setting or the access and car parking, should the extension be moved away from the Nursing Home. Therefore we suggest that the applicant considers a slight revision to the location of the extension in order to reduce the anticipated visual impact on the Nursing Home to slight adverse. “

The County Archaeologist has not commented to date.

Local Members

21. The local County Member, Mr B. Bassam, was notified of the application on the 18 February 2008 and raises no objection to the proposal.

Publicity

22. The application was publicised by an advertisement in a local newspaper, the posting of 2 site notices and the individual notification of 10 neighbouring properties, including the adjacent nursing home and nursery. As the site is within the Metropolitan Green Belt the advertisement and site notice indicate that the proposed development does not accord with the provisions of the development plan in force in the area in which the land to which the application relates is situated.

Representations

23. I have not received any letters of representation from local residents.

Discussion

24. In considering this proposal regard must be had to the Development Plan Policies outlined in paragraph (19) above. Section 38(6) of the 2004 Planning and Compulsory Purchase Act states that applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise. Therefore, this proposal needs to be considered in the context of the Development Plan Policies,

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Government Guidance and other material planning considerations arising from consultation and publicity. Issues of particular relevance include site selection, impact upon the Metropolitan Green Belt and wider landscape, highway implications and access, landscaping and local amenity.

25. Policies SP1 and QL1 of the Kent and Medway Structure Plan, Policy B1 of the adopted Dartford Borough Local Plan and Policy DD11 of the Dartford Borough Local Plan Review, seek to conserve and enhance the environment and require development to be well designed and respect its setting. This is particularly relevant to this site which is identified within the Dartford Borough Local Plan as being within the Metropolitan Green Belt. Any development within the Metropolitan Green Belt could affect the openness of it and would be contrary to planning policies, which presume against inappropriate development in the Green Belt. On this basis the development proposed must be considered as a departure from the Development Plan. Therefore, if Members were minded to grant planning permission, the application would need to be referred to the First Secretary of State for her consideration. In assessing the proposal, the Green Belt issues need to be considered more closely to establish whether or not there are very special circumstances that would warrant setting aside the general presumption against inappropriate development.

Green Belt

26. By virtue of the criteria in PPG2, the development is inappropriate in Green Belt terms. Inappropriate development is, by definition, harmful to the Green Belt and it is for the applicant to demonstrate why permission should be granted. Such development should not be approved, except in very special circumstances.
27. The applicants have stressed that of the utmost importance is the need to find replacement accommodation for Rowhill School. It should be noted that the existing Rowhill School site is also within the Metropolitan Green Belt and, therefore, is subject to the same policy designations as the proposed Woodview Campus site. The applicant has submitted a thorough report in support of this application which details the need for the development, and justifies the size, scale, siting and massing of the proposed extension to the Woodview Campus. Dartford Borough Council has raised objection to this application on the grounds that 'the proposed development, by virtue of its overall size, and the opinion of the Borough Council, in the absence of any 'very special circumstances' would constitute inappropriate development in the Green Belt'. The Borough Council consider that the proposed development is contrary to Development Plan Policies which seek to preserve the openness of the Greenbelt.
28. In light of this, this report will first consider the 'very special circumstances' that need to be provided to justify and support development within the Greenbelt. Should valid and appropriate 'very special circumstances' be accepted, I will then consider the impact of the proposed development on the openness of the Green Belt, assessing the siting, scale and massing of the extension.
29. As detailed within the opening section of this report, this application has been submitted with the objective of seeking planning permission for the relocation of Rowhill SEN School, currently located in Wilmington. The existing Rowhill School site covers an area of 1.42hectares, and is sited within the Metropolitan Green Belt. As outlined within paragraphs 3 & 4 of this report, planning permission to extend Rowhill School on the existing site was granted in December 2005 (due to expire in December 2008). However, that is now considered not to be financially viable and has, therefore, been abandoned

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by the applicant. In addition, the existing site is subject to severe space restriction due to the compact nature of the site, which is on the boundary of an urban area and within the Green Belt. It should be noted that a case of need was provided in association with the 2005 application to extend the existing school, and as planning permission was granted, it was considered that this case of need formed the basis of 'very special circumstances' to warrant development within the Green Belt. This case of need has not changed and, if anything, is more robust in light of ever changing regulations and guidance with regards to delivering the Curriculum.

30. Therefore, the need for extended or replacement accommodation is still paramount, and the applicant advises that the existing accommodation does not include specialist teaching rooms, and classrooms are generally under size for the number and nature of pupils at the school. It also lacks an indoor PE area, has insufficient class bases and areas for office and preparation functions. The applicant has successfully demonstrated a case of need for new/extended accommodation to house Rowhill School. Failed attempts to provide additional accommodation on the existing site have resulted in the applicant undertaking an extensive search to find an alternative site for the school. The only suitable site identified within the School's catchment area was the Woodview Campus in Longfield. Paragraph 4 of this report details the reasons for the selection of this site, all of which I consider to be acceptable in principle. The existing Woodview Campus includes a nursery set up to deal with children of pre-school age and with special needs. By relocating Rowhill School to the Campus both establishments would be able to share expertise and provide a continuum of educational provision. In addition, the establishment of a school at this location would provide the opportunity for joint ventures with adjacent schools, especially as both schools have autism units with established connections to Rowhill School. The Woodview Campus is also more centrally located for the area that Rowhill School serves, reducing travel distances and times.
31. The applicant has outlined what they consider to be 'very special circumstances' to justify development within the Green Belt, whether that be on the existing or proposed site. However, in light of failed attempts to extend the existing accommodation, the applicant has demonstrated a case of need for the relocation of Rowhill School. I consider that the applicant has made all reasonable and practicable attempts to extend the existing accommodation, and with the failure of these attempts, the only viable solution is to relocate the school to an alternative site.
32. However, it is a concern that should planning permission be granted for this proposal, the net loss of Green Belt would be greater than that included within this proposal as the planning permission at the existing Rowhill School site could still be implemented. Dartford Borough Council also raises this concern. The applicant has confirmed that should planning permission be granted, they would be willing to enter into an undertaking to revoke the extant consent to alter and extend the existing Rowhill School. However, the County Planning Authority cannot require the County Council to enter into a legal agreement with itself. Therefore, I consider it appropriate to require, as a pre-condition, written confirmation from the Head of Kent County Council Property Group and the Head of Kent County Council's Education Department that the development at Rowhill School would not be implemented. Should Members be minded to permit this proposal, planning permission would not be granted until the County Planning Authority received this written confirmation. In addition, it should be noted that planning permission for the development at the existing Rowhill School site was granted under Regulation 3. Therefore, only the County Planning Authority could benefit from the permission, and in addition, the

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permission would expire in December 2008. I therefore conclude that this provides the necessary confirmation that development within the Green Belt would be minimised.

33. Having considered the principle of relocating the School to the proposed site, the development now needs to be assessed against the principles of relevant Green Belt and Development Plan Policies. Development Plan Policy has a general presumption against inappropriate development within the Green Belt, and seeks to maintain the openness of the Green Belt. A fundamental aim of Green Belt Policy is to prevent urban sprawl by keeping land permanently open. Inappropriate development should not be approved except in very special circumstances.
33. The applicants consider that the application site has the immediate benefit of being a large site, centrally located within the School's existing catchment area on land within the County Council's ownership. They also point out that the Woodview Campus falls within an area dominated by institutional uses in the Green Belt between Longfield and New Barn, which is surrounded by existing built development. That includes ribbon development to the north; Longfield Village settlement and institutional development to the west; railway line, edge of Hartley Village to the south and residential and institutional development to the east. These institutional uses include Longfield Integrated Care & Physiotherapy Centre; Hazelwood Nursing Home; Axton Chase; School; Hickory House Children's Day Nursery and Langafel C.E. Primary School.
34. This proposal would not be completely new development, but infill development as an extension to the existing school. However, the appropriateness of the proposed extension within the Green Belt needs to be given careful consideration. The applicant advises that when analysing the site and its setting, all of the features and characteristics of the existing site were considered, and it was obvious from that analysis that the area of the site in the south-west corner, to the rear of the existing building would be the most appropriate to locate the extension. Locating in this corner would take advantage of the existing screening provided by the wooded hillside to the south, the existing nursing home and boundary screening to the west, and the school building itself to the north. From the south, the topography and woodland hillside would completely screen the proposed extension and, therefore, the visual impact from the south would be negligible. However, the extension would be visible from the east, west and north. I do consider, however, that by positioning the building to the rear of the site, views of the development from the main road and other vantage points would not be prominent and the streetscape itself would not be significantly adversely affected.
35. The new building would be aligned with the neighbouring nursing home building, and would not extend built development further south into the Green Belt. The proposed extension would not extend further to the east than the existing school buildings and would not, therefore, encroach onto the playing fields or the open area of the school site, maintaining the openness of the eastern half of the site. In addition, the siting of the new extension and sports hall would, in part, be on an area of former development, in the form of the existing temporary modular buildings, which set a precedent for allowing development in this area of the school site, albeit temporary in nature.
36. I consider the proposed siting of the development to be acceptable. To locate development elsewhere within the school site would encroach onto playing fields, areas of hard play or car parking, and subsequently would extend built development into the open areas of the school site. This would have an adverse impact upon the openness of the Green Belt, and would be contrary to Development Plan Policies. The proposed site is well screened and, apart from housing 3 modular buildings, is an unused corner of the

Extension to and refurbishment of existing school buildings (for the relocation of Rowhill School) at the Woodview Campus, Longfield – DA/08/228

school site. Built development would be contained to the western end of the site, following a natural continuation of development with the adjacent nursing home and community buildings.

37. However, the County Council's Landscape Advisor considers that the applicant should consider a slight revision to the siting of the extension in order that the building be moved further away from the adjacent Nursing Home. The Landscape Advisor considers that a reduced encroachment on the nursing home outweighs the slight encroachment upon the playing field that would be necessary in order to move the building. However, this would involve further encroachment into the open element of the site, extending the building beyond the existing line of built development, which is not appropriate in my view given the site's Green Belt location. In addition, as outlined in paragraph 14 of this report, the applicant considered the relationship with neighbouring residential properties at the scheme layout stage. The distances between the proposed extension and the existing nursing home fall within those recommended within the Kent Design Guide, and the boundary here is heavily planted. In addition, the applicant advises that there would be classroom windows to the flank wall of the teaching block, but these would not give rise to overlooking issues due to the well screened boundary and distances between the buildings. Although moving the building further away from the boundary would be encouraged in some situations, on balance, in this instance I do not consider it appropriate given the resulting encroachment upon the playing field and further into the Green Belt. Therefore I consider the proposed siting to be acceptable. However, the scale, mass and design of the proposed building needs to be considered, bearing in mind the site's Green Belt location.

38. The footprint of the building was given careful consideration by the applicant, as this has implications for the massing and scale of proposed extension. The applicant states that:

'much time and thought was given to the thorny issue of the bulk of the buildings generally and the 2 storey teaching block in particular. In order for the school to be a complete and viable entity a prescribed amount of floor space is required and the option is whether to accommodate this on a single level or on 2 levels. Due to the sensitive nature of the site and the special circumstances of the location, a decision was made to design part of the accommodation on 2 levels in order to minimise the footprint coverage on the site, and the consequent encroachment in the Green Belt.'

39. As a result of this consideration, the teaching block has been designed with a low, single storey elevation to the front, with a two storey element located behind this, creating a stepped increase in height. This aids in mitigating the impact of the two storey teaching block and the sports hall, although the increase in height over the existing buildings is substantial. The massing of the extension has been questioned by Dartford Borough Council, and it is requested that this be reduced. However, in order to reduce the mass of the building, whilst providing the amount of accommodation required by the School, the footprint of the building would have to increase. That would either extend the building closer to the boundary with the neighbouring nursing home, or further onto the open area of the site, which accommodates the school's playing fields. On balance, I do consider that the provision of a part two-storey extension is preferable to a larger footprint, which would encroach further into the Green Belt and open areas of the site. Although a precedent for two storey accommodation on the Woodview Campus has not been set, surrounding residential properties, community buildings and educational institutions, all of which are within the Green Belt, are 2 storey. Therefore, a 2 storey development on this

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site would not be out of character with the surrounding area, and could be considered to be acceptable.

40. The design of the building, and the materials proposed, aid in mitigating the mass of the proposed extension. The entrance rotunda provides a strong visual focus, and would link the old and new development on site. The rotunda, which would be finished in timber cladding, would provide a step between the height of the existing school and the proposed extension and sports hall, as well being an obvious entrance point to the building. The County Council's Landscape Advisor considers that the proposals would create an improvement in the overall coherency of the site, stating that 'one all encompassing building would be more visually appropriate than the current arrangement of temporary mobiles'. The Landscape Advisor also 'approves of the proposed materials and design of the school'. In terms of design and appearance, I consider that the proposed building is appropriate to the context of the site, and would complement the existing buildings on the site. The development has the potential to improve the appearance of the site as a whole and, therefore, subject to the imposition of a condition requiring details of all materials to be used externally to be submitted for approval, I do not consider that the design of the building would have a negative impact upon the locality.
41. The proposed extension is a large addition to the school buildings, increasing the floor space by 2589 square metres, 1743 metres of which would be at ground floor level, and this could be considered to be disproportionate. Although the siting, massing and scale of the development has been given much consideration by the applicant in terms of its Green Belt location, and this must be commended, I do not consider that this development can be described as 'limited extension' and, therefore, could be regarded as inappropriate development within the greenbelt. However, I also consider that there are very special circumstances which are collectively sufficient to outweigh the presumption against inappropriate development within the Green Belt. The applicant has successfully demonstrated a case of need for the development, and has taken all reasonable measures to mitigate the impact of the development, both through its initial design, and the introduction of planting and screening. Moreover, I do not consider that the development would have a significantly detrimental impact on the openness of the Green Belt and, therefore, should not be refused on Green Belt grounds.

Highway and Access

42. The applicant is proposing to increase to number of car parking spaces on site from 37 to 42, and to rearrange the circulation within the car park to create a one way system and drop-off area. In addition, a garage would be provided to house the two minibuses owned by the School. The garage is proposed to be located to the north west of the site, to the west of the site entrance, and I consider this location to be logical in terms of its relationship to the car parking area, and acceptable in visual and landscape terms. The applicant is proposing that the garage be a single storey low lying structure, with a timber boarded rural design. Again, I consider this to be appropriate given the site location. However, further details of the external finishes would be required under planning condition, should permission be granted.
43. As outlined in paragraph 16 of this report, a Travel Plan was submitted in support of this application, as was a Transport Assessment. The Travel Plan concluded that currently children are brought to school by 8 taxis, 7 minibuses and 1 coach, and that this is likely to remain the same should the school be relocated. In addition, the School's management do not expect any difficulties in developing a car parking strategy that

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encourages staff to car share, use public transport or travel by foot or bicycle. A cycle storage area for 16 cycles would also be provided should permission be granted. The Divisional Transportation Manager raises no objection to the proposed development, subject to conditions, and is satisfied with the details included within the Travel Plan and the Transport Assessment.

44. However, the Divisional Transportation Manager requests that a condition of consent be a limit of the number of students attending the school, to allow the traffic impact to be accessed should pupils numbers rise. However, it is not within the remit of the Planning Authority to limit the number of pupils attending the school. Rather, this is a School management issue, and is ultimately constrained by the amount of accommodation available and DFES capacity stipulations. However, it is also requested that a condition of consent be a review of the Travel Plan at 3 year periods. By reviewing the Travel Plan every 3 years any change in the school roll would need to be addressed, and the implication of the change assessed and reviewed within the updated Travel Plan. Therefore, I consider that any increase in the school roll, and the highway implications of this, would be included within the School Travel Plan. A condition of consent would, therefore, be a review of the Travel Plan at 3-year periods.
45. Longfield and New Barn Parish Council has raised objection to the application as seen. One of the grounds of objection is that the Parish Council considers that the pavement adjacent to Main Road appears to be inadequate and unsafe for families walking from New Barn to Longfield. The Parish Council hoped that a countryside path would be included within the application, linking with the Axton Chase site. First, it should be noted that due to the nature of the pupils who would attend the Woodview Campus, arriving by foot is not a common occurrence, as supported by the data included within the Travel Plan. The pavement along Main Road is not part of the application site and is part of the public highway, the maintenance of which is the responsibility of Kent Highway Services. In addition, the applicant advises that there is already a footpath link from Gorse Wood Road leading to the playing fields of Axton Chase School, which is often used by the children and staff of Langafel Primary School when walking between their school and the playing fields, avoiding the need to walk along Main Road. I do not consider that the condition of the footpath, which is outside the boundary of the application site, is relevant to the determination of this application. In addition, the Divisional Transport Manager has not expressed any concern over access to the site.
46. In light of the above, I consider that the relocation of Rowhill School to the Woodview Campus would not have a detrimental impact upon the local highway network. The applicant is providing sufficient parking, and reorganising the access and parking area to create a one way system and drop off area which would improve the existing arrangement. Therefore, subject to the imposition of conditions requiring details of the external materials to the garage to be submitted, and a review of the Travel Plan at 3-year periods, I see no reason to refuse this application on the grounds of Highway implications, access or car parking.

Landscaping

47. The applicant advises that the proposed location of the new building would only necessitate the removal of a handful of 'low category' trees, located to the west of the existing building. All boundary planting would be retained, and an arboricultural report was submitted in support of this application. The County Council's Landscape Advisor is satisfied that detailed landscape proposals be submitted pursuant to condition and, therefore, should planning permission be granted, the submission of a detailed

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landscaping and planting scheme would be from a condition of consent. The Landscaping Advisor makes a number of suggestions to be included within the landscaping scheme, including the provision of a native hedgerow along the new fence line to soften its impact. The applicant has agreed to address all of the suggestions made, and the Landscape Advisor would be consulted on the detailed landscape and planting proposal when submitted. I consider this to be acceptable, and therefore, subject to the imposition of conditions, see no reason to refuse this application on landscape grounds.

Local Amenity

48. It should be noted that this application has not resulted in any representations from neighbouring residents, including the adjacent Nursing Home. The proximity of the proposed development to the Nursing Home was considered above, and deemed to be acceptable. I do not consider that the development would have an adverse impact upon the amenity of local residents due to the siting of the development, and the consideration the applicant gave to the closest residential properties when preparing the application for submission. In addition, details of any external lighting would be required to be submitted for approval under planning condition, and hours of construction would be limited to between the hours of 0800 and 1800 Monday to Fridays, and 0900 and 1300 on Saturdays, with no works on Sundays or Bank Holidays. Subject to the imposition of conditions, I am satisfied that this development would not have a significantly detrimental affect upon local residential amenity.

Security

49. As referred to in the Highway and Access section above, Longfield and New Barn Parish Council raises objection to this application. A ground of objection was that the Parish Council considers that there is no site plan to indicate the security measures for the school. The applicant has confirmed that the submitted plans do show the new perimeter fence, and that Section 10 of the submitted Planning, Design and Access Statement details the security measures proposed for the school, including a 1.8m high fencing system. In addition, securing the school on a daily basis, ensuring the safety of pupils and school property, is a School management issue. The security measures proposed within this application are acceptable for the needs of the School, and are appropriate for the site, bearing in mind its sensitive location.

Conclusion

50. This proposal has given rise to a variety of issues including the need for very special circumstances to justify inappropriate development in the Green Belt and the impact of the proposed development on the openness of the Green Belt. However, I consider that very special circumstances have been demonstrated in this particular case for overriding Green Belt policy constraints in terms of the education need for replacement and improved school accommodation, the lack of alternative sites and the limited visual impact on this part of the Green Belt. On balance, therefore, subject to the imposition of conditions, I am of the opinion that the proposed development would not give rise to any material harm and is otherwise in accordance with the general thrust of the relevant Development Plan Policies. Therefore, I recommend that the application be referred to the First Secretary of State as a departure from the Development Plan, and that subject to her decision, permission be granted subject to appropriate conditions

Extension to and refurbishment of existing school buildings (for the relocation of Rowhill School) at the Woodview Campus, Longfield – DA/08/228

Recommendation

51. I RECOMMEND that

- (1) the application BE REFERRED to the First Secretary of State as a departure from the Development Plan, and that subject to her decision, and subject to
 - (2) the undertaking and submission of a written agreement to ensure that the planning permission at Rowhill School, Wilmington, is not implemented,
- that PLANNING PERMISSION BE GRANTED SUBJECT TO conditions, including conditions covering:

- the standard time limit,
- the development to be carried out in accordance with the permitted details,
- external materials to be submitted, including those for the garage;
- details of external lighting,
- a scheme of landscaping and tree planting, its implementation and maintenance,
- the protection of all trees to be retained,
- protection of nesting birds,
- submission of a surface water drainage scheme,
- submission of a scheme detailing flood damage prevention methods,
- land contamination,
- provision and retention of car parking, cycle parking and turning area as indicated,
- implementation and ongoing review of a Travel Plan,
- hours of working during construction,

Case officer – Mary Green	01622 221066
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Background documents - See section heading

Item D7

Partial demolition of the existing, and construction of new accommodation, at The Community College, Whitstable – CA/08/271

A report by Head of Planning Applications Group to Planning Applications Committee on 24 June 2008.

Application by Kent County Council Children, Families, Health and Education and the Land Securities Trillium for the partial demolition of existing school buildings, construction of new teaching and ancillary accommodation, car parking and landscaping, and the provision of temporary accommodation to house pupils during construction works at The Community College Whitstable, Bellevue Road, Whitstable - (Ref: CA/08/271)

Recommendation: Permission be granted subject to conditions.

Local Member(s): Mr M. Dance & Mr M. Harrison

Classification: Unrestricted

Site

1. The Community College, Whitstable is located approximately 1 km to the south of the centre of Whitstable, just north of the A2990 (the former Thanet Way). The College campus comprises four parcels of land – the main campus site, Plot 10 (a wildlife area also used for field athletics events), Invicta Field (unused site) and Church Street Playing Fields (used for various sports, and athletics). The main campus site, which fronts Bellevue Road, contains all the teaching and administration accommodation, together with a joint College and community indoor sports centre, owned and managed by Canterbury City Council. All built accommodation lies to the south of the site, with three fenced outdoor games courts and approximately 2 hectares of open playing field, accommodating a football and cricket pitch, located to the north. A recently completed floodlit all weather sports pitch is located adjacent to the north eastern boundary of the site, in close proximity to the existing sports centre. The site is bounded by residential properties, apart from the college frontage. Between the College boundary and the residential properties on the north west, north east and south east lie Bellevue Road, Invicta Road and Clifford Road, which are unmade roads. *A site plan is attached.*

Background

2. The Building Schools for the Future (BSF) programme is a Government initiative to transform all the Country's Secondary School's to enable them to meet the new challenges of 21st Century education. In particular, new methods of teaching and new styles of learning have implications for the type and arrangement of spaces for schools. A move away from traditional teaching methods means less reliance on the earlier school designs of classrooms and corridors. Opportunity therefore exists for more innovative designs of school buildings with a wider variety of internal and external spaces, and greater scope for fuller use of the premises by the local community.

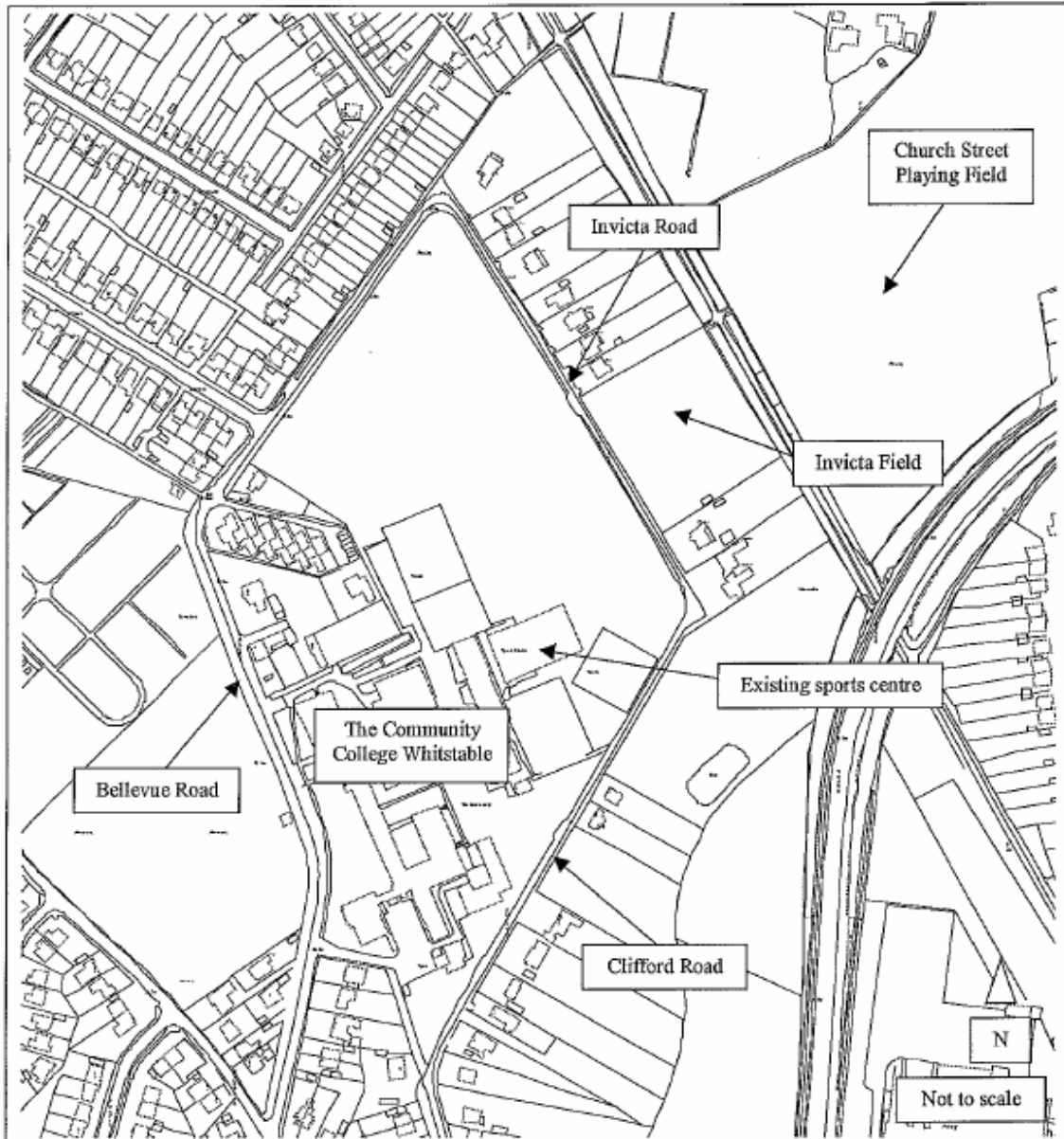
Proposal

3. This application has been submitted jointly by Land Securities Trillium and Kent County Council Children, Families and Education, under the Building Schools for the Future programme, and proposes the partial demolition of existing school buildings,

Item D7

Partial demolition of the existing, and construction of new accommodation, at The Community College, Whitstable – CA/08/271

SITE LOCATION PLAN

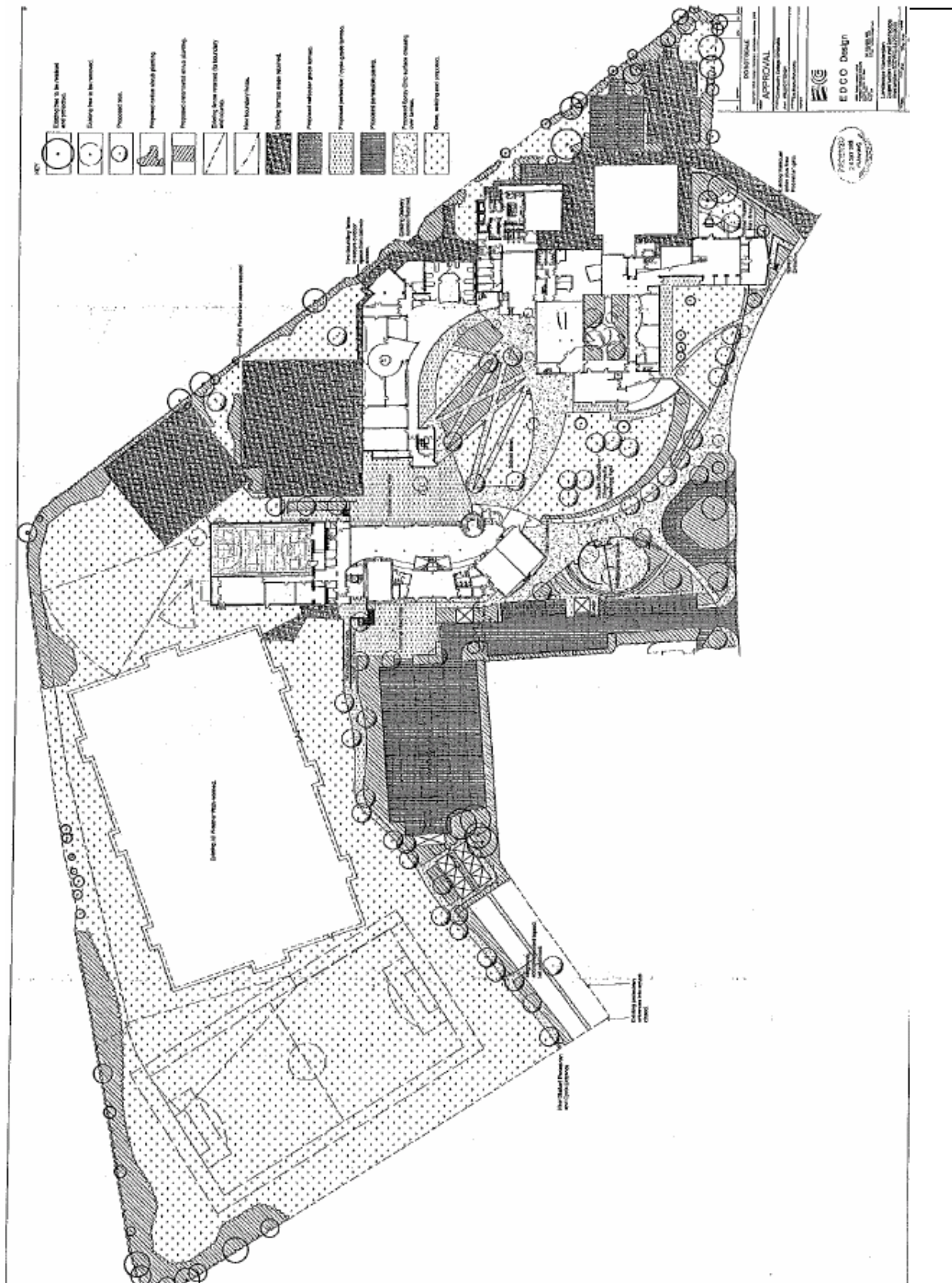


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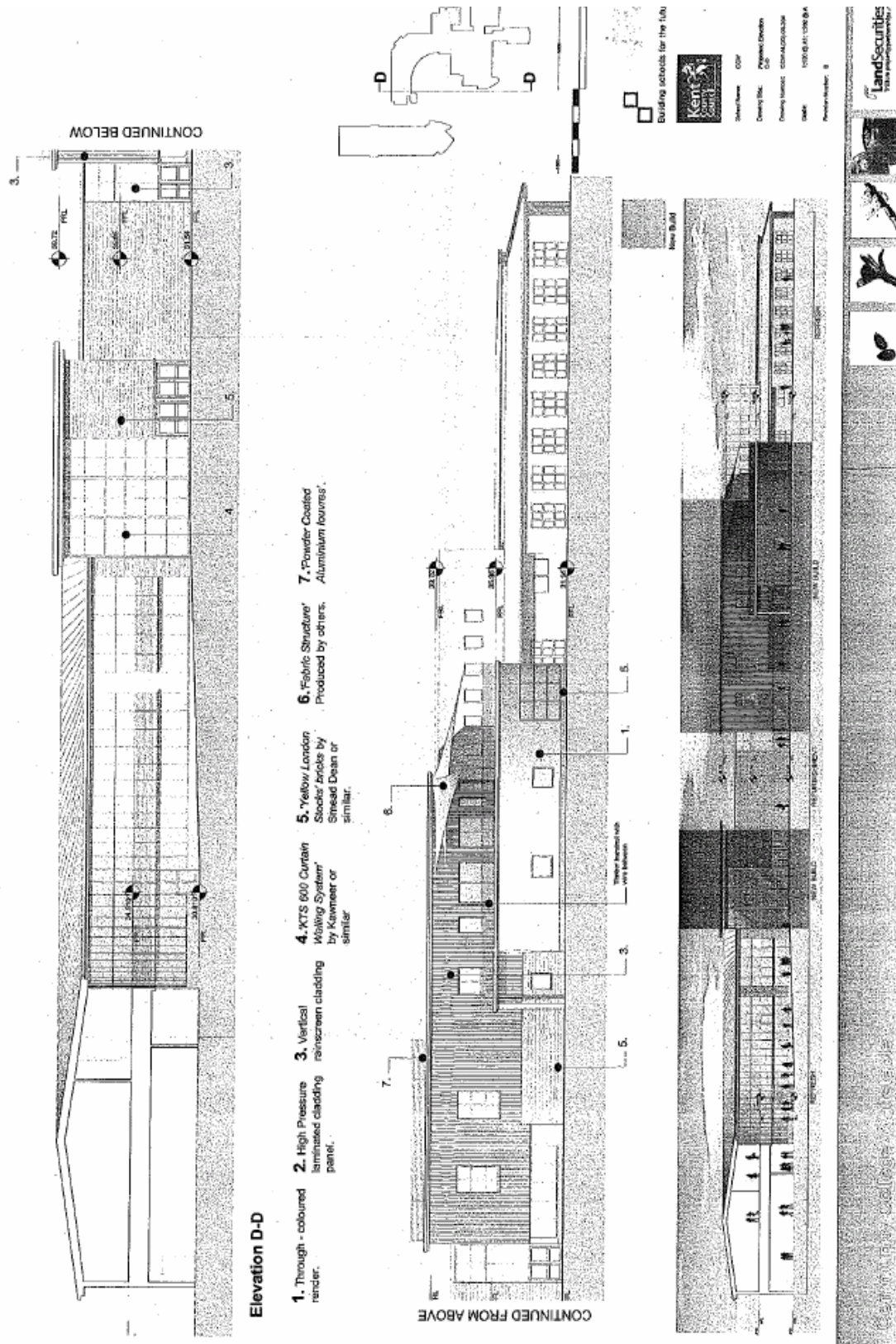
Partial demolition of the existing, and construction of new accommodation, at The Community College, Whitstable – CA/08/271



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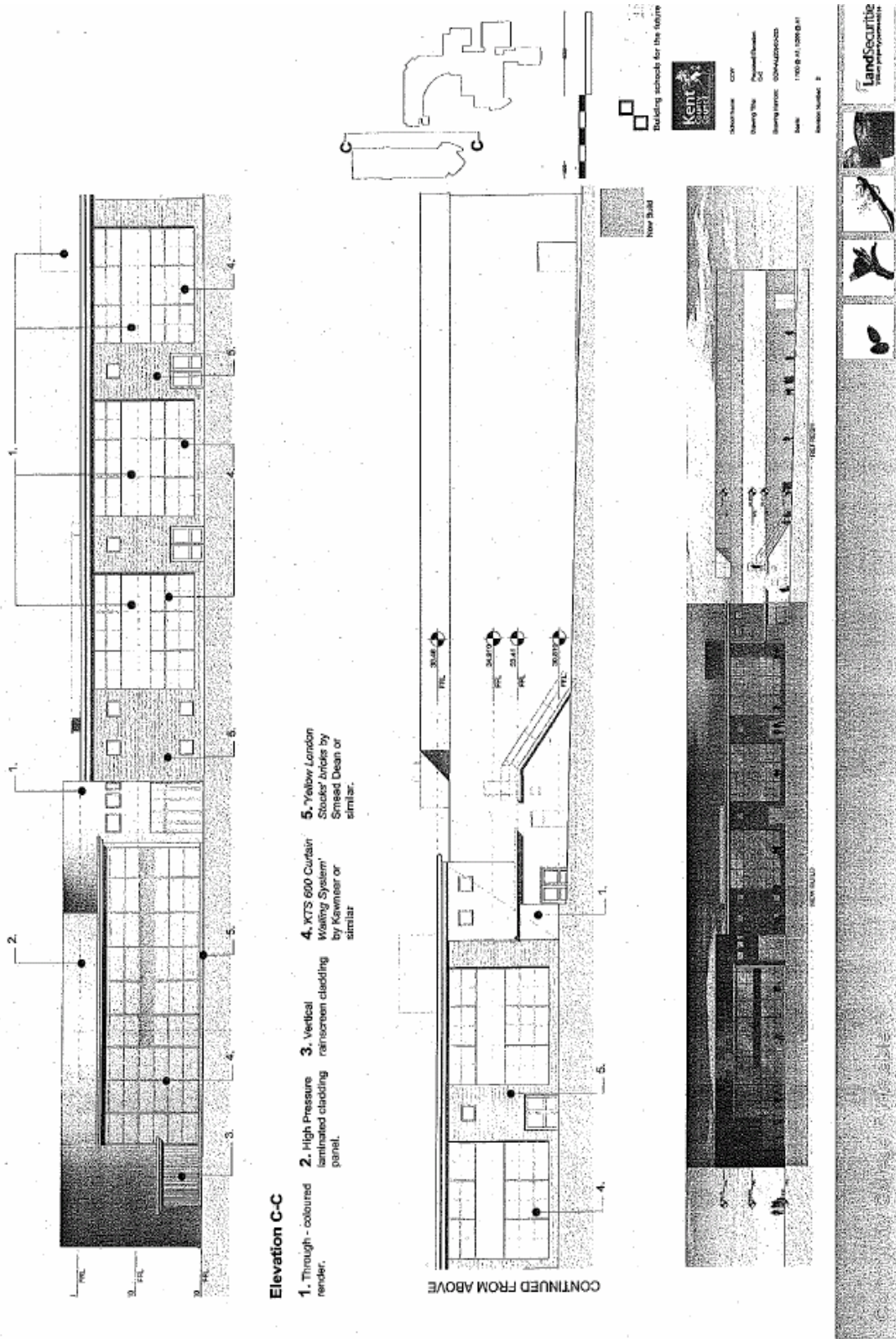


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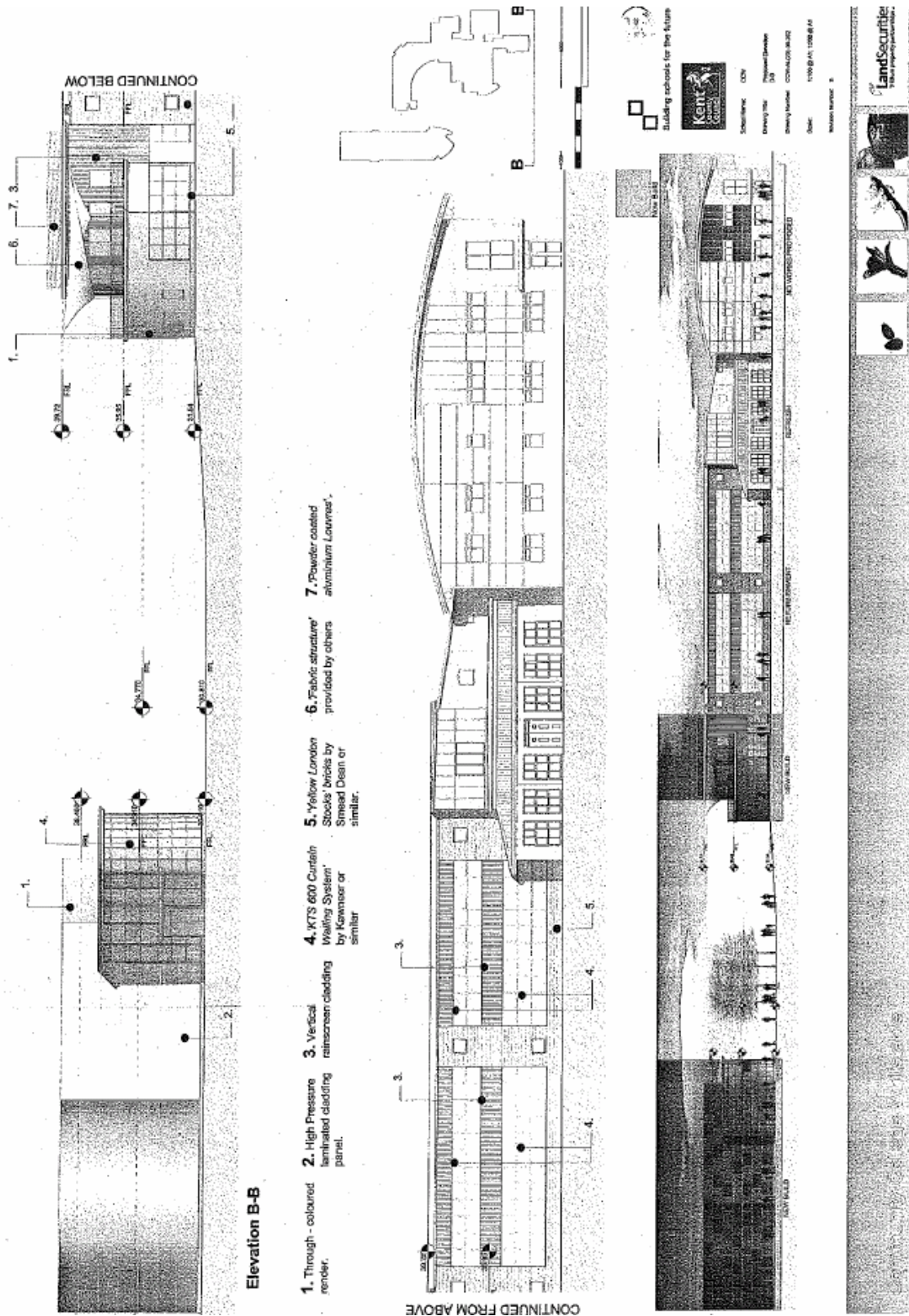


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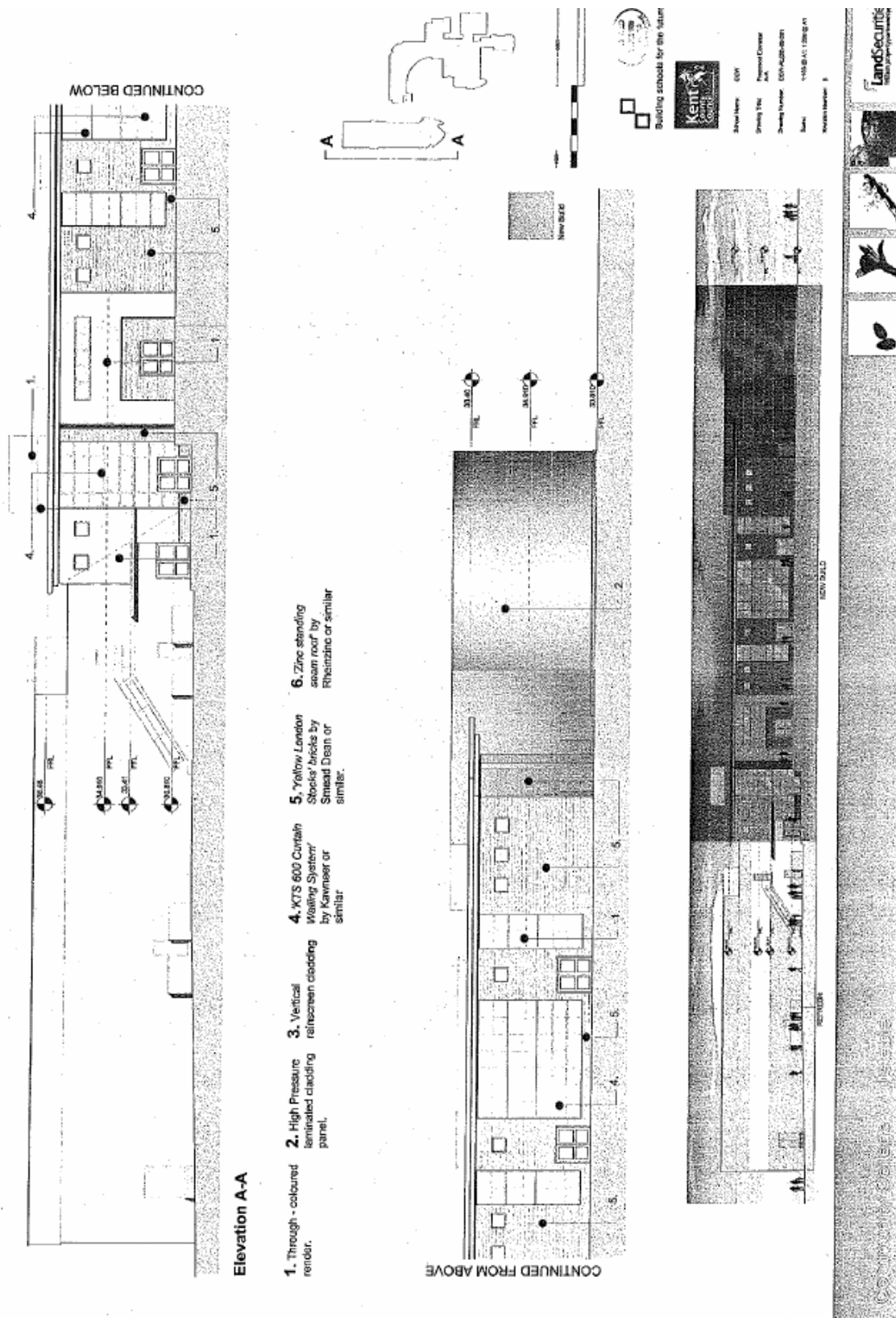
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Partial demolition of the existing, and construction of new accommodation, at The Community College, Whitstable – CA/08/271

-
- construction of new teaching and ancillary accommodation, car parking & landscaping, and the provision of temporary accommodation to house pupils during construction work at the Community College, Whitstable. The Kent BSF programme has given the Community College the opportunity to completely reorganise the campus, replacing worn-out unsuitable environments with high quality new accommodation, designed for new ways of learning. In addition, retained older buildings would be fully refurbished, remodelled and extended as a part of this proposal.
4. The applicant states that this development involves the creation of 3 'schools', Logic, Creative and Global, all of which are connected together around a courtyard that is the focus for the whole school. The Land Securities Trillium has taken the opportunity to provide the maximum area of new building, whilst not encroaching onto the school playing fields, or further towards the site's boundaries. In order to achieve this, the 'northern block', gymnasium and changing rooms, most of the western facing front wing, the old kitchen, water tower and plant room would be demolished. The removal of these structures would allow the site to be organised around a central plaza/courtyard, which would afford views out to the west and over the coastline beyond Whitstable.
 5. The 3 main 'schools' would be arranged around the central plaza. Learning spaces would open into the plaza to provide outdoor teaching areas. The space would also offer maximum flexibility throughout the school day and for after hour uses, teaching, socialising, gathering, performance, display and outdoor dining. A ha-ha wall and pine trees would provide a physical separation between the courtyard and the arrival court, whilst maintaining a strong visual link to the seafront. The applicant advises that the ha-ha wall would provide a secure line whilst remaining visually unobtrusive. Informal hard play areas adjacent to the sports hall and creative building would provide space for play, seating, outdoor classrooms and informal gathering. A nature area, to the north of the school, would be fenced off from the main school grounds for safety reasons, but linked by a path to the sports field. Tables and benches would be provided within the nature area for outdoor teaching. A grass amphitheatre is proposed to the south of the sports pitch area to provide spectator seating and informal performance space.
 6. The applicant proposes that all new buildings would be within the existing built envelope of the school, at a scale similar to the existing buildings. It is also proposed that building materials and planting would reflect local geology, such as that seen at Reculver Park with its chalk and clay layers that create distinctive alternating acid and alkaline habitats. At the main entrance to the school it is proposed to erect a gridded gabion wall of local stone and recycled material to create a distinctive sign-wall for the school. The ha-ha wall to the front of the school would be constructed using timber, similar to the hardwood groynes used on local beaches. A linear arrangement of pine trees would be located to the front of the school, creating a strong arrival feature. New buildings would be faced with coloured render, brickwork, fibre cement cladding panels and, in the case of the sports hall, timber faced panels. Two roof systems are proposed for the new and refurbished buildings at the school, single ply membrane roofing to the flat roof areas, and aluminium standing seam composite roofing to the pitched areas.
 7. As outlined above, the key organisational elements of the Community College are the 3 schools – Global, Logic and Creative. At the request of the School, the administration functions are distributed between the 3 schools, with the Global School housing general administration, the Creative School accommodating the staff room, and the Logic School remaining largely as existing.
 8. The Logic School would be created from the recently completed science and technology block, which has a strong architectural form with a curved internal façade

Partial demolition of the existing, and construction of new accommodation, at The Community College, Whitstable – CA/08/271

- ~~facing into the courtyard. A new double height dining hall would connect the Logic School to the refurbished and extended proposed Global School, which would deliver the humanities curriculum. The Global School would be formed by adding a new wing to the existing Learning Resources Block, which would link to the existing front block, creating a courtyard area. An external balcony above the existing first floor corridor is proposed, and the existing buildings re-clad. At the front of the Global School the main administration areas would be located, along with the Learn Direct facility.~~
9. The Creative School would be housed within a new 'learning barn', located towards the north of the central plaza, which would be connected to the sports hall, which would be heavily refurbished as part of this proposal. The main visitor entrance would be adjacent to the performance hall, at the western end of the Creative School. The location of the performance hall would enable the community to use the facility, as other community facilities such as the nursery, would all be accessed from the public highway in the south western corner of the site. The removal of the western block would create a more generous and well landscaped setting for the entrance to the school, as well as creating space to address existing access problems, and to separate vehicular and pedestrian movements.
 10. The main approach to the Community College is along Bellevue Road from the south side of the site, with secondary routes from Downs Avenue in the north, and Invicta Road to the east. There are numerous existing accesses to the site, both pedestrian and vehicular. Vehicles currently enter and exit the site at four points along Bellevue Road, and the entrance points for cars, cyclists and pedestrians are combined and confused. Under this proposal the site access would be rationalised, and vehicles and pedestrians would be separated. Pedestrian entry points around the site boundary would be retained to allow access to the site from the north, and a new student access would be provided. This access would be from the northern boundary to the site, with a pathway leading through a landscaped area to the informal hard play area adjacent to the sports hall and creative building. Pathways around the existing hard courts would also improve access from the southern boundary and increase use of proposed newly planted habitat areas.
 11. Parking is currently scattered throughout the site, and the applicant advises that it is often not used, resulting in unnecessary congestion on local roads. The applicant therefore proposes to rationalise car parking and vehicle movement on site, reducing vehicle impact on the school and student activities, as well as reducing congestion on surrounding roads. A total of 150 spaces are intended to be provided under this proposal. The parking would be split into 3 key areas, with additional parking for staff to the south, visitor parking to the west, and overflow and after hours parking to the north. Student cycle parking facilities would be increased in number and relocated to the main student access path. Cycle parking for staff and visitors would be provided adjacent to the front entry and creative building.
 12. The Community College, Whitstable, has stated that they wish the proposed new buildings and facilities to incorporate design features that would encourage and develop increased community use of the school facilities, both within the school day and outside of core school hours. As a result of this requirement, part of the existing dining area would become a facility for the community, including a nursery. Learn Direct facilities would be provided in the extension which creates the Global School. The applicant states that they have carefully placed and provided secure access to facilities which the public can use, such as performance spaces and sporting facilities, to facilitate the use of the building beyond the school day.

Partial demolition of the existing, and construction of new accommodation, at The Community College, Whitstable – CA/08/271

13. ~~The applicant aims to achieve the ‘Excellent’ BREEM rating for the new buildings.~~
14. Whilst the phased construction works are underway, pupils would be decanted into temporary mobile accommodation. The temporary modular accommodation would be provided on the existing hard play area to the east of the school site, and the applicant advises that there would be a need for the provision of three blocks, six classrooms, in total. Upon completion of the permanent works the temporary accommodation would be removed.

The application was accompanied by a Travel Plan, an Environmental Report, a Site Investigation Report, an Ecological Scoping Survey and an Archaeological Desktop Assessment.

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

Planning Policy

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

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

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

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

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

Policy QL1 - Seeks to ensure that all development is well designed and of a high quality that responds positively to the local character. Development, which would be detrimental to the built environment, amenity, function or character of the area, will not be permitted.

Policy QL12 - Provision will be made to accommodate additional requirements for local community services in response to growth in demand from the community as a whole. The services will be located where they are accessible by walking, cycling and by public transport.

Policy TP3 - States that the local planning authority should ensure that development sites are well served by public transport, walking and cycling.

Partial demolition of the existing, and construction of new accommodation, at The Community College, Whitstable – CA/08/271

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

Policy NR5 – The quality of Kent's environment will be conserved and enhanced. This will include the visual, ecological, geological, historic and water environments, air quality, noise and levels of tranquillity and light intrusion.

Policy NR10 - Development will be designed to avoid the risk of flooding. Where development is necessary in area at risk of flooding is should be designed and controlled to mitigate the impact of flood risk.

(ii) The adopted (2006) **Canterbury District Local Plan:**

Policy BE1 - The City Council will expect proposals of high quality design which respond to the objectives of sustainable development.

Policy BE3 - Design statements and/or Development Briefs shall be submitted with planning applications setting out the principles used in the scheme to relate the development within and to its context. This will apply to all planning applications, where the development is visually significant or is significant to its neighbours.

Policy C17 - The City Council will work with the Education Authority and school Governors to ensure that the needs of primary and secondary schools are taken into account in the assessment of their development needs and proposals. Planning permission will be granted for proposals that are needed by the schools subject to design and highway safety considerations.

Policy C40 - When granting planning permission for development which could potentially result in pollution, the City Council will impose conditions or seek agreements to ensure subsequent mitigation measures are undertaken.

Consultations

16. **Canterbury City Council:** has no objection to the proposed development, subject to the resolution of the two following matters:

- 1) it is requested that the Education Authority ensures that the development is carried out to a BREEAM 'Very Good' standard;
- 2) that a new Travel Plan is introduced for the school to cover both daily pupil and staff travel and for evening adult education and school extra-curricular functions;

Divisional Transport Manager: comments as follows, and confirms that the issues raised can be resolved by the imposition of conditions, providing that they are enforceable:

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“Pedestrian Movement – The School Travel Plan suggests there are conflicts between cars and pedestrians at the school gate. The applicant is proposing a drop off and pick up point. In my opinion this does not suitably address this issue as this effectively creates 2 additional accesses along a well used pedestrian route. A more appropriate solution to this issue would be the introduction of a lay-by with the footway re-routed behind, thus reducing the impact on pedestrians.

The Travel Plan states that there is a clear intention for the College to promote sustainable means of travel to the site, however there have been no proposals in relation to this. References are made to improving safer routes to school, however this has not been assessed as part of this proposed redevelopment. Aside from the internal alterations, no improvements have been proposed – justification is required. The applicant has also made no reference to the Bus Service currently situated outside the college, how does this integrate with the revised college layout?

The issue of the cycle/pedestrian access point at the junction with Downs Avenue is yet to be clarified, as the resubmitted plans show only the internal layout without reference to the surrounding highway. The pedestrian crossing point should be provided clear of the junction, and links from the existing cycle lane to the new access point should be provided or clearly demonstrated. A link from the two sides of Bellevue Road has been identified as part of the cycling action plan contained within the School Travel Plan.

I note from previous correspondence that Traffic Calming in Downs Avenue has been raised. I do not feel that there is sufficient justification for a traffic-calming scheme along this particular stretch of highway.

Parking Provision – The existing parking provision is above the maximum standards with the existing college generating a maximum standard of 133 spaces, but providing 111 spaces within the frontage and an additional 92 within the hard landscaped area to the rear. However, the applicant has not indicated if these additional spaces are available at all times, or how well occupied the existing car parking area is. I note that cycle parking is being provided in accordance with Kent Vehicle Parking Standards, which is a step in the right direction.

The proposal significantly reduces parking provision to approx. 75 spaces fronting the school, with additional ‘out of hours’ car parking to the rear. I appreciate that the College is attempting to control traffic generation through reduced parking provision. However, the potential impact on the surrounding highway network must also be considered. Many of the surrounding highways do not have waiting restrictions and, as such, the reduction in parking may potentially displace the existing on site parking onto these highways, especially as there is a proposed increase in pupil numbers at the school, a proportion of which could potentially drive to the College. In accordance with Kent Vehicle Parking Standards, the proposed college would generate a maximum parking provision of 136 spaces, however, this is based on staff numbers from which there is very little increase. In view of that, I feel that the reduced parking should be introduced in stages, as part of a revised school Travel Plan, as targets are reached.

Overall, I am disappointed that the engineering drawing has been submitted relatively late in the process and, as such, has not allowed sufficient time to

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address these issues in full. I feel that the development should not proceed until the above issues have been satisfactorily resolved."

The County Council's Landscaping Advisor: comments as follows:

"Although the massing of the proposed building is more substantial than the existing buildings, the proposals have the potential to provide a more coherent layout of a more consistent style. Housing to the north, along Invicta Road would have views of the proposed development from upper storey windows through and over existing boundaries and vegetation. These properties currently overlook the existing school site. There would be a moderate adverse visual impact caused by the proposed development due to increased building mass and associated hard surfacing, etc.

The proposed scale and design would be suitable to correspond with existing surrounding buildings within the campus, although the proposed buildings are larger and slightly taller than the existing buildings it is not envisaged that this would be inappropriate for the location and the built character of the site. There would be a slight adverse visual impact on properties off Invicta Road from upper storey windows due to the increased building massing.

The proposed demolition of a quantity of the existing college, would allow views into the site from Bellevue road but would not amount to causing any visual impact to any receptors on completion of the works.

The proposed locations of the temporary accommodation buildings, sits suitably within the context of the surrounding campus."

In addition, the County Landscaping Advisor has no comments regarding the submitted Tree Survey, and requests that details of a planting schedule, densities and maintenance, be submitted pursuant to condition should consent be granted.

The Environment Agency: initially raised objection to the proposal on the grounds that the site is more than 1ha in area and, therefore, in accordance with PPS25: Development and Flood Risk, a drainage strategy/Flood Risk Assessment should be submitted with the application. Following the submission of the required information, including a Flood Risk Assessment, the Environment Agency has withdrawn its objection, and comments as follows:

"The County Planning Authority should be satisfied that the proposed permeable paving will act as a suitable attenuation mechanism. As mentioned in our previous response, Whitstable is underlain by London Clay which generally displays very low permeability. Infiltration methods of drainage may therefore not be particularly effective, and it is recommended that an alternative method of surface water drainage be sought."

"Additionally, infiltration will also be required to drain the area of surface attenuation. The Authority should be satisfied that ground conditions in this area are of sufficient permeability to prevent waterlogging."

In addition, the Environment Agency provides advice regarding flood risk, groundwater, contaminated land, removal of material and fuel, oil and chemical storage. Should planning permission be granted, the Agency recommend the imposition of conditions regarding drainage and land contamination.

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The County Archaeologist: requests that conditions be placed on any grant of planning permission requiring the securing of the implementation of a programme of archaeological work, in accordance with a written specification and timetable, and the submission of details regarding below ground excavations.

Canterbury's Police Architectural Liaison Officer: makes a number of recommendations regarding security measures, access, lighting and CCTV. It is also recommended that all access points to the site are gated to prevent unwanted access.

CABE: does not have the resources to comment at this time.

Local Member

17. The local County Members, Mr M. Dance and Mr M. Harrison, were notified of the application on the 22 February 2008.

Publicity and Representations

18. The application was publicised by advertisement in a local newspaper, the posting of 4 site notices, and individual neighbour notification letters to 81 local residents. 4 letters of representation have been received to date, and the points of concern and objection are summarised below. They relate to concerns regarding parking and construction traffic;

- Concern is expressed that existing parking problems would be exacerbated by the development;
- No objection is raised to the development itself but concern is expressed over heavy construction traffic using Clifford Road;
- Hours of construction should be restricted to 5.5 days a week to give local residents a rest from noise and dust;
- Bellevue Road is in very poor condition and would not stand up to heavy site traffic. Would conditions be imposed upon the contractor?
- It is asked that consideration be given to local residents, who would be directly inconvenienced by the construction works and associated traffic;
- It is requested that traffic calming be introduced on Downs Avenue, a principal access road to the school, as already installed on the other roads used to access the school site;

Discussion

19. In considering this proposal regard must be had to the Development Plan policies outlined in paragraph (15) above. Section 38(6) of the 2004 Planning and Compulsory Purchase Act states that applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise. Therefore, this proposal needs to be considered in the context of the Development Plan Policies, Government Guidance and other material planning considerations arising from consultation and publicity. Issues of particular relevance include siting, design and massing, impact upon residential and local amenity, and highway implications.

Siting, massing and design

18. Policy QL1 of the Kent and Medway Structure Plan and Policy BE1 of the Canterbury District Local Plan require new developments to be of high quality and well designed, and not to lead to a loss of residential amenity. This application poses partial demolition

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~~of the existing school buildings, and the construction of new teaching and ancillary accommodation, car parking & landscaping, and the provision of temporary accommodation to house pupils during the construction works. The applicant advises that worn-out unsuitable accommodation would be replaced with high quality new accommodation, designed for new ways of learning. In addition to new buildings, the existing buildings would be fully refurbished and remodelled as a part of this proposal.~~

19. A number of buildings would be demolished as part of this proposal, including the 'northern block', gymnasium and changing rooms, most of the western facing front wing, the old kitchen, water tower and plant room. The removal of these structures would allow the site to be organised around a central plaza/courtyard. The applicant is proposing to create 3 'schools' which would be connected together around this courtyard area. By demolishing the sub-standard existing accommodation, the maximum amount of new building can be provided, whilst not encroaching onto the school playing fields, or further towards the site boundaries. Three areas of new build are proposed. The first is a small infill extension which would house the double height dining hall, connecting the Logic School to the Global School. The Logic School would be housed within the recently completed science and technology block, which would be refreshed where appropriate. The Global School would be created by the refurbishment of the existing Learning Resources Block, and the provision of a small extension to the north of this block. This extension would link the U shaped Learning Resources Block, creating an enclosed internal courtyard. The largest of the new build elements would be the 'Learning Barn', proposed to house the Creative School.
20. None of the new build development would extend beyond the existing built confines of the school. In fact, due to the demolition of existing building, built development would actually be further away from the boundary, and subsequently residential properties, as a result of this development. The site frontage would be opened up, and the site as a whole would appear more open in nature. It should be noted that objection to the proposed new build development work itself has not been raised, and as the site is surrounded by residential properties, this suggests that local residents do not consider that the buildings would have an adverse impact upon their amenity. As the new buildings would be sited within the built confines of the existing school, and in the most part upon areas of existing hard standing or within the footprint of buildings to be demolished, I can see no reason why this application should be refused on the grounds of siting. By removing existing buildings of poor condition, and replacing them with new accommodation, which is further from the boundary, I consider that the proposed siting of the buildings has the potential to improve the amenity of the closest residential properties.
20. However, the massing and design of the new build accommodation needs to be considered. The proposed double height dining hall would face the plaza/courtyard, infilling a gap between two existing buildings, and would not be visible from the boundary of the site. The massing of this element of the proposal is dictated by surrounding development, and is considered to be acceptable. The extension to the Learning Resources Block, to the front of the site, is orientated east-west running away from the site boundary, linking the 2 sides of the U shaped existing building. The extension would be part single storey, and part two storey, with access from the 2 storey element onto the roof of the single storey building, creating an outdoor terrace. Due to the demolition of most of the building that fronts the site, the mass of school as a whole would be substantially reduced. The small extension to the Learning Resources Block is minor in nature and size when compared to the built development which is to be demolished, and irrespective of this, is of a massing appropriate for its setting.

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21. The proposed 'Learning Barn' is the largest new build element of this proposal, and would be located towards the north of the central plaza, connected to the existing sports hall. The new building would be 2 storeys in height, but lower than the adjacent sports hall. The massing of this building would accord with the recently completed science and technology block, and is appropriate for the site. The demolition of existing buildings in this area of the site would, again, move built development away from the boundary. Although the massing of the proposed building is more substantial than the existing buildings, the proposals have the potential to provide a more coherent layout of a more consistent style. I therefore consider the massing of the proposed buildings to be acceptable.
22. The proposed and refurbished buildings would be faced with coloured render, brickwork, fibre cement cladding panels, and in the case of the sports hall, timber faced panels. In addition, two roof systems are proposed, single ply membrane roofing to the flat roof areas, and aluminium standing seam composite roofing to the pitched areas. By refreshing or refurbishing the existing accommodation, the new build elements would be of a design that would correspond with the existing. The development has the potential to provide a consistent design across the site, improving the overall appearance of the Community College. I consider that subject to a condition requiring the submission of details of all materials to be used externally, that the development is acceptable in terms of siting, massing and design, and that the application should not be refused on these grounds.

Temporary Accommodation

23. Whilst the phased construction works are underway, pupils would be decanted into temporary mobile accommodation. This modular accommodation would be provided upon the existing hard play area to the east of the school site, and the applicant advises that three blocks, six classrooms, would be required in total. Upon completion of the works the temporary accommodation would be removed. The County Council's Landscape Advisor considers that the proposed location of the temporary accommodation sits suitably within the context of the surrounding campus. Although the proposed accommodation would be in close proximity to the boundary of the site, the boundary is heavily planted and screened, and neighbouring residential properties which face the site are separated from the boundary by Clifford Road, and front gardens. I therefore consider that, subject to a condition ensuring the removal of the temporary accommodation upon completion of the works, that the siting of the temporary accommodation is acceptable and would not have a detrimental impact upon the amenity of local residential properties.

Highway Implications and Access

24. Four letters from local residents have been received as a result of the publication of this planning application, and objection has been raised on the grounds of access and highway implications, as a result of the development itself, and the associated construction period. These issues will be discussed below in detail. However, it is important to note that the applicant confirms that it is proposed to increase the school roll by 172 as a result of this proposal. However, most of the increase could occur in any event, irrespective of the proposed development, as the design capacity of the existing school is 1200. However, the new facilities are expected to make the school more attractive to pupils, so this increase could occur faster than it otherwise may have done.
25. Local residents are concerned that existing parking problems could be exacerbated by the proposed development, and the Divisional Transportation Manager supports these

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concerns. He suggests that the reduction in the number of car parking spaces should be introduced in stages in order to reduce the likelihood of pupils parking on the public highway. The applicant has responded to this issues as follows:

“The amount of parking at the school is a key measure in the ‘carrot and stick’ approach to reducing car travel. At the same time, there is no intention of forcing traffic onto the surrounding roads. In order to assist this, it would be possible to provide a phased reduction in car parking at the school as part of the implementation of Travel Plan policies by allowing the area labelled for out of hours use for some car parking during the day. In order to control this usage, it would need to be made available for staff so that during the school day the area can be secured as intended. It is suggested that the matter be fully examined as part of the Travel Plan review, with relevant officers from KHS, in order to formulate a controlled reduction in spaces over a period of 3 years reducing the spaces to say 100 in the first year of occupation, 85 in the second year, and 75 thereafter. Should the annual monitoring of the Travel Plan indicate that the reduction should be more gradual, then it can be adjusted annually.”

26. In addition, in response to the concerns expressed by the Divisional Transport Manager with regards to the proposed drop off area, the applicant has commented as follows:

“The current design for the drop off will be omitted from the scheme and a revision made which would provide for a lay-by drop off. Detail of this will be provided on a revised masterplan which will be submitted prior to the Planning Applications Committee meeting on the 24 June 2008.”

In addition to this, and for the avoidance of doubt, I consider that the applicant should submit revised details of access, turning, and car parking pursuant to condition should permission be granted. This should include the omission of the drop off area, the inclusion of a lay-by for drop-off and should clearly show the phasing of the reduction in car parking spaces. In addition, the School Travel Plan should be updated and reviewed annually, addressing the phased reduction in car parking. Again, this would form a condition of consent.

27. The Divisional Transport Manager also expresses concern over the provision of a new pedestrian access, which it is felt could be too close to an existing road junction. As a result of this concern, the applicant has agreed to omit this access from the scheme. The existing pedestrian access would be retained instead, and a revised pathway to the cycle storage would be provided. Details of this amendment to the scheme will be submitted prior to the Planning Applications Committee Meeting on the 24 June.
28. A local resident has suggested that traffic calming is needed in Downs Road, a principal access road to the school. The applicant and the Divisional Transportation Manager have both been asked to comment on this suggestion. In response, the Divisional Transportation Manager does not feel that there is sufficient justification for a traffic-calming scheme along this particular highway. The applicant states that ‘this comment relates to a general issue in the Downs Road area which should correctly be dealt with as an entirely separate matter if it is considered that traffic calming should be required as a result of existing activities’. Although I can appreciate the current concerns over the use of Downs Road, in light of the views of the Divisional Transportation Manager, I do not consider that traffic-calming measures are required as a result of this particular planning application, and if justified should be pursued as a separate highways matter.

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29. ~~Lastly, residents are concerned over the possible damage that construction vehicles could cause to local roads, bearing in mind that the roads which surround the school are 'unmade'. Clifford Road and Bellevue Road are specifically referred to by residents, and the applicants attention has been drawn to these concerns. As a result, the applicant has confirmed that prior to the commencement of any works on site, a full condition survey of the surrounding roads and footpaths would be carried out and that any damage caused by construction vehicles would be identified and repaired upon completion of the project. The applicant states that all survey information would be lodged with the County Planning Authority. Therefore, I consider that subject to the imposition of a condition requiring the submission of a condition survey prior to the commencement of the development, and the making good of any damage upon the completion of the development, that the development would not have a significantly detrimental effect on the condition of local roads.~~
30. In light of the above, and the additional information submitted by the applicant, I consider that subject to the imposition of conditions, the proposed development would not have a significantly detrimental impact upon the local highway network. I do not consider that this application should be refused on these grounds.

Trees and Ecology

31. An Ecological Scoping Survey and a Tree Survey have been submitted in support of this application. The Ecological Scoping Survey concludes that no further survey work is required, but makes a number of recommendations which should be followed prior to and during construction works, such as the provision of reptile fencing and the protection of nesting birds. Subject to the imposition of a condition requiring that the precautionary mitigation detailed within the Scoping Survey be followed, I do not consider that the development would have an adverse impact upon protected species. In addition, the development has the potential to increase the biodiversity value of the site. A nature garden and a scheme of landscaping and tree planting is proposed, details of which would be required under planning condition, should permission be granted. The County Council's Landscape Advisor is satisfied with the details included within the submitted Tree Survey, and does not consider that the proposed development would have a negative impact upon existing trees. Therefore, subject to the imposition of conditions, I consider that the proposed development would not have a detrimental impact upon trees and ecology, and potentially could improve the biodiversity value of the site.

Drainage

32. In response to an initial objection from the Environment Agency the applicant has submitted a Flood Risk Assessment and further additional information in support of this application. As a result of this, the Environment Agency has withdrawn its objection. However, the Environment Agency has recommended that an alternative method of surface water drainage be sought as they express concern over the scheme as proposed. As a result of this, I consider that, should planning permission be granted, a scheme for the disposal of surface waters should be submitted for approval. This would allow the matter to be re-addressed at that stage.

Residential Amenity

33. Local residents have expressed concern over hours of working, noise and dust associated with the demolition and building works. Unfortunately this is a negative feature of any development, but can be mitigated as far as practicable by the

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imposition of a condition to control construction hours. Should planning permission be granted construction hours would be limited to 0800 and 1800 Monday to Fridays, and 0900 and 1300 on Saturdays, with no works on Sundays or Bank Holidays. Conditions would also require best practice measures to be taken to minimise dust and to ensure mud and other debris is not deposited on the local highway network. I am satisfied that any negative impacts can be mitigated as far as practicably possible by the imposition of planning conditions. Therefore, subject to the imposition of conditions, I do not consider that this development would have a significantly detrimental effect on local residential amenity.

Conclusion

34. In summary, I consider that this proposal would not have a significantly detrimental effect on the local highway network, or the amenity of local residents, should Members be minded to permit, subject to the conditions outlined below. In my view it would not give rise to any significant material harm and is in accordance with the general thrust of relevant Development Plan Policies. There are no material planning considerations that indicate that the conclusion should be made otherwise. However, I recommend that various conditions be placed on any planning permission, including those outlined below.

Recommendation

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

- the standard time limit;
- the development to be carried out in accordance with the permitted details;
- the submission of details of all materials to be used externally;
- a scheme of landscaping, its implementation and maintenance;
- measures to protect trees to be retained;
- details of surface water drainage;
- development to accord with the recommendations made in the submitted Ecological Scoping Survey;
- programme of archaeological work;
- revision of the School Travel Plan and subsequent annual review;
- submission of details of parking, turning and access;
- submission of a condition survey, and subsequent repair of local roads;
- hours of working during construction;
- measures to suppress dust;
- prevention of the deposition of mud on the local highway network;

Case officer – Mary Green	01622 221066
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Background documents - See section heading

Item D8**Replacement of existing secondary school. . Northfleet
Technology College, Colyer Road, Northfleet – GR/08/138**

A report by Head of Planning Applications Unit to Planning Applications Committee on 24 June 2008.

GR/08/138 – Complete replacement of the existing secondary school on the site with a new two storey school building together with revised access arrangements, new car park, hard play areas, landscape works and the demolition of the existing school buildings (with the exception of the sports pavilion) on completion of the development at Northfleet Technology College, Colyer Road, Northfleet, Gravesend.

Recommendation: Permission be granted, subject to conditions.

Local Members: Mr L. Christie and Mr R. Parker

Classification: Unrestricted

Site

1. The application site forms the existing Northfleet Technology College (NTC) grounds. The College is located approximately 1.5 km south-west of Gravesend town centre, 1 km south-east of Northfleet, 1 km to the north-east of the Pepper Hill junction on the A2, and approximately 1.5 km south of the River Thames. Access to the site is gained via existing dedicated access points along Colyer Road. The College grounds consist of approximately 8 hectares of land that is enclosed by residential properties. The main site boundaries bordering the rear gardens of properties on Colyer Road, Mitchell Avenue, Waterdales, and Vale Road – see attached site location plan.
2. The existing school buildings are located at the eastern part of the grounds and front onto the north-east end of Colyer Road near the junction with Vale Road. The College consists of a mix of buildings; the main school comprises a two-storey red brick building dating from the early 20th Century, with other more recent prefabricated buildings forming the balance of the accommodation on site. The footprints of the buildings are set back from the highway with part of the existing school car parking positioned on the forecourt. Playgrounds and hard surfacing are located to the north and south. The school grounds include a secondary / maintenance access point onto Colyer Road to the south-west. An existing sport pavilion is positioned toward this end of the site, with the remainder of the grounds made up of playing field and open amenity space. The topography of the site generally slopes in a northerly direction. The drawings received with the application show the highest point at the southern corner at 24m Above Ordinance Datum (AOD) falling away to the north toward properties in Waterdales. The lowest point on site is shown adjacent to the north-west boundary at 14.5m AOD, a drop of 9.5m across the site.
3. The school at present accommodates 961 pupils of secondary school age (11 to 18 years), along with 67 full and 46 part-time staff. The school currently has car parking for approximately 138 vehicles on-site.
4. The site is identified in the Gravesham Borough Local Plan Second Review (2000) Proposals Map as protected as part of an Existing Green Grid Site (Policy LT2). The Local Plan Second Review did not proceed to adoption and the green grid is not referred to in the saved policies within the First Review (1994). There are no other site-specific Development Plan Policies identified in connection with the application site

Replacement of existing secondary school. . Northfleet Technology College – GR/08/138

Site Location Plan



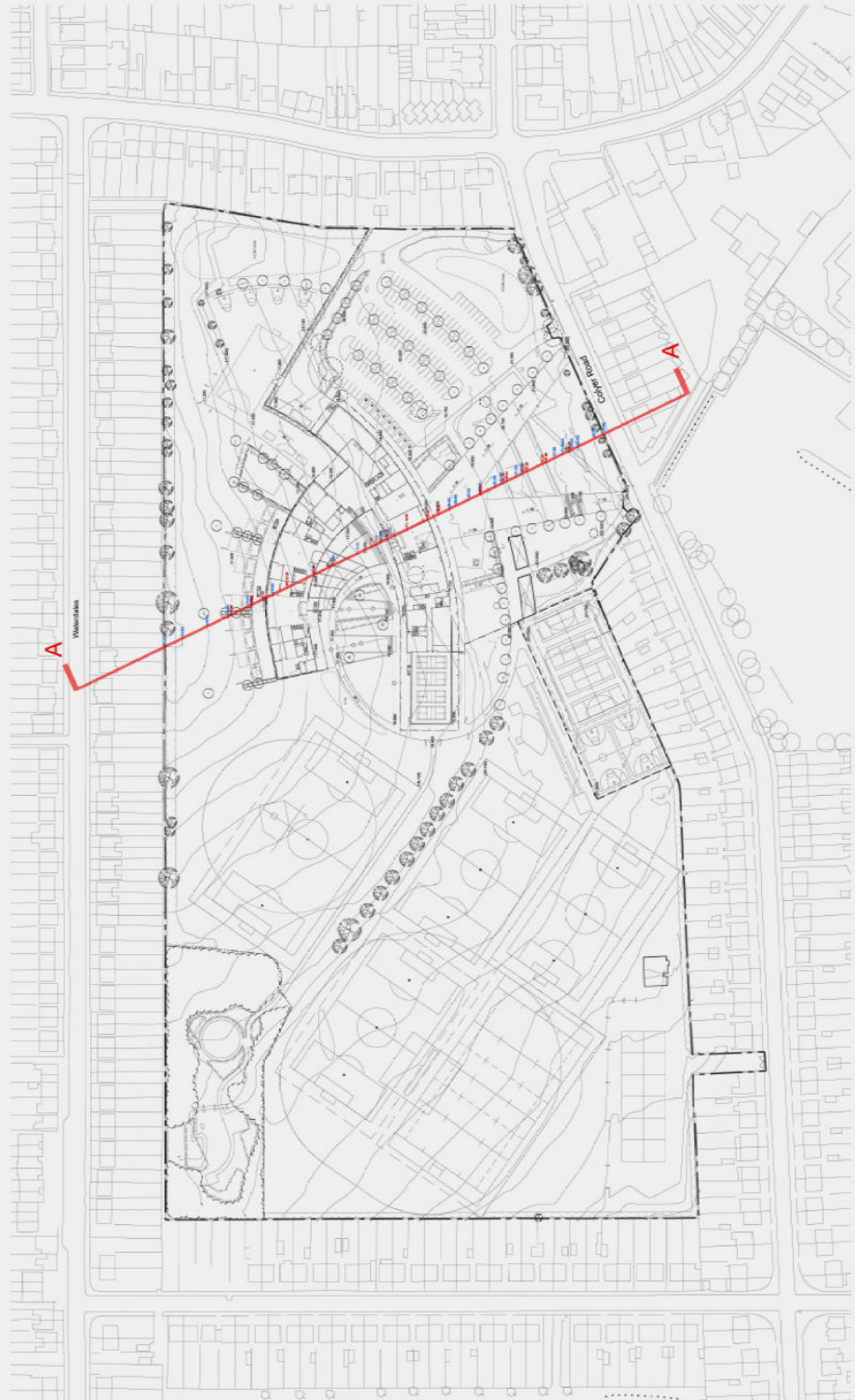
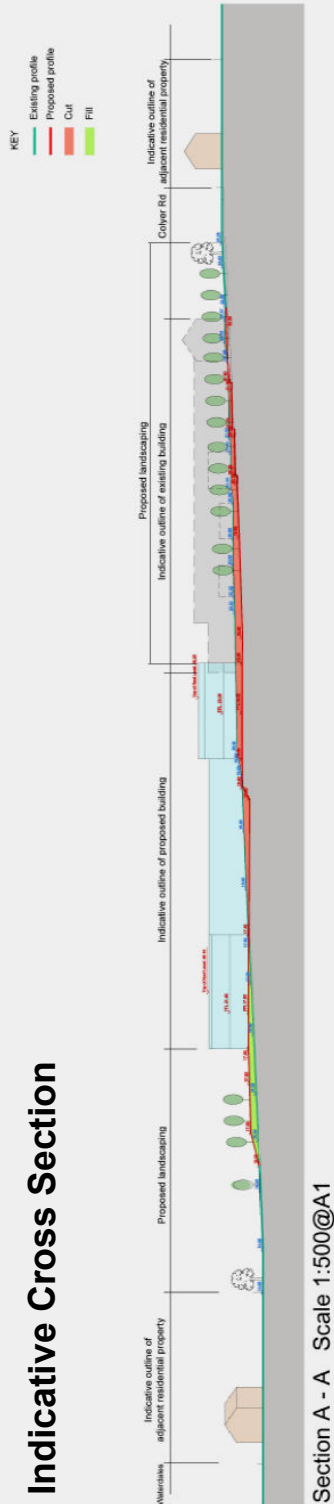
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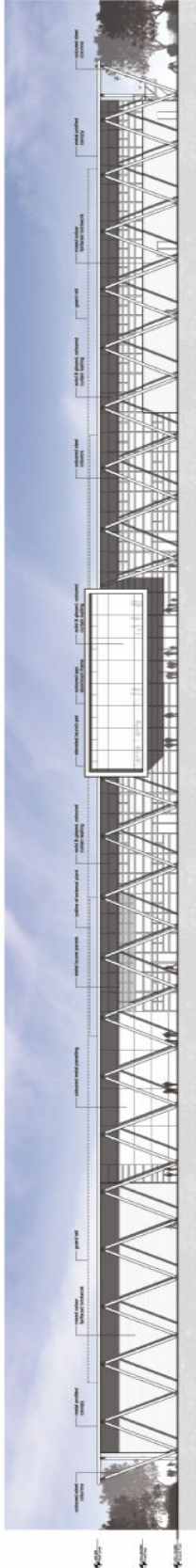


Replacement of existing secondary school. Northfleet Technology College – GR/08/138

Indicative Cross Section



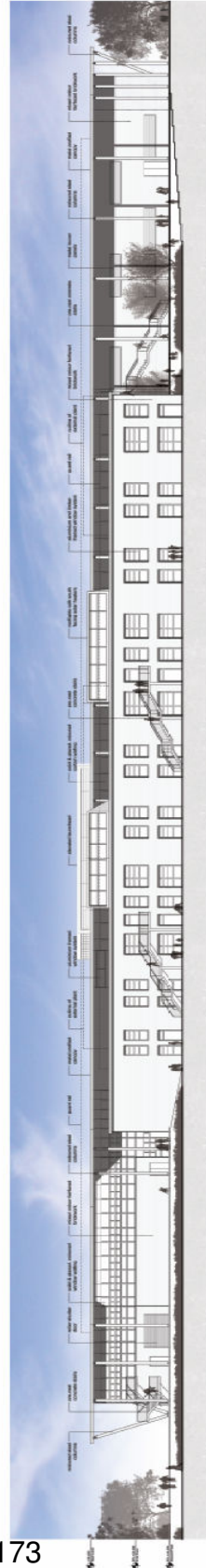
Replacement of existing secondary school. . Northfleet Technology College – GR/08/138



01 Elevation A
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Elevation A in context
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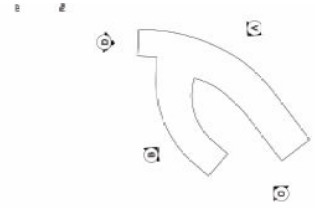


02 Elevation B
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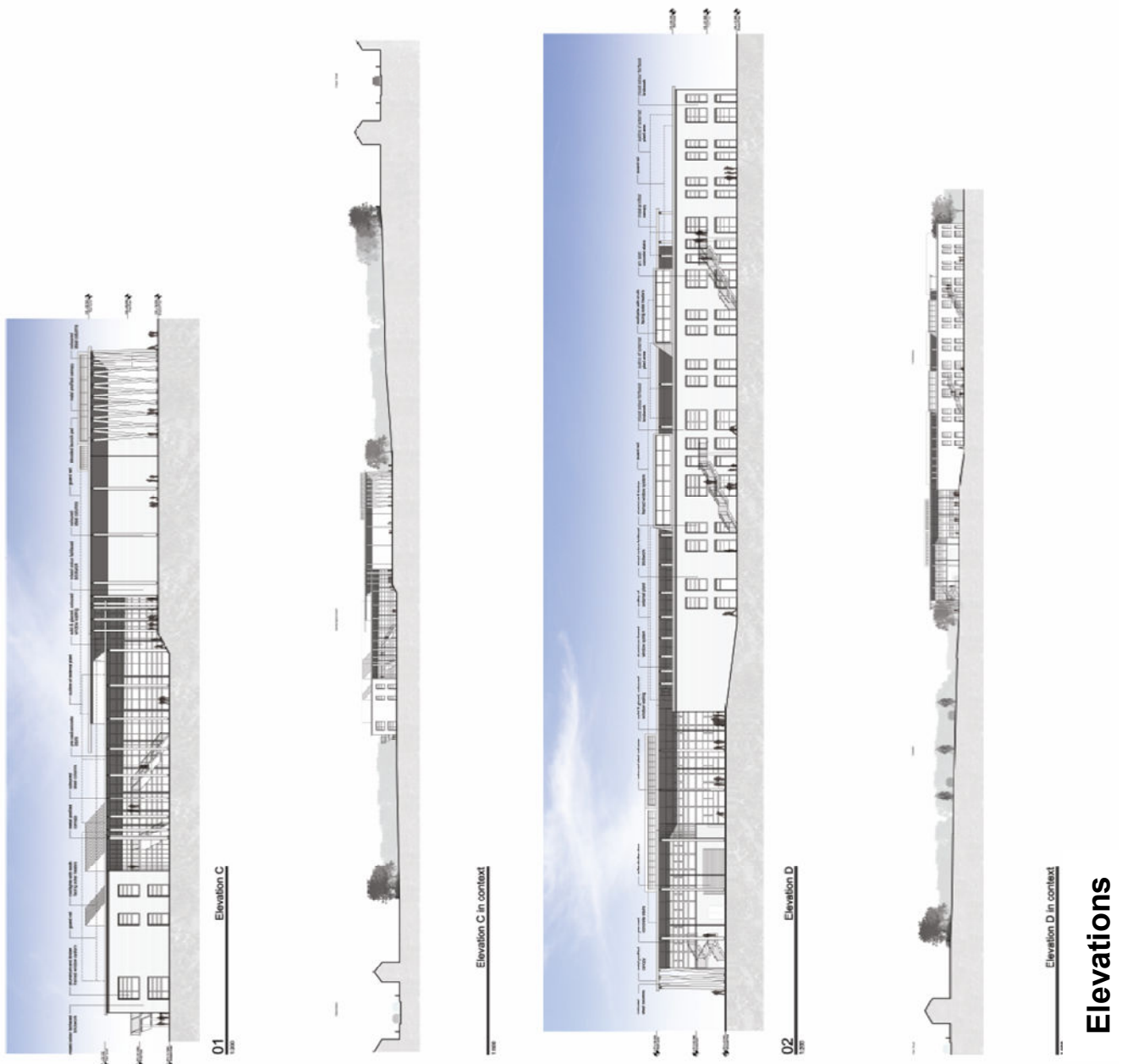


Elevation B in context
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Elevations



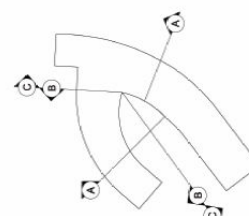
Replacement of existing secondary school. . Northfleet Technology College – GR/08/138



Elevations



Sections



32	<p>How development changes: -Fertilisation -Implantation -Blastocyst -Zygote</p> <p>How Descartes</p>	<p>11.04.08 am:09</p> <p>Date Doc Cdk</p>												
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Replacement of existing secondary school. . Northfleet Technology College – GR/08/138

Proposal

5. This application forms one of a number of proposals being considered by the County Planning Authority as part of central Government's Building Schools for the Future programme (BSF). The BSF programme is an initiative to transform all the Country's Secondary Schools to enable them to meet the new challenges of 21st Century education. In particular, new methods of teaching and new styles of learning have implications for the type and arrangement of spaces for schools. A move away from traditional teaching methods means less reliance on the earlier school designs of classrooms and corridors. Opportunity therefore exists for more innovative designs of school buildings with a wider variety of internal and external spaces, and greater scope for fuller use of the premises by the local community.
6. This application has been submitted jointly by Land Securities Trillium and Kent County Council Children, Families and Education, under the Building Schools for the Future programme, and proposes the redevelopment of Northfleet Technology College within the existing school grounds. This process would involve the construction of a new purpose built school building directly to the rear of the existing school buildings. The application states that the current buildings are dated, in decline, and could not be refurbished or reconfigured to provide the spaces required by the envisaged learning environment. On completion of the development all of the existing school buildings with the exception of the sports pavilion located to the south-west of the site would be demolished. The area of land created to the front of the new building where the existing school stands would form a new open amenity space / landscaped entrance and car park.
7. The application states that the new building would create flexible, multi-use spaces that reflect the College's specialism in technology and problem solving. The design of the building would also enable the College to encourage wider community use through improved sports, drama and social facilities.
8. The application proposes a modern two-storey building based around two curved blocks joined by a dining and drama hub at the north end of the structure. The new building would create approximately 10,166m² of new floor space and would accommodate a design capacity of approximately 940 pupils. The front block would house technical and physical teaching areas including art, engineering, science and sports, with the rear component accommodating mixed teaching spaces. The front and rear components of the proposal would be positioned across an existing 1.5 m level change on site with the rear building to the west positioned at the lower level (17.5m AOD). As noted above, the site generally slopes from Colyer Road (at 23.9m AOD) towards Waterdales (14.5m AOD at the lowest point on the site boundary). In the case of both blocks that form the building, the structure as proposed would at measure approximately 11m from the respective ground levels its maximum height.
9. The application proposes to site the development directly to the west of the existing buildings set back from Colyer Road within the wider College grounds. This approach would allow the existing buildings to be retained for use during the construction period minimising the disruption to the day to day operation of the College. The application includes a phasing plan that sets out each stage of the construction operation and the logistics of delivering the proposals. The phasing plans set out the construction access arrangements and site compound which would be located adjacent to the north-east boundary with properties in Vale Road. On completion of the new development the existing buildings would be demolished with the footprint redeveloped into new pedestrian and vehicle access points, informal open space, and car parking. The façade

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of the proposed building would, at its closest point, be approximately 46m from the boundary with nearest residential properties in Waterdales, 65m from the rear boundary with properties in Colyer Road, and 80m from the boundary with properties in Vale Road.

10. The proposed development would be finished using a modern palette of materials to create a building that the application documents confirms would reflect the technical specialism of the college. The building is proposed to be similar to an office or research building transforming the learning process and in turn the outward image of the school. The materials proposed include the use of solid & glazed colour curtain walling, mixed colour fair-facing brickwork, a metal profiled canopy roof that would overhang the building with coloured steel columns in support, metal louver panels, and an aluminium and timber framed window system.
11. The application includes the creation and adaptation of pedestrian and vehicle access points along the existing frontage with the public highway at the north-east end of Colyer Road. The main vehicle access was relocated during consideration of the application from the location originally proposed at the north end of the site 40m to the south along Colyer Road. This amendment was proposed in response to initial concerns raised by the Divisional Transportation Manager about potential conflicts with the existing local highway layout. The attached drawings show the revised layout. The application includes the provision of a new car park that would accommodate 150 vehicles including 9 disabled bays, and provision of a drop off facility.
12. The application sets out that the design and layout of the building has been heavily influenced by the desire to achieve a more sustainable form of development. The building has been designed to target an Excellent Building Research Establishment Environmental Assessment Method (BREEAM) rating. The design as proposed would include the provision of Biomass boilers, a Building and Energy Management System, heat recovery ventilation plant, and solar collectors to heat water for the building. The application states that layout of the building has been designed to maximise natural ventilation and daylight penetration. The approach would also enable photoelectric cells to be installed at a later date. The application includes the provision of a service yard to the north-east of the building, designed to, amongst other matters, accommodate storage of biomass fuel.
13. The application proposes to encourage wider use of the facilities by the local community in line with Government targets for broader use of school buildings. The College already accommodates some community activities outside of school hours including local sports clubs and evening classes as part of an Adult Education programme. At present the exact scope or details of the proposed community use has yet to be established. The applicant states that should planning permission be granted a community use programme would be prepared and submitted for approval. The applicant confirms that at this stage it is difficult to give an accurate assessment of the likely community use. However, the use of the site would include the outdoor sports facilities which would likely be used after school and at the weekends during daylight hours. No floodlighting proposals are included with this application. The applicant has confirmed that use of the site by the community would not extend beyond 2200 hours.
14. The application was accompanied by a Travel Plan, a Desktop Study into ground conditions, a Site Investigation Report, an Ecological Scoping Survey and Biodiversity Assessment, an Archaeological Desktop Assessment, a Tree Survey, a Statement on Sports Provision, and Phasing Plans detailing the stages of development over the predicted 2 year construction period.

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15. Reduced copies of the submitted drawings showing the site layout, cross sections and elevations are attached.

Development Plan Policies

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

(i) Kent and Medway Structure Plan 2006:

- | | |
|-------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Policy SP1 | Seeks to protect and enhance the environment and achieve a sustainable pattern and form of development. |
| Policy SS6 | Seeks to improve the built and natural environment, functioning and appearance of the suburbs of the major urban areas, including the provision of services and facilities that serve local needs. |
| Policy EN9 | Seeks to maintain tree cover and provision of new habitat as part of development proposals. |
| Policy QL1 | Seeks all development be well designed and of high quality that respond positively to the local character. Development, which would be detrimental to the built environment, amenity, function and character of settlements or the countryside, will not be permitted. |
| Policy QL11 | Provision will be made for the development and improvement of local services in existing residential areas and in town and district centres particularly where services are deficient. |
| Policy QL17 | Seeks to protect open space and green networks. |
| Policy TP3 | Local Planning Authorities should ensure that development sites are well served by public transport, walking and cycling. Travel Plans should be established for larger developments that generate significant demand for travel to promote the use of these means of transport. |
| Policy TP11 | Seeks facilities for pedestrians and cyclists to be provided in the design of new development. |
| Policy TP19 | Seeks development proposals to comply with the respective vehicle parking policies. |
| Policy NR1 | Seeks new development to incorporate sustainable construction techniques and demonstrate prudent use of energy, water and other natural resources. |
| Policy NR5 | Seeks to conserve and enhance Kent's environment including the visual, ecological, historic and water environments, air quality, noise and light intrusion. |

(ii) Gravesham Local Plan First Review (1994) (saved policies):

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- Policy TC0 Seeks to conserve and enhance the built environment. Particular importance will be attached to the design of new development, environmental improvement schemes, preparation of a landscape strategy for the Borough.
- Policy TC1 Presumes against new development which would cause harm to interests of acknowledged importance. Seeks new development that respects the scale and massing of their surroundings, the principles of the Kent Design Guide, the character and appearance of the existing building, the privacy and amenity of adjoining residents, and uses good quality materials that are sympathetic to the area concerned.
- Policy TC7 Seeks applications to assess of archaeological implications, and where appropriate ensure that satisfactory investigation and recording take place.
- Policy TC10 Seeks new development to include submission of details of landscaping proposed. Proposals that would result in the destruction\of protected trees and woodlands, other important landscape features, and habitats of nature conservation value will not normally be permitted
- Policy LT3 Seeks to ensure the protection of playing fields, unless sports and recreation facilities can best be retained and enhanced through the redevelopment of a small part of the site; or alternative provision of equivalent community benefit will be quickly made available; or there is an excess of sports pitch provision and public open space in the area, taking account of the recreation and amenity value of such provision, including the contribution of the playing fields to the quality of the local environment.
- Policy LT4 Supports the use of educational playing fields and sports facilities by the general public subject to suitable timing and management arrangements.
- Policy P3 Seeks new development to make provision for vehicle parking, in accordance with the Kent County Council Vehicle Parking Standards, as interpreted by Gravesham Borough Council, unless justified as an exception.

Consultations

17. **Gravesham Borough Council** – The Borough Council welcomes the regeneration of the Northfleet Technology College, however requests clarification of a number of points prior to making final comment.

The Borough Council notes there would be significant space to the front of the proposed school, and the school being set back also would result in green space to the rear of the site being lost. The current school fits in well with the street scene and creates a pleasant urban frontage. The frontage of Colyer Road would be altered significantly by the proposal and the proposed sleek and modern school would be extremely noticeable.

Raises initial concerns over the original vehicle access arrangements due to the proximity of the access to the junction between Colyer and Vale Road.

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Notes the proposed construction compound would be located close to the properties on Vale Road. The Borough Council requests that measures be put in place to seek to minimise any disturbance to the residents surrounding the site. The comments note that the proposed car park and hard-surface play area would also be near to the rear of properties along Vale Road, and could cause disturbance to these properties, particularly when used out of normal school hours. The Borough Council requests that further information be required on the access arrangements, signage, lighting and security of the site during out of hours activities. The Borough Council notes that the College aims to welcome and encourage wider community use, including access to better sports, drama and social facilities.

The Borough Council notes the materials proposed as part of the building and the risk of vandalism to the windows.

The Borough Council has forwarded comments from their Public Health & Community Wellbeing Department with reference to the leisure provision on site. The comments note that the amount of playing fields available for informal/formal recreation would be reduced. From the information received the department objects to the potential loss of playing field as part of the new development. Request clarification of the existing provision and use compared to the proposed arrangements? Seeks clarification of the effects on use of the playing fields during building work? Welcomes the provision of new sports hall and fitness rooms. Seeks reassurance that the design and layouts would meet the standards produced by Sport England. Requests to see the community use policy.

The Borough Council has forwarded comments from their Regulatory Services Department. The comments raise no objection subject to details of external lighting to be submitted for approval, the control of noise levels from any plant and equipment associated with the building.

Following receipt of further information from the applicant addressing the points set out above the Borough Council has confirmed they have no further comments to make in relation to the application and welcome the regeneration of the site, subject to appropriate conditions covering ground contamination matters.

South East England Development Agency – no objection. The Agency supports the application commenting that *“the Regional Economic Strategy (RES) identifies Thames Gateway Kent as a Diamond for Investment and Growth which has the potential to use its concentration of people, employment, knowledge and built assets to become an economic catalyst for the region. A key factor in ensuring the delivery of the Diamond is improving educational attainment and skills. Therefore, the Agency welcomes the development of a centre for excellence in Gravesham to support the Engineering and Technology Clusters.*

The Agency welcomes references to:

- *Delivering a highly sustainable building to achieve an ‘Excellent’ BREEAM rating.*
- *Utilising grey water systems.*
- *Utilising renewable energy technologies (biomass and solar).*
- *Providing secure cycle storage on site.”*

South East England Regional Assembly – no objection. The Assembly comments that on the basis of the information provided, it is considered that the proposed development would not materially conflict with or prejudice the implementation of the

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Regional Spatial Strategy (RPG9 and Alterations) or the draft South East Plan (March 2006). The Assembly recommends conditions covering measures to promote alternatives to the car and an agreed travel plan, provision of an appropriate level of car and cycle parking, incorporation of water and energy efficiency measures and the promotion of renewable energy and sustainable construction, measures to secure a high quality design relevant to the context, appropriate measures to prevent and mitigate against noise and air pollution, and protection and mitigation measures to protect and enhance biodiversity.

Sport England – raises an objection to the application, on the grounds that the development would result in the loss of at least one grass football pitch from the playing field. The comments note that the material received accompanying the application fails to address the requirements of Sport England's policy and the guidance contained in PPG17 regarding the proposed loss of playing field land. Given the lack of information regarding the justification for the proposed loss of playing field land and the extent of the proposed indoor provision, it is Sport England's opinion that the application fails to demonstrate that the proposals meet with any of the specific circumstances outlined within their Playing Field Policy.

Sport England recommends that if the proposed development is to maximise its potential benefit to sport then further information addressing the following points would be expected:

- The adequate phasing of the development to ensure that there is no detriment to the sport provision;
- All new sporting provision (indoor and outdoor) would be developed in accordance with Sport England's and the relevant Governing Bodies design guidance;
- Prior to opening of the new school buildings the school should develop and adopt a Community Use Scheme and Sport Development Plan which has been approved by the County Planning Authority in consultation with Sport England.

A further statement has been received from the applicant addressing the playing field issue and the provision of sports facilities which has been forwarded to Sport England. Any further comments received concerning this information prior to the Committee meeting will be reported verbally.

Environment Agency – the Agency's comments note that the surface water drainage is to discharge to the existing system and raise no objection to the continued use of soakaways at the location provide they are discharged into clean uncontaminated ground and are kept clear of the denehole present on site. Seeks appropriate pollution prevention control measures and requests a condition covering a site investigation and remediation strategy for ground contamination, including in the area of the fuel tanks which are to be removed. The Agency recommends that any visibly contaminated or odorous material encountered on site, during the development work, must be investigated, and a closure report for all remediation works carried out should be submitted for approval.

Commission for Architecture and the Built Environment – were unable to comment on the scheme.

Police Architectural Liaison Officer – no comment received on writing this report. Any views received prior to the Committee meeting will be reported verbally.

The Divisional Transportation Manager – comments as follows in relation to the

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highway aspects of the application:

“Following the submission of amended plans and supporting information regarding the above application, here is the formal KHS response to the proposals:

The proposed relocation of the new vehicular access onto Colyer Road as indicated on drg. No. NTC-L-L-(90)X01 Rev 2 is strongly supported by KHS and addresses the concerns previously raised with regard to proximity. It is understood that the timescale involved in carrying out a formal Safety Audit in relation to the detailed design of the access will not allow this to be completed prior to the application being reported to the Planning Committee and it is therefore strongly recommended (as also suggested by the applicant) that a planning condition be secured requiring a combined stage 1&2 Safety Audit to be carried out prior to any works commencing on site with any resulting concerns being addressed within the detailed access design.

It has been confirmed by the applicant that the gated access onto Colyer Road serving the playing field facilities is to be restricted to maintenance use only. It is however strongly recommended that a condition be secured preventing use of this access at all times for either pedestrian or vehicular movements other than for maintenance purposes. Furthermore, it is recommended that details of how this maintenance access will be facilitated and policed be submitted for approval prior to works commencing on site as part of this condition.

In addition it should be noted that as part of the redevelopment of the site, it is strongly recommended that a condition be secured ensuring that the existing school travel plan accompanying the site be reviewed and updated to reflect the proposed new site arrangements and that this travel plan then be reviewed, in conjunction with KCC on an annual basis to ensure that the aims of the plan continue to be aspired to and that the plan continues to reflect the way in which the school operates in the future.

Finally, it is recommended that a condition be secured restricting week day construction traffic movements to a time period which does not conflict with peak hour school movement times during school days - i.e not between 08:00 and 09:00 or 14:45 and 15:45.”

The County Council’s Landscape Advisers – raises no objection. Recommends that a full landscape scheme be submitted giving details of species, plant sizes, planting densities, as well as a five-year maintenance schedule. Recommends the applicant follows the tree protection guidelines set out in BS5837:2005 – *Trees in Relation to Construction* to ensure the continued health of all existing trees during construction. Recommends the applicant reviews their design in terms of planting along the western and northern boundaries to ensure shadows cast into adjacent properties are kept to a minimum, and that additional screening measures for the car park are considered using informal groups of small-medium trees within the grass areas on either side of the entrance route.

The County Council’s Archaeological Officer – raises no objection, subject to conditions requiring implementation of a programme of archaeological work to ensure features of interest are properly examined and recorded, details of any below ground excavation are submitted, and a programme of building recording.

The Archaeological Officer notes the site has potential to contain Palaeolithic and further prehistoric remains, as well as, Bronze Age, Iron Age, and Romano-British evidence.

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Local Members

18. The Local County Members Mr. L. Christie and Mr. R. Parker were notified of the application on 12 February 2008.

Publicity

19. The application was publicised through a newspaper advert, the posting of 2 site notices and the notification of 195 neighbouring properties. 13 neighbouring properties were subsequently re-consulted concerning amendments to the scheme including the movement of the proposed vehicle access 40 metres south along Colyer Road.

Representations

20. 1 letter of representation objecting to the proposal has been received from local residents. It raises no objection in principle, to the improvement of the educational facilities at this school. However concerns are raised based on the design principles and potential for adverse impacts to residential amenity associated with any proposed changes to the functioning/opening hours of the site. The main points raised can be summarised as follows:

- The building is inappropriate in terms of siting and design.
 - The basic design principles for this development include few planning objectives and are almost entirely education and finance orientated. The main objective was confirmed to be, creating a new building whilst retaining the existing school buildings during construction. Whilst it is understood that this would be financially beneficial and result in the least disruption for pupils, it is not consider that this takes into account the proper planning of the site.
 - The proposed site layout results in an inefficient use of land, with a large area of under utilised space in front of the building and a significant alteration to the character of the surrounding street scene in Colyer Road. The loss of the frontage building would weaken the street scene and undermine the importance of the school use in the area. When viewed from Colyer Road the main feature will be a large car park and landscaped 'gallery', which would present a far weaker frontage than the existing building.
 - The set back location and the ultra modern design of the building do not take into account the local context and as such, would result in a development which appears totally out of place and undermines the character and amenity of the surrounding area.
- Excessive car parking.
 - In line with government policies, the school travel plan indicates that a 10% per annum reduction in children being brought to school by car is an important objective. How will this objective be realised if the parking provision at the site is substantially increased and dedicated car drop off facilities are provided? The proposed facilities are more likely to encourage car usage. The level of car parking proposed (150 spaces) is more akin to a town centre car park, than a suburban secondary school. Therefore an objection is raised to this feature as it provides excess capacity and ultimately leads to a large area of the site being hard surfaced and unable to be utilised for educational purposes.

- Noise/Disturbance

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- At present properties on Vale Road experience very little noise/disturbance associated with the use of the school. This is due to the main parking and play areas being located on the front and western side of the site. The existing car parking area adjacent to property in Vale Road is little used. The proposed development would re-locate the main car park and drop off point, hard and soft play areas and service yard immediately to the rear of property in Vale Road, resulting in a substantial increase in noise/disturbance throughout the day and the potential for light spill at night. An objection is raised to this adverse impact on the residential amenity. Requests that it would be preferable for mitigation measures to be put in place to reduce this impact. In particular, the hours of use for the service area, car park and play areas should be controlled by planning condition and appropriate screening should be provided adjacent to the boundary with residential property.
- Similarly the construction access and compound are proposed to be located at the rear of property in Vale Road. Concern is raised at the potential for noise/disturbance, light spill and dust impacts associated with this arrangement. Requests that the applicant provide details of how these impacts would be mitigated. Reiterates the request regarding screening and controlled hours of operation.
- Extended use of the facilities.
 - The application details set out that the school would be used by the wider community during evenings and weekends and there would be an open air performance area. The school's web-site sets out that adult education and evening classes would be provided. In addition, it is expected that the weekend use of the sports pitches will continue. Whilst the greater accessibility is welcome, some clarification as to the exact nature of this community usage and the location and use of the open-air performance area is requested. Exactly what facilities would be available and over what opening times and in particular, how would they be accessed. Strong objection is raised to the use of the proposed car park and performance area late into the evening, as property in Vale Road would undoubtedly suffer from noise/disturbance from both people and vehicle movements. Requests confirmation as to whether the parking area is proposed to be lit and if so, how the lighting would be designed so as to avoid any adverse impacts to residential property.
- Additional Boundary Fencing
 - The application details suggest that additional boundary fencing is proposed. However no details have been provided. Properties in the locality have experienced security problems associated with persons being able to access them via the school site. Therefore additional protection is welcome. Requests the opportunity to comment on any proposed boundary treatment adjacent before it is erected.

Discussion

21. In considering this proposal regard must be had to the Development Plan Policies outlined in paragraph (16) 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

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consultation and publicity. Issues of particular relevance include siting, design and appearance, highway impacts, landscaping, sports provision, impacts upon residential and local amenity, security and community use.

Siting, design and appearance

22. Policy QL1 of the Kent and Medway Structure Plan and Policies TC0 and TC1 of the Gravesham Local Plan First Review require new developments to be of high quality and well designed, to respect the scale and massing of their surroundings and to protect the privacy and amenity of adjoining residents. This application proposes the complete demolition of the existing school buildings, and the construction of new teaching and ancillary accommodation, car parking & landscaping, with the exception of the retained sports pavilion. The application proposes to replace old and unsuitable teaching accommodation with high quality new accommodation, designed for new ways of learning and enhanced use by the local community.
23. This particular school site has been the subject of previous piecemeal changes to the mix of activities on the site, due to earlier falling rolls and reorganisations. In particular the existing school buildings became under occupied and various Education office and administration uses have also been accommodated in recent years. The BSF Programme provides a new and realistic opportunity to completely re-style the accommodation and to re-instate a full range of education uses on the site, whilst simultaneously enhancing the opportunities for the shared use of the new facilities with the local community. Accordingly, the wholesale demolition of the existing buildings, with their regimented corridors and classrooms, would provide for an entirely different form of buildings with a wider variety of internal spaces.
24. The external form of the new buildings would be significantly different, in terms of shape, appearance and positioning on the site. In terms of their mass the new buildings would be essentially two storeys in height, but taking advantage of the sloping ground form to the rear to avoid excessive roof height. The roofing would also be generally flat in profile to reduce its impact in the local townscape. The surrounding development is largely residential, so it would not be appropriate in my view to reflect the domestic scale of architecture in this new development. The use of modern external materials, would give the building a markedly different visual appearance, and one which would contrast with neighbouring buildings. However, the locality is not one where townscape conservation is a key issue, and there is no readily identifiable character or style worthy of replicating in the new development.
25. The positioning of the building on the site presents more of a challenge. In particular, various options for where to site the new buildings and spaces were extensively explored at the pre-application stage. Both the Borough Council and the local community contributed to that process. The notion of building on the existing footprint was investigated but not considered overall to be a key objective, given the expanse of land elsewhere on the site and the ability to use the sloping contour of the site to provide a more interesting campus style development. Moreover, the idea of setting the buildings further into the site was favoured so as to provide a more open, less austere and more inviting street frontage, greater physical separation from neighbouring buildings and more 'breathing space' around the new buildings. Re-building on the same footprint would also have the marked disadvantage of having to operate the school for a couple of years out of a plethora of temporary buildings, either on the part of the site currently proposed to be used for the new buildings or on the playing fields to the western end.
26. Given that it would be possible to easily achieve the minimum separation distances from

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neighbouring properties, and that the new building would not exceed two storeys in height, I consider that the position of the new buildings is entirely acceptable, and note that it has not been contested by most adjacent residents. However, the point has been raised that there would be the creation of a large open space to the front of the site which would be visually unappealing if it was to be little more than a large car park. This matter too was discussed with the Architects at the pre-application stage and the intention is to provide a sensitive mix of pedestrian walkways, parking spaces and structural landscape planting. Whilst I would agree that there would be a significant change to the street scene, I do not consider that to be a retrograde change since it would provide a more inviting aspect than maintaining the current building line, whilst including a transition zone of semi-public realm/meeting space for the new College, for both students and the local community alike. Subject to receipt of further information concerning the detailed landscaping arrangements proposed to Colyer Road, including details of tree planting and appropriate fencing/ railings, I would not raise any objection to the approach proposed.

27. Overall, I consider that the proposed design is of a suitably high standard and would sit comfortably within the site, providing an identifiable landmark without unduly impacting on neighbouring properties nor making an ostentatious imprint on the wider townscape. Were this innovative building design and form to sited to the front of its site, I would have greater concerns over its impact on the street scene, but by receding it further into the site where it nestles at a lower level, these concerns are overcome.

Highway Impacts and Car Parking

28. Following initial concerns over the location of vehicle access arrangements originally proposed the Divisional Transportation Manager has consider amended arrangements as set out in the site layout plan above. He has confirmed that he is now satisfied with the proposals and raises no objection subject to conditions covering submission of a Safety Audit on the access arrangements prior to any works commencing on site, the access onto Colyer Road serving the playing field facilities to be restricted to maintenance use only and details to be provided as to of how this will be policed on site, the School Travel Plan to be updated to reflect the proposed development and the plan subsequently reviewed annual with the County Council, and week day construction traffic movements restrict to a time period which does not conflict with peak hour school movements.
29. I note that the proposed development would involve the direct replacement of the existing facilities and does not constitute an increase in the size of the school. The application states that the design capacity of the building (940 pupils) is below that of the current school roll (961 pupils). The application includes an existing School Travel Plan and states that due to the proximity of the community served by the College approximately 2/3rds of the pupils attending the site travel on foot. The College has an established pattern of movements associated with the facilities it also has good access to the public transport network. I note that the application includes provision for cycle parking (approximately 155 spaces). This facility would accord with the provisions set out in the Kent Vehicle Parking Standards, which recommends a minimum of 134 spaces for a college of this size.
30. Members will note that the objection received from a nearby resident raises concern over the scale of car parking proposed in the application (150 spaces). I note that whilst the College appears to enjoy some success with the policy to encourage sustainable means of transport, it is inevitable that a facility of this nature will and does attract a significant number of vehicle movements. The existing car park provides 138 spaces on site. I

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note the increase in the number of spaces proposed, however this would be well within the maximum levels for a secondary school of this size set out in the Kent Vehicle Parking Standards. The Divisional Transportation Manager has not raised concerns over the car parking arrangements. The proposed facilities would include provision for 9 disabled parking bays and an area for setting down and picking up pupils on site away from the public highway. This would be in line with the recommendations set out in the Parking Standards. The proposal also allows for a clear segregation between pedestrian and vehicular traffic attending the site. On this basis, I consider the proposed arrangements accord with Policies TP3, TP11 and TP19 of the Kent and Medway Structure Plan and Policy P3 of the Gravesham Local Plan, and, subject to the conditions recommended by the Divisional Transportation Manager, would not raise objection to the highway aspects of the application.

Landscaping

31. The application includes a tree survey and provides an indicative landscape masterplan that details the retention of a number of prominent trees around the site. The trees to be retained include an avenue that divides the playing field and form a key part of the landscape. The application details that all trees designated to be retained would be protected by appropriate fencing during construction in accordance with *BS5837:2005 – Trees in relation to Construction*.
32. The proposal would involve the loss of approximately 9 trees under the footprint of the building and the associated hard surfacing. The indicative landscape scheme identifies that a substantial number of new trees would be planted in mitigation for the loss and to assist in integrating the proposed development into the landscape. The scheme also shows structural planting around the main site boundaries in addition to the new boundary fencing proposed. The applicant has requested that should planning permission be granted the full details of the landscape scheme be subject to a planning condition.
33. I note the recommendations made by the County Council's Landscape Advisers, particularly with regard to the design of the landscape scheme proposed. The comments recommend that any planting on the boundary should be carefully selected and positioned to minimise shadows cast into properties to the north and west of the site. The landscape advice also suggests that the applicants consider additional screen planting around the car park and entrance routes. In this instance, I am satisfied that the above points could be addressed through a condition requiring that an appropriately detailed landscape scheme be submitted for approval.
34. The application is accompanied by a Biodiversity Assessment, which identifies the possible presence of reptiles, bats, hedgehogs and nesting birds within the survey site. The Assessment recommends a number of mitigation measures during construction. These measures included the amenity grass on site to be regularly mown to discourage reptile movements, reptile fencing installed at appropriate locations, measures taken to protect against the presence of bats and nesting birds when undertaking works to trees, and at least one further bat survey closer to the when demolition of the buildings would take place. There are no other significant ecological habitats or existing water bodies on or close to the site, so no special provision needs to be made. However, Planning Policy Guidance 9 requires developers to make provision for the enhancement of biodiversity, and to this end the development includes provision of a habitat area and pond at the western side of the playing field.
35. Therefore, subject to appropriate conditions including tree protection measures during

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construction, submission of a full landscape scheme, and the development to be carried out in accordance with the precautionary measures and mitigation strategies detailed in the Biodiversity Assessment, I consider that the proposed development would accord with Policy EN9 of the Kent and Medway Structure Plan, and TC0 and TC10 of the Adopted Local Plan.

Sports Provision

36. The proposed development has inevitably prompted concerns from Sport England because of the potential net loss of playing field involved by siting the new buildings deeper into the site. This matter was also considered in pre-application discussions, which I understood had included Sport England. Whilst their further views are currently still awaited, it needs to be borne in mind that the BSF Programme involves several schools in the Gravesend area and the enhanced provision for sport is a key element of the Programme. In this regard, it is important to consider the total package of enhanced sports provision at Gravesend Schools which the BSF Programme will bring about, as most will have a much improved range of both indoor and outdoor facilities, plus considerably enhanced opportunity for use by the local community. It may be that one or two of the schools would end up with a reduced size of playing field, but that would be compensated by the extended provision at other schools, the qualitative improvements in currently underused parts of the existing playing field, and the wider provision of modern indoor sports facilities.
37. Clearly, further consideration is needed by Sport England, and unless this is available in time to report to the Committee Meeting, I would recommend that any decision is taken subject to resolution of this outstanding matter.

Amenity Impacts

38. Policy QL1 of the Kent and Medway Structure Plan and TC1 of the Gravesham Local Plan require new development that respects the privacy and amenities of residential properties. The application has caused some concern with local residents regarding the potential impacts that may result from the redevelopment of the site on adjoining properties. A development on this scale would have local impacts and it is important that the Planning Authority takes account of these in coming to its decision.
39. The proposed relocation of the College building away from Colyer Road would result in a change to the out look of many of the adjoining residential properties. However, the setting of the building toward the centre of the site, whilst moving the footprint of the development closer to properties in Waterdales, would increase the separation between the buildings and properties in Colyer Road and Vale Road. This approach overcomes any major concerns regarding the potential for overlooking and loss of privacy. Properties in Waterdales to the north-west would be closest to the proposed building with approximately 46m separating the façade of the building from the boundary line, with over 70m to the façade of the nearest residential properties. This is well within the accepted limits for preserving privacy between facing windows. However, I note that the proposed building would be located to the south-east of properties in Waterdales and in an elevated position, at the closest point approximately 3m higher than the rear gardens. This change in levels would ultimately add to the overall scale of the building when viewed from this quarter, increasing the perceived height of the building and the potential for overbearing or overshadowing to occur. As set out above, I am aware that the applicant has taken this into account in preparing the design approach and has used the levels of the site to sit the closest wing of the building into the landscape. Given the scale of the building and the distances involved, I am satisfied that the proposal would

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have an unacceptable impact in terms of the position, scale or massing in relation to the surrounding environment.

40. Concern has been raised by a nearby resident about the potential for activity and noise associated with the site during construction, and following completion of the development, to impact on residential properties, particularly outside of normal school hours. At present the grounds have a relatively open boundary with neighbouring properties. The proposed development would include the provision of a weldmesh fence to the boundary and structural planting. Whilst in time the proposed planting would mature to provide some mitigation, at present there is limited mitigation provided by the existing boundary treatment. The landscape scheme would offer an opportunity to enhance the boundary treatment.
41. The proposal would move the built development on site away from properties in Vale Road and Colyer Road; however, inevitably some activity within the school would take place close to the boundaries. In particular, the position of the site access and compound proposed during construction, the northern side of the proposed car park and the service road and yard for the building would be located opposite properties on Vale Road. The extension to the multi-use games area (MUGA), located to the rear of properties on Colyer Road would also increase the hardstanding adjacent to the site boundary.
42. Comments received from Gravesham Borough Council's Regulatory Services Department recommend the need for a condition controlling the noise generated by any plant or equipment associated with the final building. I would suggest that that would be appropriate should planning permission be granted. The use of the proposed facilities outside of normal school hours for community activities has the potential to cause disruption through noise from activities, associated vehicle movements, and potentially through light pollution later into the evenings. I would suggest that the latter could easily be controlled through the submission of an external lighting scheme for the development. I note that there is no floodlighting to sports facilities as part of the proposals, and there is no reason why a carefully designed and controlled lighting scheme should impact on nearby residents. Noise from the car park could impact on residential properties particularly after school hours. However, the extent of the disruption is highly dependent on the frequency and scale of this use. The applicant has stated that no community use would continue beyond 2200 hours. I also note the extent of the car park proposed. It is unlikely that any community use would generate as large number of vehicle moves as a normal school day, as such the spaces closest to the building would be used most frequently. That would increase the distances between vehicles and the rear of property in Vale Road. I also note that as a result of the revised vehicle access arrangements the route of traffic entering the site has been moved away from this boundary; whilst the road to the service yard passes close by, frequent use of this route is unlikely to occur outside of normal school hours.
43. Other noise concerns relate to activities on site during construction. Whilst the construction access and compound would be adjacent to the rear boundaries of residential properties in some instances, I note that the route would largely follow an established access, albeit widened to accommodate the type of traffic expected. Should the site be developed in the manner proposed I cannot see how the proposed construction arrangements could be accommodated on site without passing by, or being located close to, residential properties. Subject to conditions covering the control of hours of operation during construction, measures to suppress dust generated by construction and demolition, I would not raise an objection to the proposed arrangements. I note that the bulk of the construction work would be located toward the

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centre of the site away from the boundary with Vale Road. I would recommend that the construction of the development be limited to standard hours of operation being 0800 to 1600 hours Monday to Friday (excluding bank holidays) and 0900 to 1300 hours on a Saturday only.

Security

44. The redevelopment of a public building of this nature should take account of the security implications of the site and ensure measures are in place to limit the opportunities for crime. The Borough Council has raised a point concerning the extent of the glazing shown in the building and the opportunities this would offer for vandalism. In response to this point, the applicant has stated that a number of improvements to the existing site security would be made as part of the development work. These include the provision of new perimeter fencing and internal fencing to divide the more public areas from the remainder of the school. The building itself would be covered by CCTV monitoring and a zonal alarm system. In addition to this the immediate surroundings of public areas, the car park, entrance and circulation areas would benefit from low level lighting, with the immediate vicinity around the building itself lit by bulk head lighting. The application states that all external lighting would either be extinguished after use of the site had ceased, or would be controlled by sensors and therefore be extinguished unless triggered by an intruder. I also note that by opening up the front of the site, and by virtue of the surrounding residential properties the area surrounding the school would benefit from natural surveillance. Subject to appropriate conditions, including the submission of an external lighting scheme, I would not raise a planning objection to the proposals on security grounds.

Community Use

45. The BSF Programme specifically seeks to address the use of the new accommodation and facilities by both the local community and local organisations. That would not be just sports uses but other community activities, such as adult education, library/IT use, and informal meeting space. Sport England and the Borough Council have identified the need for a Community Use Agreement and this could be a condition of any planning consent.
46. However, there are both highway and residential amenity impacts arising from extended community use, as identified in the responses from residents. The on-site parking and access provisions have been purposely designed to cater for extra movements of pedestrians, cycles and vehicles both during the school day and outside of school hours. In particular, some careful separation of accesses and parking areas has been proposed, together provisions within the School Travel Plan. Since the site is surrounded by residential properties on all sides, there is the scope for some noise and disturbance for adjoining residents, but given the separation of the buildings from the nearest properties, and the existing juxtaposition of sports pitches with neighbouring housing, I do not consider that there would be any significant change in the amenity impacts resulting from the use of the site outside school hours, or intrusion for residents. The position of car parking to the front of the site does have the potential for some late night disturbance for adjacent housing, but that needs to be balanced against the alternative notion of positioning the new buildings immediately adjacent to residents and the loss of privacy that that might involve. In order to minimise the possibility of late night disturbance, I would recommend that Members seek to impose hours of use conditions on any planning consent the applicant has confirmed that use of the site by the community would not extend beyond 2200 hours.

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47. Whilst more precise details have been requested by the Borough Council on the proposed community uses, it is not possible at present to furnish these because it is a matter for the College and local organisations to negotiate what level and range of activities the new facilities could sustain. Clearly, there is a range of stakeholders involved in the use of these BSF Schools, and the coordination of which activities occur at which site is not a matter for the Planning Authority. Insofar as the potential for detrimental amenity impacts is concerned it remains open to the Planning Authority to impose strict controls over hours, days and frequency of such uses. In the event that no consent is given, then there would be no such controls over the uses that existing schools such as this can currently accommodate.

Conclusion

48. In considering the above proposal, subject to the resolution of concerns raised by Sport England and the provision of appropriate planning conditions as set out below, I am satisfied that the proposed development would not have significant harm the local environment and would be acceptable in terms of its siting, design and appearance, highway implications and impacts upon residential and local amenities.

49. I consider that the application accords with the relevant the Development Plan Policies, and consider that the benefits to the community of redeveloping the College to meet the challenges of the 21st Century outweigh any detrimental impacts the proposal may have and I therefore recommend that planning permission be granted.

Recommendation

50. SUBJECT TO the further views of Sport England, I RECOMMEND that PERMISSION BE GRANTED, SUBJECT TO the imposition of conditions including the following matters:

- the standard time limit;
- the development to be carried out in accordance with the permitted details;
- the submission of details of all materials to be used externally;
- the submission of details of all external plant;
- the submission of a scheme of landscaping, its implementation and maintenance;
- measures to protect trees to be retained;
- the submission of details of the fencing arrangements proposed;
- the submission of details of surface water drainage;
- the submission of details of a combined stage 1&2 Safety Audit on the access arrangements proposed;
- the submission of details of the cycle parking proposed;
- the submission of details of further site investigation, mitigation measures, and a closure report in line with the Environment Agency's recommendations on ground conditions;
- the development to be carried out in accordance with the precautionary measures and mitigation strategies detailed in the Biodiversity Assessment.
- a programme of building recording;
- a programme of archaeological work;
- the submission of details of all below ground excavation;
- the submission of details of all external lighting;
- the provision of a Community Use Agreement and Sports Development Plan, including details of types of activities, scale and hours of use;
- the School Travel Plan to be updated to reflect the proposed development and the plan subsequently reviewed annual review with KHS;

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- hours of working during construction;
- week day construction traffic movements restrict to a time period which does not conflict with peak hour school movements;
- the submission of details of a method statement to control noise and dust generated during construction;
- the submission of details of the contractors compound, access, storage areas, vehicle parking and associated facilities;
- measures to prevent the deposit of mud on the public highway;
- noise controls on plant and equipment associated with the building;
- the access onto Colyer Road serving the playing field facilities to be restricted to maintenance use only, details to be provided as to how this would be facilitated and policed.

Case officer – James Bickle	01622 221068
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Background documents - See section heading

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

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

Background Documents - The deposited documents.

DA/08/553	Section 73 application to vary condition (12) of Planning Permission DA/05/328 to allow importation of additional types of wastes. Pepperhill HWRC & Transfer Station, Station Road, Southfleet, Gravesend
DA/08/727	Application for variation of conditions 4, 5 and 6 of planning permission DA/07/1 to allow amendments to permitted phasing arrangements (i.e amendments to phases 3C and 8). Pinden Quarry, Green Street Green Road, Dartford
MA/87/114/R4&R11	Request for modifications to working and restoration scheme and progressive restoration pursuant to conditions (4) and (11) of planning permission MA/87/114. Shepherds Farm Quarry, Lenham
SH/06/1219/R5	Details submitted pursuant to condition (5) in respect of proposed tree planting and seed mixes. Allens Bank, Off Dennes Lane, Lydd
TH/08/167	The replacement of existing secondary school buildings (retaining and refurbishing existing sports building) with new two storey school building with associated landscape works, car parking, hard sports court area, hard recreation area, new pedestrian access and demolition of existing secondary school accommodation (except existing sports building) on site on completion. St Georges Church of England Foundation School, Westwood Road, Broadstairs
TM/03/2784/R25	Blast monitoring scheme pursuant to condition (25) of planning permission TM/03/2784. Hermitage Quarry, Hermitage Lane, Aylesford
TM/07/4294	An application for an extension of time until January 2011 to commence work in the Western Extension, currently permitted under planning permission ref: TM/3/2785. Hermitage Quarry, Hermitage Lane, Aylesford, Maidstone
TM/08/PART19(001)	Erection of a ready-mix concrete plant on ancillary mining land to East Peckham Quarry. East Peckham Quarry, Hale Street, East Peckham
TW/96/636/R3,R6,R11	Amended details of site layout (condition 3), details of sorting plant (condition 6) and variation to hours of operation

E.1

(condition 11) of planning permission TW/96/636.
Land at scrap yard site 'B', North Farm Industrial Estate,
Tunbridge Wells

TW/08/827

Construction of Motor Control Kiosk and Blower Kiosk.
Kilndown Wastewater Treatment Works, Somerhill, Kilndown

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.

None

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/08/153 Demolition of store and replacement extension to provide music recital room and sixth form accommodation.
Highworth Grammar School for Girls, Quantock Drive, Ashford

AS/08/246 To erect 92 linear metres of 2000mm high black powder coated galvanised palisade fencing to Noakes Meadow boundary plus install drop down post in front of main gates.
St Simon of England RC Primary School, Noakes Meadow, Ashford

AS/08/490 Installation of solar panels on roof of school building.
The Norton Knatchbull School, Hythe Road, Ashford

AS/08/493 Two classroom extension with associated lobby, store and intervention room together with additional playground space and new path/cycle route from existing playing field gate to rear of school.

E.2

	East Stour Primary School, Earlsworth Road, South Willesborough, Ashford
CA/06/1395/R	Minor amendments to elevations and car parking. Garage block off Brymore Road, Canterbury
CA/07/1169/R2	Reserved Details – Section scaled drawings through external walls and window for new Children and Youth Centre. Parkside Centre, Kings Road, Herne Bay
CA/07/1169/R3	Reserved details – External Materials for new Children and Youth Centre. Parkside Centre, Kings Road, Herne Bay
CA/08/294	Extension to front of the school building to provide additional office and meeting room accommodation. Herne C of E Infants School, Palmer Close, Herne Bay
DA/08/437	Provision of a 3.1 metre wide macadam path for pedestrians and cyclists (the Ebbsfleet cycle route). Excavations and filling to reduce steep gradients, construction of a low hardwood retaining wall, provision of street lighting, street furniture and safety railings. Land immediately southeast of intersection of Channel Tunnel Rail Link and North Kent Railway Line
DA/08/488	Demolition of existing single storey horsa hut and refurbishment of existing Westgate Primary School Early Years Centre with provision of new 1 storey building extension comprising classroom, toilets and office, to be used by a nursery school. Rainbow Day Nursery, Summerhill Road, Dartford
DA/08/517	Erection of 2.4m high triple-splay palisade fence. Sutton-at-Hone CEP School, Church Road, Sutton-at-Hone, Dartford
DA/08/529	Siting of storage container adjacent to existing container. Fleetdown Junior School, Lunedale Road, Dartford
DO/06/1247/R6	Details of external lighting. Roly Eckhoff House, Roosevelt Road, Dover
DO/06/1247/R7 & R8	Details of existing and proposed ground levels. Roly Eckhoff House, Roosevelt Road, Dover
DO/07/777/R3	Details of joinery detailing pursuant to condition (3) of planning permission DO/07/777. Worth School, The Street, Worth
GR/07/673/RAMinor	amendments to entrance canopy approved under planning permission GR/07/673 for the development of a Children's Centre. Kings Farm Primary School, Cedar Avenue, Gravesend
GR/08/200	Canopy to cover children's play area and walk way to classroom. Playpen pre-school, Meopham Primary School, Wrotham Road, Meopham, Gravesend

E.3

GR/08/241	Demolition of existing and new replacement Nursery in an alternative location. Cecil Road Primary & Nursery School, Cecil Road, Gravesend
GR/08/255	Provision of a 3.1 metre macadam, path for pedestrians and cyclists (the Ebbsfleet cycle route). Excavations and filling to reduce steep gradients, construction of a low hardwood retaining wall, provision of street lighting, street furniture and safety railings. Land immediately southeast of intersection of Channel Tunnel Rail Link and North Kent Railway Line
GR/08/399	Retention of mobile classrooms/staffroom. Higham Primary School. School Lane, Higham, Rochester
MA/06/1933/R9	Details of a scheme of landscape works pursuant to condition (9) of planning permission MA/06/1933 for extra care apartment buildings. Land at Tovil Green, Maidstone
MA/06/1933/R11	Details of a scheme of Biodiversity Enhancement Measures pursuant to condition (11) of planning permission MA/06/1933 for extra care apartment buildings. Land at Tovil Green, Maidstone
MA/06/1933/R14	Details of external lighting pursuant to condition (14) of planning permission MA/06/1933 for extra care apartment buildings. Land at Tovil Green, Maidstone
MA/06/1933/R15 & R17	Details of measures to prevent the deposit of mud and other debris on the public highway pursuant to condition (15) and details of construction site access and compound pursuant to condition (17) of planning permission MA/06/1933 for extra care apartment buildings. Land at Tovil Green, Maidstone
MA/06/2014/R8	Details of a scheme of landscaping to the car parking area, including details of fencing. Oakwood House, Oakwood Park, Maidstone
MA/06/2014/R9	Details of a scheme of compensation tree planting. Oakwood House, Oakwood Park, Maidstone
MA/07/2620/R3, R4, R6 & R7	Provision of temporary accommodation and 83 additional car parking spaces – Details of external colour treatment, drainage, location of contractor's site compound and contractor's access and car parking arrangements. New Line Learning Academy, Formerly Oldborough Manor Community School, Boughton Lane, Loose, Maidstone
MA/08/99	To replace 1.8m mesh perimeter fencing with 2.4m steel palisade fencing. (Green). Sandling Primary School, Ashburnham Road, Penenden Heath, Maidstone
MA/08/289/R3	Details of landscaping, hard surfacing and fencing pursuant to condition (3) of planning permission MA/08/289. Eastborough Primary School, Vinters Road, Maidstone

E.4

MA/08/455	Installation of flag pole. Hunton CEP School, Bishops Lane, Hunton, Maidstone
MA/08/607	Two storey front extension and single storey rear extension to existing performing arts block. Valley Park Community School, Huntsman Lane, Maidstone
MA/08/803	Extension of the perimeter fence to encompass buildings. Swadelands School, Maidstone Road, Lenham, Maidstone
MA/08/924	Two storey rear extension to provide P.E storage room and classroom. St Francis Catholic Primary School, Queens Road, Maidstone
SE/05/1871/R	Proposed relocation of the refuse bin store. Milestone School, Ash Road, New Ash Green
SE/08/936	Temporary installation of 2 modular classroom buildings, providing 4 classrooms with toilet, hygiene changing and store facilities on the edge of the playing field. Milestone School, Ash Road, New Ash Green, Longfield
SE/08/940	Retention of the current temporary gateway as a permanent emergency exit. Milestone School, Ash Road, New Ash Green, Longfield
SH/07/261/R9	School Travel Plan. Lympe Primary School, Octavian Drive, Lympe
SH/08/452	Change of use from class B1, B2 and B8 use to a Vocational Training Centre and installation of a mezzanine floor. Unit 2 Jacks Park, Cinque Ports Road, New Romney
SH/08/463	Development of a school garden with a polytunnel, fencing and small shed. Elham Church of England Primary School, Vicarage Lane, Elham
SH/08/477	Provision of 3 canopies in the school playground. Morehall Primary School, Chart Road, Folkestone
SW/06/1210/R3	Details of all materials to be used externally – Erection of a two storey detached building. Land off Sumpter Way, Lower Road, Faversham
SW/07/1/R12	Details pursuant to condition (12) of planning permission SW/07/1 – A report relating to reptiles. Land between A249, Neats Court Roundabout and Rushenden Road, including parts of Neats Court Marshes, Queensborough, Isle of Sheppey, Kent
SW/07/1/R16	E.5 Details pursuant to condition (16) Part 1 & 2 of planning permission SW/07/1 – A report relating to archaeology (field evaluation) and (safeguarding measures). Land between A249, Neats Court Roundabout and Rushenden Road, including parts of Neats Court Marshes, Queensborough, Isle of Sheppey, Kent

SW/07/801	Erection of canopied walkway across the rear of the building linking the three rear entrances. Rodmersham Primary School, Rodmersham Green, Sittingbourne
SW/07/1266/R3	Details pursuant to condition 3 of planning permission SW/07/1266 relating to fencing and canopy design. Woodgrove Primary School, Johnson Road, Sittingbourne
SW/08/314	Provision of a mobile classroom building. Halfway Houses Primary School, Southdown Road, Minster On Sea, Sheerness
SW/08/326	Installation of a mobile classroom. West Minster Primary School, St. Georges Avenue, Sheerness
SW/08/327	Renewal of planning permission for 2 bay mobile classroom and toilet block. Rodmersham Primary School, Rodmersham Green, Sittingbourne
SW/08/351	Installation of a mobile classroom. Richmond First School, Nursery Close, Sheerness
SW/08/453	Renewal of planning permission for two mobile classrooms. Boughton-under-Blean Methodist Primary School, School Lane, Boughton-under-Blean
SW/08/480	Extension to existing playground. Bapchild & Tongue C of E Primary School, School Lane, Bapchild, Sittingbourne
TH/05/1462/R	Minor amendments to elevation drawings of Innovation Centre permitted under planning permission TH/05/1462 comprising changes to windows, removal of cladding and details of external colour treatment. Land off Stirling Way, Ramsgate
TH/06/1170/R	Minor amendments to the approved scheme including relocation of the plant room and changes to the layout of windows and doors. Appleton Lodge, Rumfields Road, Broadstairs
TH/06/1170/R3	Details of all materials to be used externally. Appleton Lodge, Rumfields Road, Broadstairs
TH/06/1184/R	Minor amendments to elevations and footprint of the buildings. Crispe House, Minnis Road, Birchington

E.6

TH/07/1566/R3	Details of a landscaping scheme pursuant to condition (3) of planning permission TH/07/1566 for new building. Salmestone Primary School, College Road, Margate
TH/08/487	Provision of temporary library building on Cannon Road Car Park. Cannon Road Car Park, Ramsgate

TH/08/536	Infill of covered walkway to create new office space. Dame Janet Community Infant School, Newington Road, Ramsgate
TM/03/2958/R2A	Amendments to elevations to include louvres pursuant to condition 2 of planning permission TM/03/2958. Tonbridge Grammar School For Girls, Deakin Leas, Tonbridge
TM/04/3340/R	Amended external lighting details. Aylesford School, Teapot Lane, Aylesford
TM/06/3682/R2	Details of materials pursuant to condition (2) of planning permission TM/06/3682. The Judd School, Brook Street, Tonbridge
TM/06/3682/R5	Scheme for the disposal of foul and surface waters pursuant to condition (5) of planning permission TM/06/3682. The Judd School, Brook Street, Tonbridge
TM/08/211/R2	Details of materials pursuant to condition (2) of planning permission TM/08/211 – Two storey extension to St Peter's Lodge. St Peter's C of E Primary School, Mount Pleasant, Aylesford
TM/08/1071	Refurbishment of the music room, new extension to provide a toilet block and demolition of the existing outside toilet block and store. Borough Green Primary School, School Approach, Borough Green, Sevenoaks
TM/08/1116	Extension to existing school classroom. Plaxtol Primary School, School Lane, Plaxtol, Sevenoaks
TM/08/1391	The erection of a canopy/roof structure over the Early Years Play Area. Mereworth Community Primary School, The Street, Mereworth
TW/08/995	Extension to provide improvements to boarding facilities and Housemaster's accommodation with link to school. Cranbrook School, Cornwallis House, Waterloo Road, Cranbrook

E.7

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

- *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:-

DC29/08/SW/0001 Proposed facility for the recycling of category A waste road material at land to the rear of Kent Highway Services Depot, Canterbury Road, Faversham.

SW/08/TEMP/0038 Construction of an Octagonal Timber Pavilion (11.4 square metres). Bredgar CE Primary School, Bexon Lane, Bredgar, Sittingbourne.

- (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:-

DC29/08/GR/0001 Proposed Bulk Aggregates Import Terminal.
Northfleet Cement Works, Northfleet Embankment, Gravesham

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

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

Background Documents -

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

DC29/08/GR/0001 Proposed Bulk Aggregates Import Terminal.
Northfleet Cement Works, Northfleet Embankment, Gravesham

E.8