

**PLANNING APPLICATIONS COMMITTEE**

**Wednesday, 5th December, 2018**

**10.00 am**

**Council Chamber - Sessions House**







## AGENDA

### PLANNING APPLICATIONS COMMITTEE

**Wednesday, 5th December, 2018, at 10.00 am**

**Council Chamber - Sessions House**

Ask for: **Andrew Tait**

Telephone: **03000 416749**

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

#### **Membership (13)**

Conservative (10): Mr R A Marsh (Chairman), Mr R A Pascoe (Vice-Chairman), Mrs R Binks, Mr A Booth, Mr P C Cooper, Mr M D Payne, Mr H Rayner, Mr C Simkins, Mrs P A V Stockell and Mr J Wright

Liberal Democrat (1): Mr I S Chittenden

Labour (1) Mr B H Lewis

Independents (1) Mr P M Harman

#### **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 - 7 November 2018 (Pages 5 - 8)
4. Site Meetings and Other Meetings

#### **B. GENERAL MATTERS**

1. General Matters

#### **C. MINERALS AND WASTE DISPOSAL APPLICATIONS**

#### **D. DEVELOPMENTS TO BE CARRIED OUT BY THE COUNTY COUNCIL**

1. Proposal KCC/GR/0083/2018 - Demolition of existing temporary teaching block and erection of 2-storey extensions to west and east wings of existing Science Block to provide 4 classrooms (a net addition of 2 classrooms) at Mayfield Grammar School, Pelham Road, Gravesend; KCC Property and Infrastructure Support (Pages 9 - 34)
2. Proposal GR/18/0930 (KCC/GR/0427/2018) Timber framed extension to provide additional office space at Trosley Country Park, Waterlow Road, Vigo Village, Gravesend; KCC Country Parks (Pages 35 - 46)

#### **E. COUNTY MATTERS DEALT WITH UNDER DELEGATED POWERS**

1. County matter applications (Pages 47 - 50)
2. County Council developments
3. Screening opinions under Town and Country Planning (Environmental Impact Assessment) Regulations 2017
4. Scoping opinions under Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (None)

#### **F. ASSORTED PLANNING AND OTHER DEVELOPMENTS**

#### **G. 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)*

Benjamin Watts  
General Counsel  
03000 416814

Tuesday, 27 November 2018

*(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 section D, are available to Members in the Members' Lounge.)*

## KENT COUNTY COUNCIL

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### PLANNING APPLICATIONS COMMITTEE

MINUTES of a meeting of the Planning Applications Committee held in the Council Chamber - Sessions House on Wednesday, 7 November 2018.

PRESENT: Mr R A Marsh (Chairman), Mr R A Pascoe (Vice-Chairman), Mrs R Binks, Mr A Booth, Mr P C Cooper, Mr P M Harman, Mr M D Payne, Mr H Rayner, Mr C Simkins and Mr J Wright

ALSO PRESENT: Mrs S Prendergast

IN ATTENDANCE: Mrs S Thompson (Head of Planning Applications Group), Mrs A Hopkins (Principal Planning Officer), Mr P Hopkins (Principal Planning Officer), Mrs S Bengel (Transport and Development Manager) and Mr A Tait (Democratic Services Officer)

#### UNRESTRICTED ITEMS

#### **42. Minutes - 10 October 2018**

*(Item A3)*

RESOLVED that the Minutes of the meeting held on 10 October 2018 are correctly recorded and that they be signed by the Chairman.

#### **43. Site Meetings and Other Meetings**

*(Item A4)*

The Committee noted the potential need for two site visits in early 2019.

**44. Application SW/18/502403 (KCC/SW/0050/2018) - Part retrospective application to allow the development and operation of a Materials Recycling Facility (MRF), including construction of a number of external covered storage bays and provision of a site office. Construction of a waste reception/handling building and installation of materials recycling plant/equipment at LKM Recycling, Bonham Drive, Eurolink Business Park, Sittingbourne; LKM Recycling**

*(Item C1)*

(1) The Head of Planning Applications Group informed the Committee of correspondence from the Local Member, Mrs S Gent raising no objection to the application.

(2) RESOLVED that permission be granted to the application subject to conditions, including conditions covering the development being carried out in accordance with the approved plans; the MRF's operating hours being 0700 to 1700 on Mondays to Fridays and 0700 to 1200 on Saturdays with no activities taking place on Sundays or Bank Holidays; no more than 20,000 tonnes of waste per annum being imported to the site; waste awaiting processing being stored only in the storage bays identified in the application

documents; the only waste materials entering the site being metals, cardboard/paper, glass, wood, plastics, rubber, construction and demolition, textiles and municipal/general wastes; no putrescible waste entering the site; all sorting and separation of the waste materials taking place within Building A with the flexible screen doors closed; waste stockpile heights not exceeding 3 metres; any waste materials not leaving the site within 1 month being turned to ensure that hot spots do not develop, and the maximum retention time for waste materials on site being 3 months; records of all waste throughputs being maintained and made available to the County Planning Authority upon request; the areas identified for parking, turning and manoeuvring being kept available for such use at all times; adequate measures being implemented to ensure that vehicles leaving the site shall not deposit mud or other materials on the public highway; and the submission for approval and subsequent implementation of a Delivery and Servicing Traffic Management Plan detailing the routing of delivery vehicles to and from site, parking and turning areas for vehicles and site personnel, and the timing and control of deliveries.

**45. Proposal 18/504729/COUNTY (KCC/MA/0457/2018) - Section 73 application to vary Conditions 2 (approved plans), 3 (external materials) and 7 (access and parking) of Permission MA/16/507143 at The Lenham School , Ham Lane, Lenham; KCC Infrastructure Division**  
*(Item D1)*

(1) Mrs S Prendergast was present for this item pursuant to Committee Procedure Rule 2.27 and spoke.

(2) Mr Alastair Walmsley (Lenham PC) addressed the Committee in opposition to the proposal. Mr Chris Foreman (Head Teacher – Lenham School) and Ms Erica Pavlis (Gen2) spoke in reply.

(3) The Head of Planning Applications Group informed the Committee that the applicants had agreed that the disused tennis courts would be made available for overflow parking during the construction period.

(4) RESOLVED that:-

- (a) approval be given to the Section 73 application for the variation of Conditions 2, 3 and 7 subject to the conditions previously set out in Permission 16/507143 and the additional condition requested by Highways and Transportation for the development to be commenced no later than 28 November 2021; the development being carried out and completed in all respects strictly in accordance with the submitted details, documents and plans which amend the details approved under Permission MA/16/507143; the development being carried out using the external materials as detailed within the submitted documents and plans which amend the details approved in Permission MA/16/507143; hours of working during construction and demolition being restricted to between 0800 and 1800 on Mondays to Fridays and between the hours of 0900 and 1300 on Saturdays, with no operations on Sundays and Bank Holidays; the submission of a Construction Management Plan to be approved in writing prior to the commencement of development; the submission of a surface water drainage scheme to prevent discharge

of surface water onto the highway prior to the commencement of development, and its approval in writing; the disused tennis court to the west of the new science block being made available for overspill parking and thereafter kept available for such use; the areas shown for parking and overflow parking being provided within 12 weeks of the occupation of the new building; the provision of the areas shown on the approved plans for vehicle loading/unloading, and turning facilities being provided prior to the development being occupied, and kept available thereafter; the submission of a surface water drainage strategy relating to flood risk, details of the maintenance and management of the drainage scheme prior to the commencement of development, with no surface water drainage into the ground occurring without the express written consent of the County Planning Authority; the submission of details of the location of bat boxes, bird boxes and the sparrow terrace prior to occupation of the site; and the applicant securing and implementing archaeological field evaluation works prior to commencement of the development, in accordance with a written specification and timetable agreed in writing by the County Planning Authority; and

- (b) the applicant be advised by Informative of:-
- (i) advice regarding infiltration drainage systems such as soakaways;
  - (ii) Environment Agency's advice that there should be no discharge into land previously identified as contaminated or "made" ground, and that infiltration systems will not be supported that enable pollutants to create new pathways into groundwater, or mobilise contaminants already in the ground;
  - (iii) Waste Management legislation regarding the handling, transport, treatment and disposal of contaminated soil; and that
  - (iv) precautions to avoid discharges or spills of oil, fuel or chemicals into the ground must be taken;
  - (v) all necessary highway approvals and consents where required must be obtained in order to avoid any enforcement action being taken by the Highway Authority; and
  - (vi) The Lenham School is requested to ensure that all Clubs using the school site out of hours ask their members to utilise all on-site parking spaces before parking on the surrounding roads.

**46. Proposal TW/18/2126 (KCC/TW/0101/2018) - Temporary 13 space car park at St Gregory's Catholic School, Reynolds Lane, Tunbridge Wells; KCC Property and Infrastructure Support**  
*(Item D2)*

- (1) The Head of Planning Applications Group asked the Committee to note two textual amendments to the report. These were:-

- Paragraph 40. "Objection has been received that the proposed development is outside of the *designated* limits to Built Development"; and
- Paragraph 45: "as the development area is 300 square metres, it falls below the threshold for screening."

(2) RESOLVED that:-

- (a) temporary permission be granted to the proposal subject to conditions, including conditions covering the permission being for a period of 24 months, with the site being satisfactorily restored thereafter; the reinstatement of the permanent parking spaces; the development being carried out in accordance with the permitted details; measures to protect the trees; hours of working during construction being restricted to between the hours of 0800 and 1800 on Mondays to Fridays and between the hours of 0900 and 1300 on Saturdays, with no operations on Sundays and Bank Holidays; and measures to prevent mud and debris being taken onto the public highway; and
- (b) the applicant be advised by informative that:-
  - (i) the school should advise staff members to give way to pedestrians on the Public Right of Way; and
  - (ii) any damage to the Public Right of Way as a result of this permission would be the school's responsibility to maintain.

#### **47. Matters dealt with under delegated powers**

*(Item E1)*

RESOLVED to note matters dealt with under delegated powers since the last meeting relating to:-

- (a) County Matter applications;
- (b) County Council developments;
- (c) Screening Opinions under the Town and Country Planning (Environmental Assessment) Regulations 2017; and
- (d) Scoping Opinions under the Town and Country Planning (Environmental Impact Assessment Regulations 2017 (None).



**Item D1`****Extension to science block at Mayfield Grammar School, Gravesend – KCC/GR/0083/2018**

A report by Head of Planning Applications Group to Planning Applications Committee on 5<sup>th</sup> December 2018

Demolition of existing temporary teaching block and erection of 2 storey extensions to west and east wings of existing Science Block to provide 4 classrooms (a net addition of 2 classrooms) at Mayfield Grammar School, Pelham Road, Gravesend, Kent, DA11 0JE - KCC/GR/0083/2018.

Recommendation: Permission be granted subject to conditions.

Local Member(s): Mr Tan Dhesi & Lauren Sullivan

Classification: Unrestricted

**Site**

1. Mayfield Grammar School is located south west of Gravesend town centre. The site sits between Pelham Road, Lennox Road East, The Avenue and Old Road West and is bounded by residential property.
2. The existing science block and temporary teaching block sits in the north west corner of the school site.
3. Access to the site is via the School main entrance off Pelham Road. The site adjoins the Conservation Area in Pelham Road/The Avenue.
4. A site location plan is attached.

**Recent Planning History**

5. The following permissions have been recently granted and are most relevant to this report. Please note that the full planning history is not listed here.
6. GR/18/681 proposed new electric substation and switchgear enclosure; provision of a new gate within the existing boundary wall to provide a vehicular access to the substation; relocation of existing pedestrian gate and relocation and replacement of the guard rail between the pedestrian access and the road granted by Kent County Council
7. GR/18/0148 proposed extension to provide new kitchen and servery facilities granted by Kent County Council.
8. GR/03/930 extension and conversion to provide new science laboratories granted by Kent County Council in January 2004 (Planning Applications Committee 20/01/2004). This proposal extended an existing 2 storey building using flat cladding panels for walls and profiled sheeting for the roof with UPVC windows and rainwater goods and wooden doors. It was to be built in 3 phases. Phase 1 was a 2-storey extension to the existing block requiring the removal of a modular building at the western boundary; phase 2 was re-cladding the original building to match the extension and phase 3 was to re-roof the original building and the extension with a pitched roof 10.5m high at apex.
9. GR/20140339 demolition of an existing annexe, erection of 2 storey teaching block with ancillary accommodation; formation of additional playing field area and stationing of 4 temporary mobile classrooms was granted by Gravesham Borough Council.

**Extension to science block at Mayfield Grammar School Gravesend  
KCC/GR/0083/2018**

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**Proposal**

10. The proposal is to “bookend” the existing science block which was permitted under reference GR/03/930 with 2 new buildings in 2 phases.
11. Phase 1 is at the western elevation of the science block. Phase 2 at the eastern elevation would occur once the works to phase 1 are completed to allow continued operation of an existing temporary building currently used for science teaching. Phase 2 would require the removal of the temporary building once phase 1 has been completed.
12. The proposal would provide 4 new science classrooms, 2 of which would replace those in the temporary building meaning that overall 2 new additional classrooms would be provided. The proposal would be located on land currently used as car parking, hardstanding and used as teaching in the temporary classroom building.
13. The existing science building is a modular system building which was extended and re-clad in 2005. It is flat roofed and clad in curtain walling. The panelling is Trespa high pressure laminate grey/off white and there are horizontal red bands of colour at first floor and roof level. The building is 6.8m high although permission had previously been granted to change the flat roof to a pitched roof with maximum height of 10.5m high in phase 3.
14. The proposal would require 58 modular units to be delivered to the site measuring 8m x 3.6m wide. The applicant has submitted a draft logistics and construction management plan for these works. Some work to trees at the boundary of the site is proposed to allow access and room for the crane to be located during the construction period.
15. The **original design proposal** was for each of the new phases to be finished in ash grey render (RAL 7047) clearly separating the new from the older parts of the existing building as “bookends”. The new windows, doors and rainwater goods were proposed to match the existing materials and colour. The roof was proposed to be extended as a flat roof membrane, at a level 1m higher than the existing building bringing the height of the building to 7.8m at the bookends.
16. Following the original neighbour publicity 2 further options for a revised design were considered by the applicant, both at a reduced height to match the existing roof line at 6.8m. These changes were aimed at breaking up the massing appearance of the original design, particularly at the western elevation.
17. The applicant has progressed option 2 as an **amended design proposal**. Option 2 continues the existing red panels on the northern elevation until it meets the corner of the western elevation in phase 1 where it changes to a darker grey cladding from the top corner of the existing northern elevation to the bottom corner of the northern part of the western elevation mixing this with light grey cladding until it meets with the classroom section at the southern end of phase 1 which is proposed to be grey render.
18. The western elevation proposed features aluminium louvre vents RAL9003 (signal white); Rainwater downpipes RAL9003; Doorframes and windows RAL9003; Silver finish solar shading brise soleil; render RAL 7047 (ash grey) and Ibstock Staffordshire blue engineering brick plinth. The proposal reuses grey and red cladding taken from the existing science block. The applicant has stated that the cladding would meet building regulation approval. External stair towers are proposed for each phase using a

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KCC/GR/0083/2018**

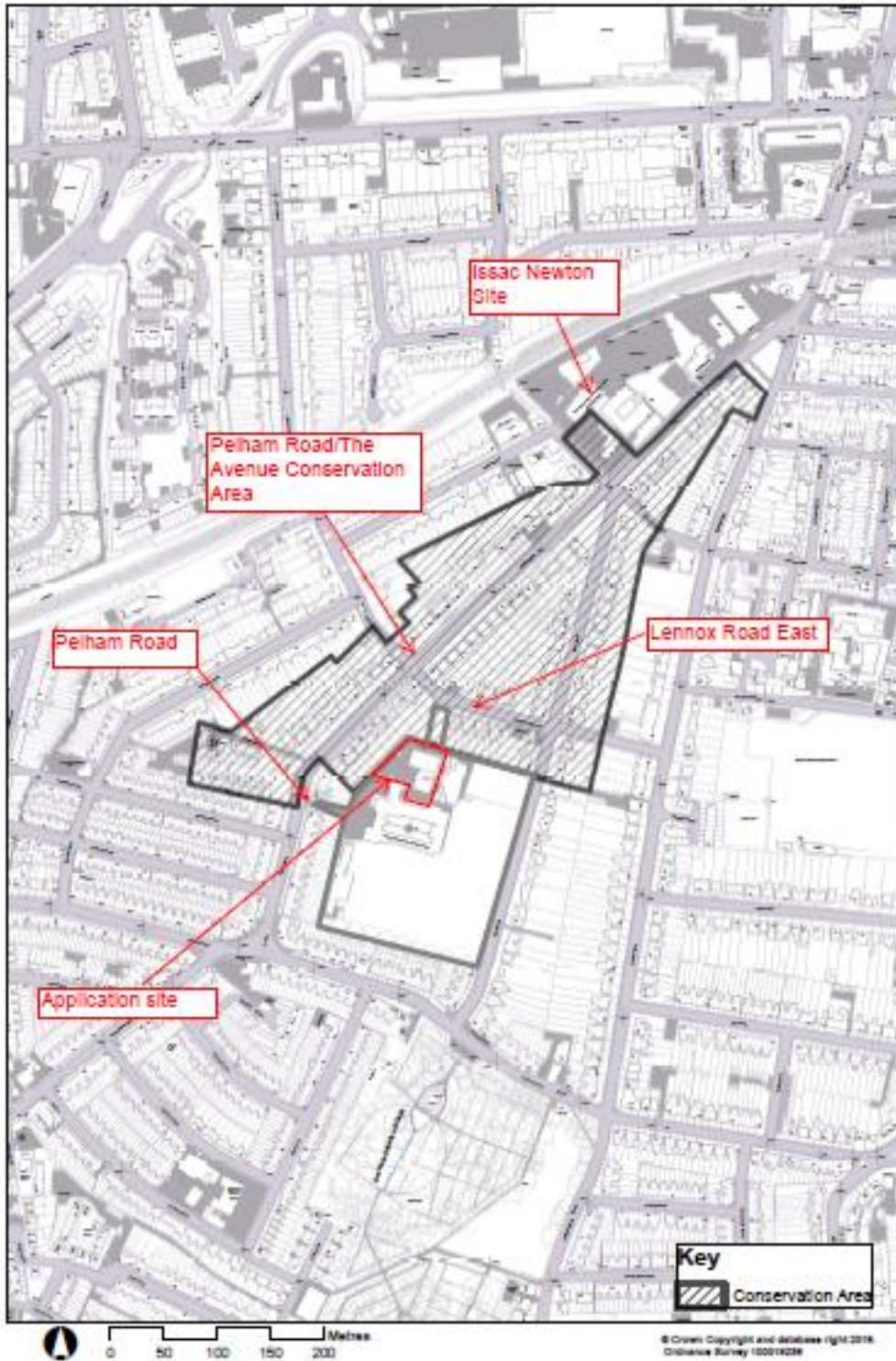
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lightweight mesh cladding as enclosure. External security lighting is proposed at the exit points of the building.

19. The applicant has stated that on building faces where overlooking may be a perceived problem, the user of an interlayer or film to obscure the glass would be used if required.
20. There is no change to car parking numbers at the site as there is no increase to the school roll, however the spaces are proposed to be reconfigured.

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Site Location Plan



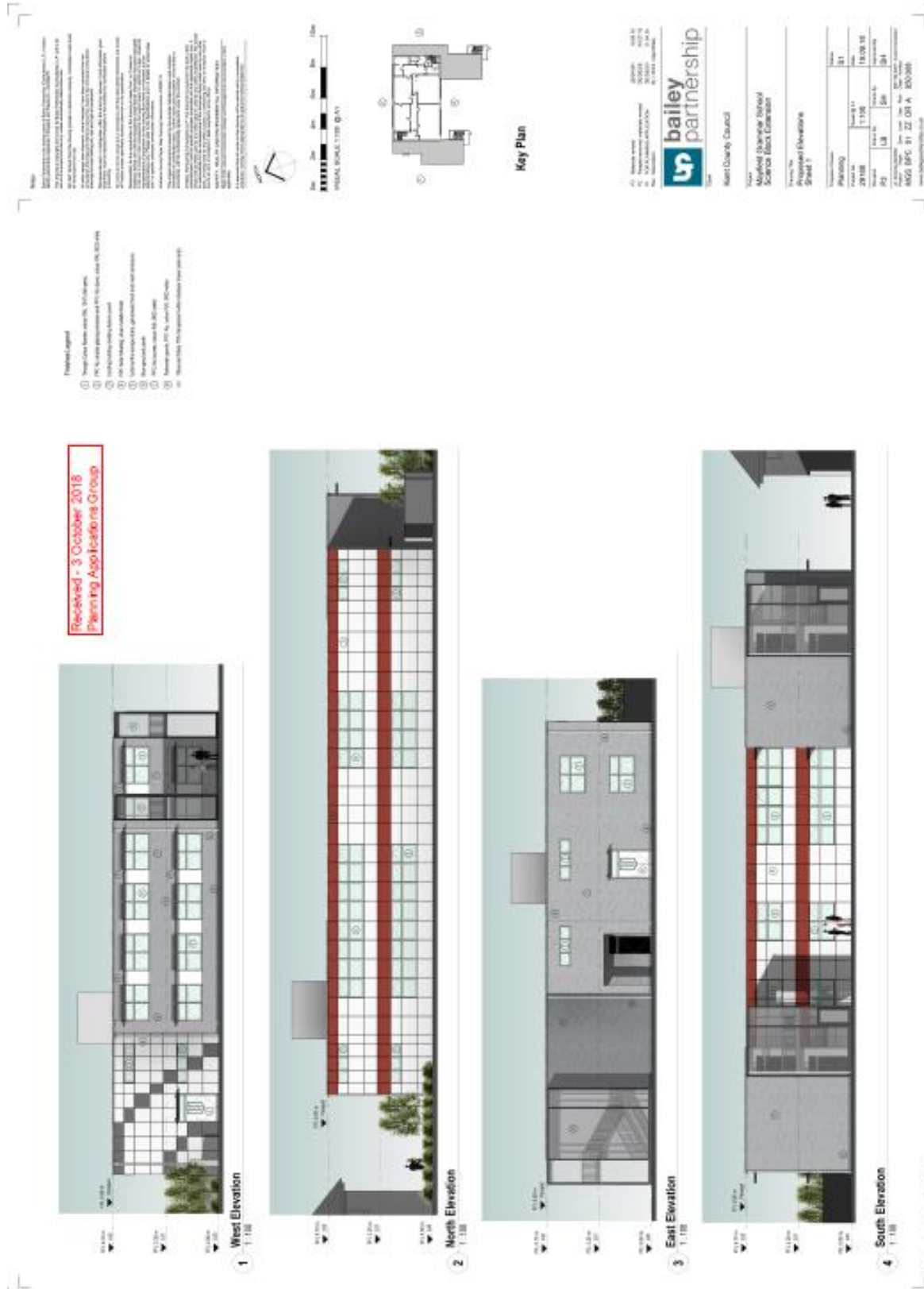
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Site Plan



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**Elevations (Amended Proposal Option 2)**



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**Design Views (Amended Proposal Option 2)**



KEY VIEW 01



KEY VIEW 02



KEY VIEW 03



KEY VIEW 04



KEY VIEW 05

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**Planning Policy**

21. The most relevant Government Guidance and Development Plan Policies summarised below are pertinent to the consideration of this application:

- (i) **National Planning Policy Framework (NPPF) July 2018** and the **National Planning Policy Guidance** (March 2014), sets out the Government's planning policy guidance for England, at the heart of which is a presumption in favour of sustainable development. The guidance is a material consideration for the determination of planning applications but does not change the statutory status of the development plan which remains the starting point for decision making. However, the weight given to development plan policies will depend on their consistency with the NPPF (the closer the policies in the development plan to the policies in the NPPF, the greater the weight that may be given).

In determining applications, the NPPF states that local planning authorities should approach decisions in a positive and creative way, and decision takers at every level should seek to approve applications for sustainable development where possible.

In terms of delivering sustainable development in relation to this development proposal, the NPPF guidance and objectives covering the following matters are of particular relevance:

- Achieving the requirement for high quality design and a good standard of amenity for all existing and future occupants of land and buildings;
- Taking a positive approach to applications that make more effective use of sites that provide community services such as schools, provided this maintains or improves the quality of service provision and access to open space and making decisions that promote an effective use of land while safeguarding and improving the environment and ensuring safe and healthy living conditions.
- Achieving a balance between impacts to Heritage assets and their significance and public benefit as a result of development proposals.

In addition, Paragraph 94 states that: *The Government attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities. Local Planning Authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should give great weight to the need to create, expand or alter schools.*

- (i) **Policy Statement – Planning for Schools Development (15 August 2011)** which sets out the Government's commitment to support the development of state-funded schools and their delivery through the planning system. In particular, the Policy states that the Government wants to enable new schools to open, good schools to expand and all schools to adapt to improve their facilities. This will allow for more provision and greater diversity of provision in the state funded school sector, to meet both demographic needs, provide increased choice and create higher standards.



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**(ii) Development Plan Policies****Gravesham Local Plan Core Strategy 2014**

Policy CS01 seeks to achieve sustainable development whereby planning applications that accord with the development plan policies will be approved without delay unless material considerations indicate otherwise. The policy states that the Borough Council will take a positive approach reflecting the presumption in favour of sustainable development in the NPPF and the Core Strategy and work proactively with applicants to find solutions which mean that proposals can be approved wherever possible and to secure development that improves the economic, social and environmental conditions in the area.

Policy CS02 seeks to prioritise development in the urban area as a sustainable location for development.

Policy CS10 supports proposals and activities that protect, retain or enhance existing physical and social infrastructure or lead to the provision of additional infrastructure that improves community well-being.

Policy CS11 seeks to ensure that the impact of proposals on the highway and public transport network is managed and that there is sufficient new parking in new development in accordance with adopted parking standards.

Policy CS18 seeks to address climate change and managing flood risk, water use and quality, sustainable drainage and surface water runoff and carbon reduction.

Policy CS19 seeks to manage development and design principles to achieve visually attractive fit for purpose and locally distinctive new development which conserves and enhances the character of the local built, historic and natural environment, integrates well with the surrounding local area and meets anti-crime standards.

Policy CS20 addresses heritage and the historic environment. The policy supports proposals which preserve and enhance heritage assets and their setting including the urban Conservation Area and when considering the impact of proposed development on a designated heritage asset the weight that will be given to the assets conservation value will be commensurate with the importance and significance of the asset and for non-designated assets decisions will have regard to the scale of any harm or loss and the significance of the heritage asset.

**Gravesham Local Plan Review Saved Policies 2014**

Policy TC3 concerns development within or affecting conservation areas where development will be carefully judged for its impact and will be expected to make a positive contribution to the conservation area. The policy resists the demolition of unlisted buildings unless the existing building is harmful to the conservation area and that the proposals for redevelopment or other use of the site will be beneficial.

Policy TC7 concerns development and archaeology and seeks to ensure that arrangements have been made by the developer to ensure that time and resources are available to allow satisfactory archaeological investigation and recording of, by an approved archaeological body to take place in advance of or during development. The

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specification and programme of work for the archaeological investigation, including its relationship to the programme of development are to be submitted to and approved by the Borough Council.

Policy T1 seeks to ensure that all proposed developments are adequately served by the highway network.

Policy P3 seeks to ensure that there is 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. All vehicle parking provision should normally be made on the development site.

**Consultations to the original design proposal**

22. **Gravesham Borough Council** has no objection to the proposal and supports the principle of providing improved science facilities at the school. However, the Borough Council sought clarification regarding the highways/parking impacts of the proposal. The proposed development would result in a reconfiguration of the existing parking spaces at the application site which raises concerns regarding the accessibility and layout of the proposed parking spaces. As such, the Borough Council asked for the applicant to address these concerns and illustrate that the proposed parking provision is fit for purpose. If planning permission is proposed to be granted, the Borough Council asked for planning conditions to cover provision and retention of parking spaces; provision and retention of obscure glazing; hours of operation; programme of archaeological work; and watching brief for contamination. A works of construction informative should be added to any planning permission granted covering hours; noise and dust control during construction works and waste management arrangements.
23. **County Fire Officer** has commented that the means of access are satisfactory.
24. **Environment Agency (Kent Area)** has no comments to make on the proposal.
25. **KCC Biodiversity** advise that from the application details it is unlikely that the site will be utilised by protected/notable species. As such they are satisfied there is no requirement for protected species surveys to be carried out.
26. **County Archaeological Officer** has no objection to the proposal and recommends a condition for a specification and timetable for archaeological field evaluation works and further archaeological investigation, recording and reporting, determined by the results of the evaluation, to ensure that features of archaeological interest are properly examined and recorded". The applicant has agreed to this as a pre-commencement condition.
27. **Conservation Officer** comments that the school buildings are not listed. The site, although not in the Conservation Area is bounded to the west and north west by the Pelham Road/The Avenue Conservation Area. There are no listed buildings in close proximity to the site. The design of the extensions phase 1 and phase 2 are in keeping with the existing building being flat roofed but both of slightly greater height to that existing. The demolition of the temporary classroom building in phase 2 would be beneficial to the site. It should be a condition that the phase 2 demolition is completed as soon as possible after phase 1 completion. As a result of the siting of the extensions and

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screening from the Conservation Area, the proposals would have little impact on the Conservation Area and its setting and therefore the Conservation Officer has no comments to make on Built Heritage grounds.

28. **Transportation Planning** have no objection to the proposal and comment that the proposal does not increase the numbers of staff or pupils attending the school. Any loss of parking spaces as a result of the construction of the new teaching blocks is to be replaced by reconfiguration of existing and addition of new parking areas. There is therefore no loss of parking provision within the school site. No objection is raised providing submission of a Construction Management Plan (covering construction vehicle routing, parking and turning, timing of deliveries, wheel cleaning provision and temporary traffic management/signage) and provision and permanent retention of vehicle parking spaces and/or garages shown on submitted plans prior to the occupation of phase 2 of the site commencing is secured by condition or planning obligation.
29. **Transportation Planning** provided further comments following submission of a draft Construction Transport and Logistics Management Plan requesting that a full Construction Management Plan, including timing of the works (which preferably would be during school holidays depending on the length of the construction period) be included as a condition of any consent granted to be submitted and approved prior to any works commencing. The applicant has confirmed their agreement to submit an updated Construction Transport and Logistics Management Plan before commencement.

**Consultations to the amended design proposal**

30. **Gravesham Borough Council** has no objection to the amended design proposal however suggest informatives concerning construction works including hours of construction work (not earlier than 7.00 a.m. and not later than 6.00 p.m. weekdays and not earlier than 8.00a.m. and not later than 1.00 p.m on Saturday); noise and dust control during construction and construction waste management arrangements.
31. **Conservation Officer** in addition to the comments made previously is pleased to see the roof line of new and existing now lines through and would prefer “option 2” for elevational treatment of the extensions. Because of the siting of the extensions and screening from the Conservation Area, the proposals would have little impact on the Conservation Area and its setting and therefore have no comments to make on Built Heritage grounds.

**Local Member**

32. The local County Council Members, for Northfleet & Gravesend West, Mr Tan Dhesi and Lauren Sullivan were notified of the application on 9 May 2018. No comments have been received to date.

**Publicity**

33. The application was publicised by the posting of site notices, an advertisement in a local newspaper, and the individual notification of 53 nearby properties. Following receipt of the amended proposal the individual notification of 53 nearby properties and notification to those that had previously objected to the proposal took place.

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**Representations**

34. In response to the publicity for the original proposal, 4 letters of representation have been received. The key points raised can be summarised as follows:

- That the local road infrastructure cannot cope with more pupil numbers with concern about the road conditions and gridlock around the school not just at school start and close times but also throughout the day; the impact on parking; safety with children walking in the road; frequent stand-offs and arguments taking place between drivers; difficulty in getting out of driveways and a concern that the situation on the local roads would be worse and more dangerous.
- A concern about Lennox Road East being a “rat run” for traffic avoiding the town centre and asking for Kent Highways, Gravesham Council and the school to look at this as a partnership.
- That the Mayfield Grammar School was never designed to cope with the current pupil numbers, let alone an increase in pupil numbers and that KCC needs to seriously consider and lobby for a new grammar school to be built within Gravesham and not just keep expanding the existing at the expense of green fields and sports pitches.
- A desire for joined up thinking about design and wider needs and the need to look at the big picture with the School and community being involved.
- The impact of previous extensions to views and outlook from neighbouring property and concern that this proposal would make this worse.
- The proximity of the existing science block to neighbouring garden and overlooking. A concern that the new application would bring this block much closer, affecting privacy greatly and reducing enjoyment of the garden
- That the proposal will block the view and sunlight even more than the current structure does.
- That the school should be persuaded to extend elsewhere in their grounds where the overlooking to residential properties is reduced.
- That the school expansions have impacted upon how nice the place is for living.
- Whether the school should be expanding at all.
- Concern for the safeguarding of residents and pupils during demolition works concerning checks on hazardous materials such as asbestos and related risks of dust and safety checks on any form of cladding to ensure safety in terms of the building and the surrounding area.

35. In response to the publicity for the amended proposal, 3 letters of representation have been received. The key points raised can be summarised as follows:

- The amended plans do not address the original objections and the new extension would still be intrusively close to gardens. The proposal would have a detrimental

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effect on outlook, view and amenity and privacy. That there has already been an encroachment on view and amenity with the expansion of the kitchen area and that the school should be encouraged to build elsewhere on their extensive grounds where the negative effects on neighbours would be reduced. That the needs of the school must be balanced with the needs of local residents.

- Concerns about the kitchen waste storage (bins) area in relation to smell, insects and vermin affecting property.
- The proposal would bring vehicle access with its noise and pollution nearer the rear wall with residential property. Previously there had been a 'buffer zone' provided by the mini-bus garages which have now been demolished.
- That the finish of the building must be subtler than the striped orange and white cladding on the existing building which, from neighbouring property, is an eyesore and in no way replicates the older weathered brick and tile of the original building. From the graphics provided in the Design and Access Statement the finish appears to be (variously) green and grey stripes or pale grey, which again is completely unsympathetic especially within the conservation area.
- Consideration must be given to the security lighting on the building. The current security lights already illuminate the rear bedrooms of neighbouring property.
- During the demolition and construction period, concern about environmental and amenity issues including dust, debris, noise and transportation impacts on the neighbourhood both from within the site and on surrounding roads. Traffic and parking are already a problem in the area.
- Concerns for the potential for asbestos to be present and that adequate care is taken to locate and deal with asbestos to ensure a dust free environment and to safeguard parents, staff and residents.
- Concerns about the use of cladding to ensure fire and toxic fumes would not have impacts to parents, staff and residents.
- Concerns about traffic in Lennox Road East and working together to address problems, including a request for traffic calming measures in the road and concerns about the control over the hours for the project including construction and demolition works and a request for no weekend or bank holiday working; no working outside of 8am to 1730 and that Lennox Road East is not used for parking of HGV or middle weight trade lorries or vans.

**Discussion**

36. In considering this proposal regard must be had to the Development Plan Policies outlined in paragraph 21 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 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. This proposal is being reported to the Committee due to local

**Extension to science block at Mayfield Grammar School Gravesend  
KCC/GR/0083/2018**

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objections. In my opinion, the key material planning considerations in this particular case can be summarised by the following headings: need, location, design including the impact on the Conservation Area, local and residential amenity impacts and transport and highway implications.

**Need**

37. The applicant states that the site area is 4.265 Ha across two sites at Pelham Road and the Issac Newton site which is below the minimum to maximum range of 5.72 to 7.15 Ha for a school serving the current pupil population. The external areas of the site are limited. There are currently 1001 pupils on the school roll supported by 89FTE staff.
38. The applicant states that the amount of existing science space at the school falls below the requirements of the existing school roll and that 2 of the science classrooms are housed within a temporary building, which has outlived its useful service life. The proposal is to improve the quality and amount of accommodation to serve the existing school roll. It is not intended to increase the school roll as a result of the proposal.
39. Given that two of the science classrooms are currently located within a modular building with a limited temporary life a permanent replacement would in my view be more beneficial in planning terms.
40. There have been no objections from the statutory consultees regarding the need for the new development and given the national policy weight contained within the Policy Statement – Planning for Schools Development (2011) for schools to adapt and improve their facilities and the local development plan policy CS10 regarding social infrastructure, there is strong policy support for this development. An objection to this proposal on the grounds of the need would in my view not be justified.

**Location**

41. The extension proposal is in the north west corner of the school grounds where the current science block is located, making use of the existing science development and layout. The footprint sits over the site of a temporary module at the west of the site that was removed because of the previous science block extensions allowed by GR//03/930.
42. Neighbour objections to the proposal have included comments that the school should be persuaded to extend elsewhere in their grounds where the potential for overlooking to residential properties is reduced. However, there is limited space for development within the school grounds and there is a need to maintain teaching facilities throughout any new development works. The proposal is located within an existing school site in an urban area and seeks to make efficient use of limited space. Making use of existing science teaching space with a phased development and grouping facilities together is in my view an acceptable planning objective. The application does include details of a site options appraisal whereby two other location options were considered by the applicant for the extension needed although these both related to extensions to the existing science block rather than options elsewhere within the School site. Options elsewhere on the school site have not been put forward in this application and a decision is required in relation to the application that has been made to the Planning Authority. Notwithstanding this, other options on the site are limited and would affect hard play areas and playing fields.

**Extension to science block at Mayfield Grammar School Gravesend  
KCC/GR/0083/2018**

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43. The location is close to the north west boundary with nearby housing which also forms the boundary of the Conservation Area. I note that there are no objections from the Borough Council. In the light of the above, I consider that the proposed location within the school site is acceptable in planning policy terms, provided the proposal responds to the amenity impacts in the design and mitigation of the proposal. Consideration of the design and amenity impacts of the proposal in this location are therefore important to the determination of this application along with the impact to the setting of the Conservation Area and these matters are discussed below.

**Design**

44. The existing science teaching block was built in 1970 as a modular building and extended by the permission granted in 2004 under reference GR/03/930. This was a phased development although phase 3 which included a change from a flat roof to a pitched roof has not occurred. The choice of materials and colour in the design of the existing science block has already been recognised as acceptable in planning and design terms in this location.

45. However, this proposal would bring the footprint of the science block closer to residential property and change the outlook for residents particularly those looking towards the western extension. The original and amended application has attracted neighbour objection to the building finish, look and that the proposal does not replicate the older weathered brick and tile of the original building.

46. The applicant had originally presented a limited palette of materials for the extension for architectural simplicity and for economy. This involved the “bookend” approach using a grey render for the proposed new parts of the building, designed to create a distinct, composite identity for the science teaching facility. The height of the bookends in comparison to the existing science teaching block was increased by 1m.

47. Whilst there were no Borough Council or Conservation Officer objections to the original proposal, in response to the neighbour comments received regarding the residential outlook and impact to visual amenity the applicant was encouraged to amend the proposed design. This was to address concerns about achieving a more integrated design and reducing massing of the proposed extension in phase 1 at the western elevation, where it is nearest to housing. As a result, the height of the proposal has been reduced to match the existing science block and the use of grey render as the only material for the “bookends” has been revised.

48. The amended proposal reuses red and lighter grey cladding on the northern elevation in phase 2; reuses the lighter grey panels on part of phase 1 and introduces a darker grey cladding panel on the western elevation, in addition to the grey render. The elevation would present a “gentler” colour palette eliminating the red to the view of the nearest neighbours that directly look onto the western elevation and making use of a range of materials breaking up the elevation and reducing the massing effect of the proposal. The northern elevation which would be visible to property in Lennox Road East would appear as a continuation of what is already permitted and exists.

49. There are no objections to the proposal from the Conservation Officer who comments that the design of the extensions phase 1 and phase 2 are in keeping with the existing building being flat roofed and that the roof line of new and existing now lines through. Because of the siting of the extensions and the screening from the Conservation Area

**Extension to science block at Mayfield Grammar School Gravesend  
KCC/GR/0083/2018**

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the proposals are considered to have little impact on the setting of the Conservation Area. There are also no objections from the Borough Council in relation to the impact on the setting of the Conservation Area.

50. Given that a redesign of the existing science block is not being proposed in this application, achieving a satisfactory design appearance in an extension to the existing block which already has permission is challenging. The applicant advises that there is no scope to redesign the whole of the existing science block. The amended proposal introduces limited new materials in a sympathetic manner and assists in breaking up the massing of the render that was originally proposed for the western elevation. It attempts to join new with old rather than creating distinction between the two. Whilst the appearance is different to a traditional brick built building, it does respond to the existing range of building materials on site. Furthermore, it should be noted that whilst the site adjoins the Conservation Area the proposal does not sit within the Conservation Area and it is considered that the proposal has little impact on the setting of the Conservation Area. Given that there are no objections to the proposed design from Gravesend Borough Council or the Conservation Officer, I therefore conclude that the design is acceptable in this location.

**Impact on Residential and Local Amenity**

51. Notwithstanding the design changes aimed at breaking up the massing of the proposal and improving the visual impact of the proposal, the proposal would bring the school buildings closer to residential property at the boundary and this has attracted neighbour objection concerning residential amenity impacts.
52. The applicant hosted a community public consultation in April 2017 and states that a primary concern from the consultation was the proximity of the proposed extension to garden boundaries and the potential for overlooking with a consequent loss of privacy. The applicant has sought to address the potential for residential amenity impacts in the design and shape of the proposal, including in relation to separation distances between residential buildings and the proposed elevations and in the choice of the construction method and building materials and the layout of windows and fire escapes.
53. However, neighbour comments still include objection about proximity, outlook, overlooking and shading. Outlook and view, particularly from nearest from property in Pelham Road and Lennox Road East would change because of the proposal, however, a private view is not a material planning consideration.
54. The proposal would bring the school buildings closer to neighbours. The proposed western extension in phase 1 of the development would be 5.2m at its closest point to the boundary wall of the site. The building however would be 23m distance from the facade of the nearest residential property at 70 Pelham Road. The proposed extension to the northern elevation is 8.1m at the closest point from the boundary wall with property at 2 Lennox Road East and 26m from the building facade. In planning terms, these are acceptable distances between new development and the facade of residential property.
55. In response to concerns about shading the applicant has submitted a shadow analysis for the proposed development. This shows where there would be additional shadowing because of the proposal. This affects 1 property at the assessment time of 9am in December; affects parts of 3 gardens at the assessment time of midday in December



**Extension to science block at Mayfield Grammar School Gravesend  
KCC/GR/0083/2018**

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and affects 2 gardens at an assessment time of 9am 21st March / 21st September. The results do not indicate that there would be significant adverse effect arising from the proposal. It should also be noted that phase 3 of the 2004 permission allows an increase to the height of the existing building to a pitched roof 10.5m high. This proposal would supersede an increase to the roof height on the existing building.

56. In response to concerns about overlooking from the proposed development, the applicant has included within the application the use of opaque glass or film to the upper floor windows and a condition can be used to require this. However, on the western elevation at the closest point to neighbouring property there are limited windows at first floor level and the layout of the building has been designed such that these rooms are proposed lobby and corridor areas. Opaque glass or film could be required in these areas.
57. It is noted that the boundary is currently well screened by vegetation in the north western corner of the site near to phase 1 western elevation, but that the proposal requires works to trees in this area to allow for the construction works. No trees are to be removed because of the development, however the works to facilitate the development include reducing the crown spread to the G2 group of trees as identified in the Arboricultural Impact Assessment to provide construction clearance. This would make the development more visible until regrowth occurs.
58. There has also been concerns about the use of security lighting on the building. It is noted that the kitchen area prior to development included security lighting although this has not always been used and that the existing science building includes security lighting. This proposal also includes external low impact LED security lighting above doors with shrouds to prevent light spill, which would be controlled by timeclocks between 1630 and 0800 hours. The lighting is proposed to meet the ILE Guidance notes for the reduction of obtrusive light (2005). An informative could be used in relation to this.
59. In relation to other impacts, such as noise, the applicant has carried out a noise assessment to set a maximum noise level for any new mechanical equipment that the proposal might require. However, the applicant has confirmed that other than an extension to existing boiler flues to the east of the site, there is no new additional external plant proposed for the extension and therefore the maximum noise level proposed would not be exceeded.
60. The proposal has not attracted any objections from the Borough Council in terms of adverse impacts to residential amenity and has not raised any concerns regarding adherence to the development plan policy in relation to design and amenity impacts.

**Transport and Highway Implications**

61. Neighbours have expressed concern about the impacts of the proposal to traffic and congestion in the area. However, the proposal is not for an increase to the number of children at the school and does not therefore give rise to additional impacts beyond the school. Requests for traffic calming in nearby roads cannot be required in response to this application which does not give rise to additional traffic impacts.
62. There would however need to be an amended parking layout at the site and this is included in the application. The Transport Statement states that 25 spaces would need

**Extension to science block at Mayfield Grammar School Gravesend  
KCC/GR/0083/2018**

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to be relocated within the site and the submitted drawings show the locations for these, including along the western boundary. There is neighbour concern that the proposal will bring the vehicle access with its noise and pollution nearer the rear wall with residential property. The demolition of mini bus garages at the school boundary took place prior to the works to the kitchen. Site plans from the 2003 application show the entire length of the western boundary wall with car parking against it and so parking and vehicle movement at the boundary between the site and gardens in Pelham Road is not new to the site.

63. The applicant has demonstrated that access to the site for emergency vehicles and refuse collection vehicles has been retained and there has been no objection from the County Fire and Rescue Service.
64. The Highways Officer has no objection to the proposal and notes that there is no loss of parking provision within the school site. A draft Construction Management Plan has been submitted and the applicant has agreed to update this prior to commencement with details of parking arrangements during construction works and the timing of the works.

**Temporary Construction Impacts**

65. The construction period for the proposed development is likely to give rise to temporary impacts and as a control measure I suggest that a condition restricting works to the normal County Planning Authority standard hours of 0800 to 1800 Monday to Friday and 0900 to 1300 Saturday with no operations on Sundays and Bank Holidays, except with the prior written approval of the County Planning Authority would be appropriate. This would also be within the hours suggested by Gravesham Borough Council, although would be less restrictive than the control hours requested by 1 neighbour who would like to see no weekend or bank holiday working and no working after 1730.
66. A revision to the draft logistics and construction transport management plan can be required as a pre-commencement condition and should include arrangements for parking during the construction period. A Construction Management Plan can also be required by condition to address measures to control dust and noise arising from construction activity.

**Other Considerations**

67. The cumulative impact of development at the site has also been commented on by one neighbour who considers that there has already been an encroachment on view and amenity with the expansion of the kitchen area to the south of this proposal. No objections were received because of the publicity for the extension to the kitchen area which was granted permission in 2018 and the construction is currently in progress.
68. Concerns relating to the storage of kitchen waste in bins near to residential property have been raised with the applicant and I am advised that there has been no change to the historic bin storage arrangements because of the kitchen works or this proposal.
69. There is neighbour concern that the School was not designed to cope with the existing school roll or increasing roll. It has also been suggested that a new Grammar School needs to be built to serve the area and to cope with increasing demand. This application does not propose an increase to the existing school roll and these are not material considerations to the determination of the application.

**Extension to science block at Mayfield Grammar School Gravesend  
KCC/GR/0083/2018**

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70. Concerns have been raised by a neighbour about safety during demolition works concerning asbestos if it is found to be present and about the use of cladding materials at the site and fire safety arrangements. The fire safety of building materials and fire precautions and the management of asbestos at development sites are not material planning considerations relevant to decision making processes. Such matters are for building control. Health and safety matters are also subject to separate regulatory controls.
71. There are no adverse Biodiversity impacts arising from the proposal and I am satisfied that tree protection measures have been addressed.
72. The applicant has agreed to a pre-commencement condition relating to the submission of details of archaeological fields evaluation works.

**Conclusion**

73. There is strong national policy support for schools related development and the applicants demonstrate a need for the proposal for existing pupils at the site. The location of the proposal is within an existing school site near to existing science accommodation and makes efficient use of space; replacing older modular teaching accommodation. The proposal would result in an amended parking layout at the site but would not lead to any reduction in parking at the site and would not lead to additional impacts on the highway as there is no increase to the school roll.
74. The design and residential amenity impact of the proposal are the key planning considerations in the determination of this application. The use of red and grey cladding has already been approved in relation to the existing science block at the site and the use of the new grey render would not be unacceptable in this location, which is adjacent to but not in the Conservation Area. Whilst there were no Borough Council objections to the original design proposed the applicants have amended the design during the application in order to reduce the height of the proposal and to join new development to existing development in a more cohesive way than originally proposed. Whilst the development is close to the boundary with neighbouring gardens it is not unacceptably close and is an acceptable distance between building facades and does not present significant adverse shadowing impacts. I therefore consider that amenity impacts can be controlled by conditions addressing overlooking, lighting and noise. Whilst there would be additional impacts during the construction period these are temporary impacts which can be controlled by conditions governing hours and arrangements for parking during the construction period.
75. The proposal accords with development plan policy in Gravesham, and the principles of the National Planning Policy Framework and the Governments planning policy statement on school development. There have been no Borough Council objections to the proposal and I consider that there are not any material planning considerations which indicate that permission should not be granted for this proposal. Therefore, my recommendation is that planning permission be granted subject to conditions.

**Recommendation**

76. I RECOMMEND that PERMISSION BE GRANTED SUBJECT TO a Memorandum of Understanding from the applicant to not carry out phase 3 of GR/03/930 as well as this

## Item D1

### **Extension to science block at Mayfield Grammar School Gravesend KCC/GR/0083/2018**

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development and the imposition of conditions covering (amongst other matters) the following:

That prior to the commencement of the development the following information be required:

- An archaeological field evaluation works specification and written timetable
- An updated Construction Transport and Logistics Management Plan covering parking arrangements; routing; wheelwashing; temporary traffic management and signage and the timing of the works
- A Construction Management Plan

And:

- The standard timescale for the commencement of the development
- That the development is in accordance with the submitted details
- Hours of construction and demolition work to be limited to between the hours of 0800 and 1800 Monday to Friday and 0900 to 1300 on Saturday with no operations on Sunday or Bank/Public Holidays except with the prior written approval of the County Planning Authority
- Tree protection arrangements
- Security lighting to be in accordance with the submitted details
- Provision of obscured glazing and/or film to the western elevation if required
- No new external plant without prior approval
- Noise to meet the limits set within the submitted details
- Provision and permanent retention of vehicle parking spaces and/or garages shown on submitted plans prior to the occupation of phase 2

And Informatives:

- That construction controls over noise, dust; burning; waste management
- Concerning the highway boundary

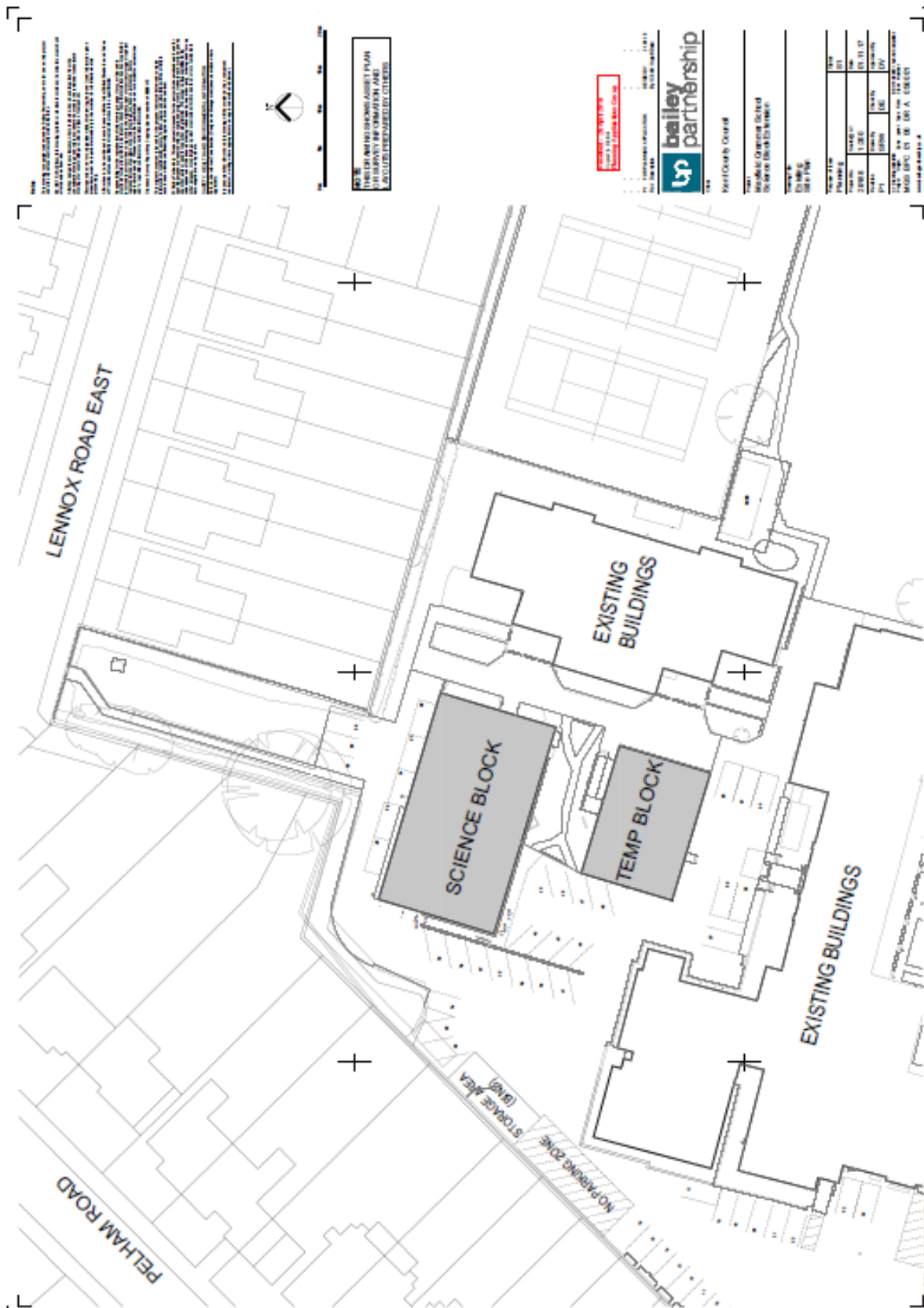
Case Officer: Hazel Mallett
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Tel. no: 03000 413411
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Background Documents: see section heading
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**Extension to science block at Mayfield Grammar School Gravesend  
KCC/GR/0083/2018**

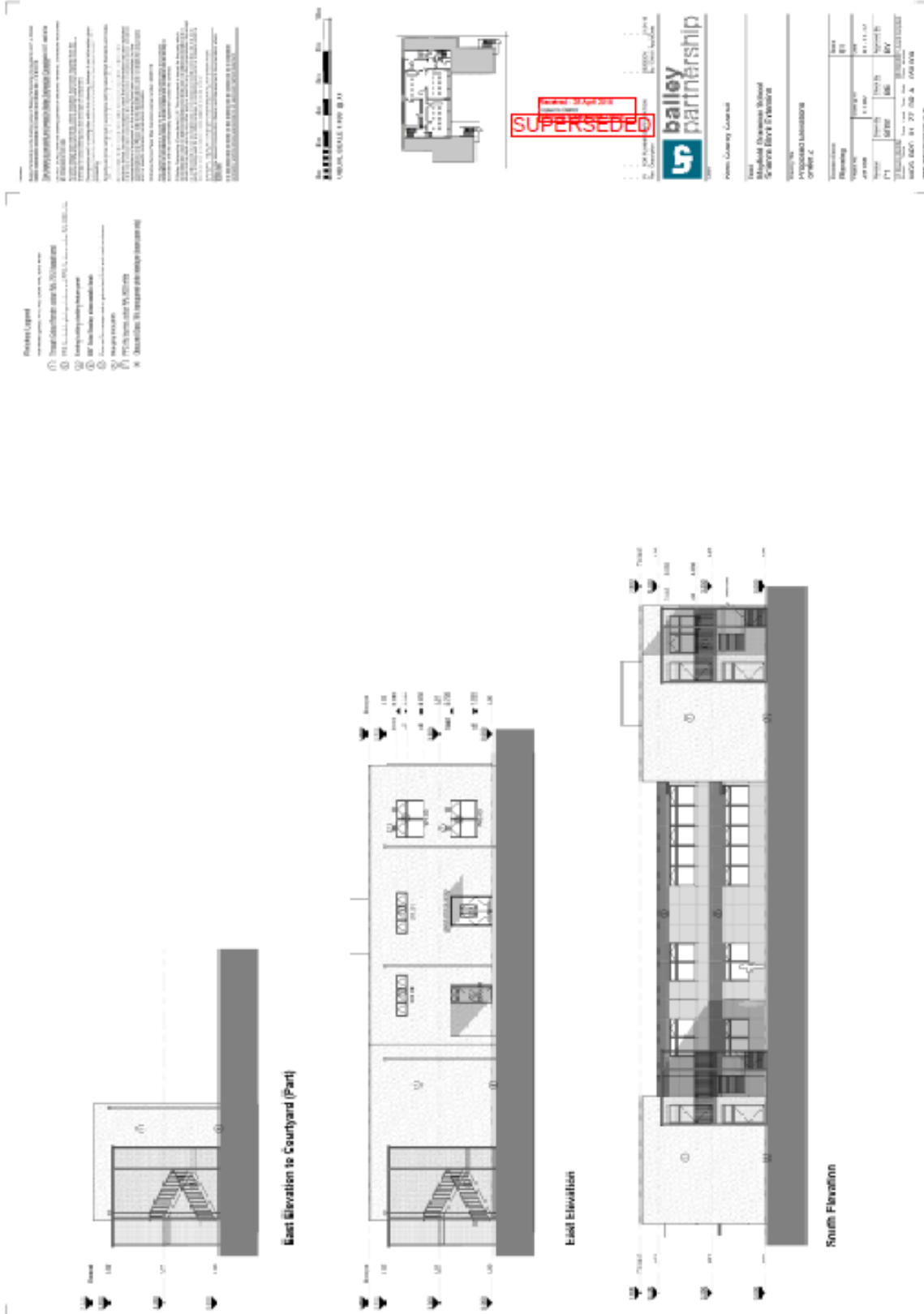
Appendix 1 – Existing Site Plan



# Item D1

## Extension to science block at Mayfield Grammar School Gravesend KCC/GR/0083/2018

### Appendix 2 – Proposed elevations (Original proposal)



**Extension to science block at Mayfield Grammar School Gravesend  
KCC/GR/0083/2018**

**Materials Legend**

- ① 100mm thick concrete
- ② 150mm thick concrete
- ③ 200mm thick concrete
- ④ 250mm thick concrete
- ⑤ 300mm thick concrete
- ⑥ 350mm thick concrete
- ⑦ 400mm thick concrete
- ⑧ 450mm thick concrete
- ⑨ 500mm thick concrete
- ⑩ 550mm thick concrete
- ⑪ 600mm thick concrete
- ⑫ 650mm thick concrete
- ⑬ 700mm thick concrete
- ⑭ 750mm thick concrete
- ⑮ 800mm thick concrete
- ⑯ 850mm thick concrete
- ⑰ 900mm thick concrete
- ⑱ 950mm thick concrete
- ⑲ 1000mm thick concrete

**Key Plan**

SUPERSEDED

**West Elevation to Courtyard (Part)**

**West Elevation**

**North Elevation**

**UP** **bailey partnership**

Project: Mayfield Grammar School Gravesend Science Block Extension

Project Location: Mayfield Grammar School, Gravesend, Kent

Project No: KCC/GR/0083/2018

Project Date: 01/11/17

Project Status: Approved

Project Manager: [Name]

Project Engineer: [Name]

Project Architect: [Name]

Project Designer: [Name]

Project Drafter: [Name]

Project Checker: [Name]

Project Approver: [Name]

Project Date: 01/11/17

Project Status: Approved

Project Manager: [Name]

Project Engineer: [Name]

Project Architect: [Name]

Project Designer: [Name]

Project Drafter: [Name]

Project Checker: [Name]

Project Approver: [Name]

**Extension to science block at Mayfield Grammar School Gravesend  
KCC/GR/0083/2018**

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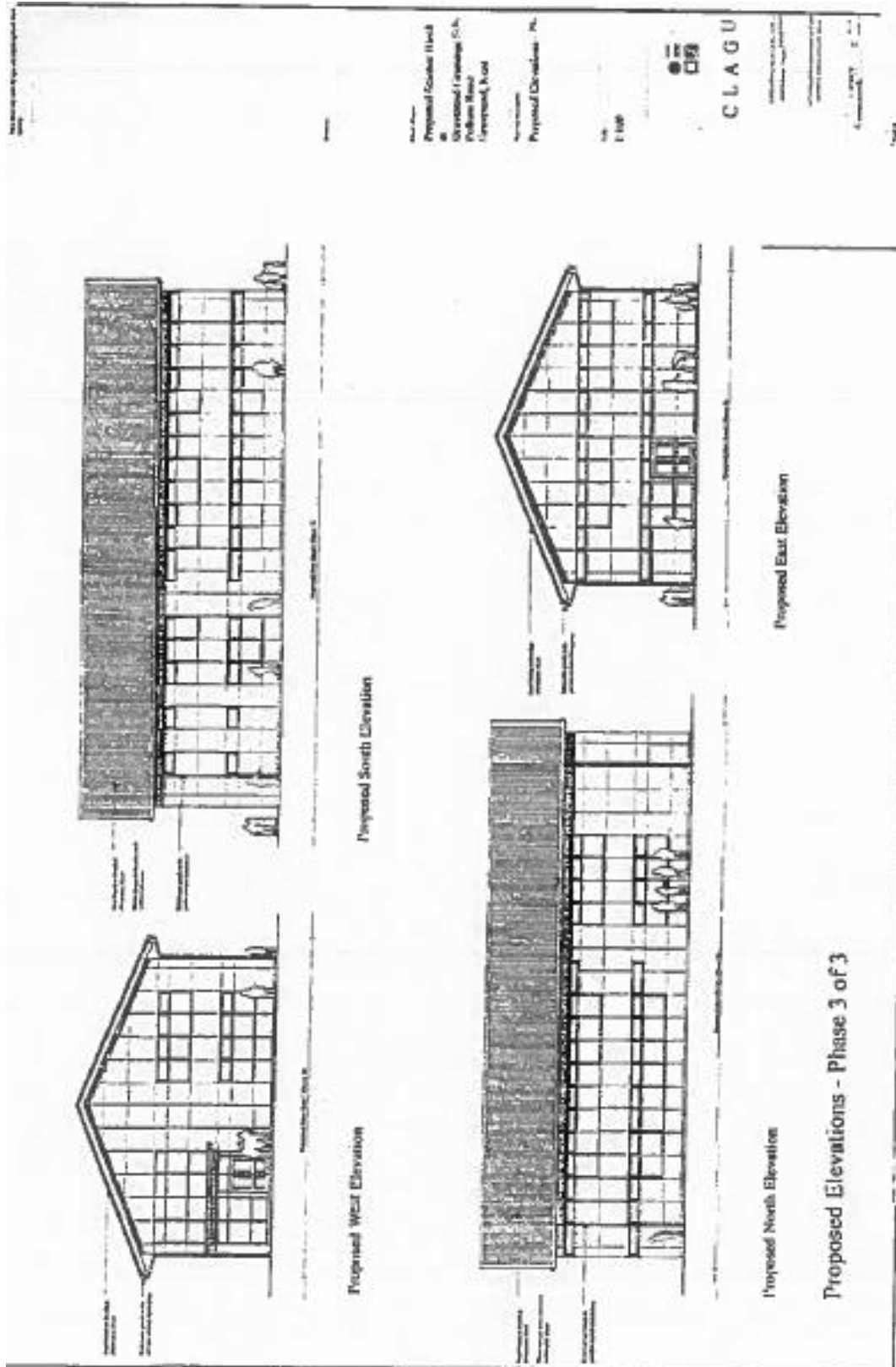
Design views (original proposal)





**Extension to science block at Mayfield Grammar School Gravesend  
KCC/GR/0083/2018**

**Existing Science Block GR/03/930 (Phase 3 – pitched roof)**



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**Item D2**

**Timber framed extension to provide additional office space at Trosley Country Park, Waterlow Road, Vigo Village, Gravesend, Kent DA13 0SG – GR/18/0930 (KCC/GR/0427/2018)**

A report by Head of Planning Applications Group to Planning Applications Committee on 5<sup>th</sup> December 2018

Application by Kent County Council for a timber framed extension to provide additional office space at Trosley Country Park, Waterlow Road, Vigo Village, Gravesend, Kent DA13 0SG – GR/18/0930 (KCC/GR/0427/2018)

Recommendation: Permission be granted subject to conditions.

Local Member: Mr B Sweetland

Classification: Unrestricted

### Site

1. Trosley Country Park is located to the eastern side of the A227 Gravesend Road, within the village of Vigo. The Country Park is one of Kent County Council's Country Parks and covers 170 acres of woodland and chalk downland. The Park crosses the boundary between the parish of Vigo in the borough of Gravesham to the north, and the parish of Trottscliffe in the borough of Tonbridge and Malling to the south. The site is accessed via Waterlow Road to the north and is located wholly within the Metropolitan Green Belt and the Kent Downs Area of Outstanding Natural Beauty (AONB).
2. The Country Park comprises an existing amenity block to the west of the site, which provides visitor facilities including a café, public toilets, classroom/function room and storage area. The proposed extension is situated on the north east facing side of the existing amenity block, located within the parish of Vigo, Gravesham and is adjacent to the access road to the Country Park car park. A site location plan is attached.

### Recent Planning History

3. Prior to Kent County Council running the facility, the site was part of a large woodland estate known as Trosley Towers. Kent County Council bought and opened the Country Park in 1976. In 2004 an amenity block was built providing facilities for visitors.
4. The most relevant recent site planning history is listed below:

KCC/GR/0049/2011	Non-material amendment to permitted drawings including provision of a servery hatch, changes to external doors, windows, decking area and wood stores and details of flue to boiler. Details approved 11 April 2011
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KCC/GR/0048/2011	Details pursuant to conditions 3 (foul & surface water drainage), 4 (external lighting) and 5 (archaeological watching brief) of planning permission KCC/GR/0261/2010 for a replacement visitor centre. Details approved 11 April 2011
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**Timber framed extension to provide additional office space - Trosley Country Park, Waterlow Road, Vigo Village, Gravesend – GR/18/0930 (KCC/GR/0427/2018)**

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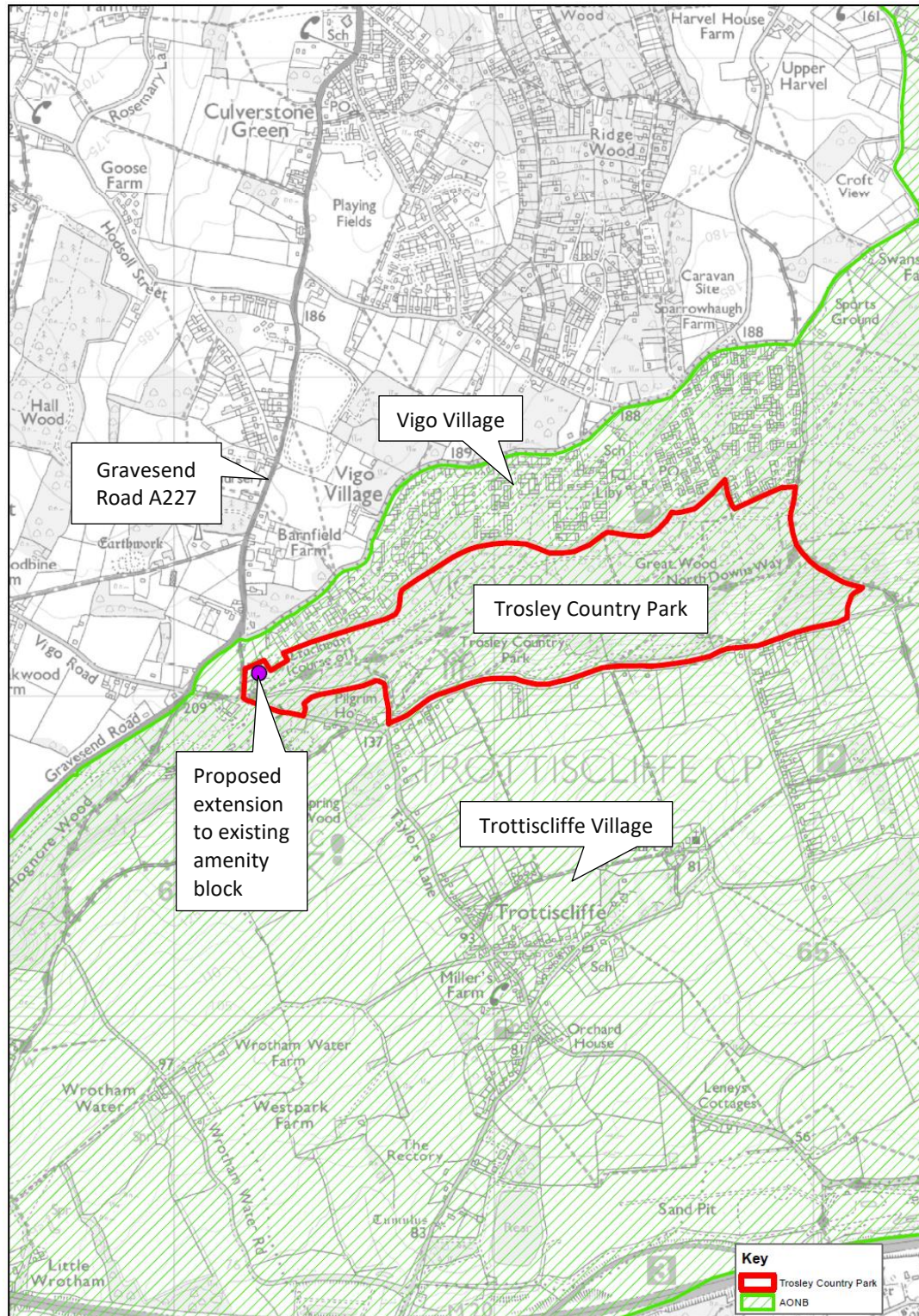
KCC/GR/0261/2010	Replacement visitor centre for Trosley Country Park. Granted with conditions 13 October 2010
GR/03/1052/R	Minor amendment to elevation drawing, comprising changes to roof to external covered area adjacent to amenity block permitted under planning permission GR/03/1052. Details approved 10 April 2008
GR/03/1052/R2	Amendments to planning permission reference GR/03/1052. Approved 2 November 2004
GR/03/1052	New amenity block providing male, female staff and disabled toilets, staff restroom and equipment store. Granted with conditions 27 January 2004

**Proposal**

5. This planning application seeks permission for a timber framed extension to the north east facing side of the existing amenity block at Trosley Country Park to provide a 12 square metre additional visitors reception office.
6. The proposed extension is located at the rear of the existing amenity block, situated at the far western side of Trosley Country Park and adjacent to the access/egress road to the Country Park car park. The proposed extension would be accessed both externally and from within the existing amenity block.
7. The timber framed extension would be constructed to match the existing amenity block structure with a sedum flat roof and would tie in to the surrounding environment. The extension would be built to achieve current standards for both Disability Discrimination Act (DDA) Regulations and Building Control requirements, positioned to provide level access throughout the building and positioned to provide level access to the entrances and fire exits. The extension would provide a clear approach width of 1.8 metres and all doors would provide the required 1-metre width with vision panels for safe use.
8. The scheme has been designed in an attempt to provide better use of the current amenity block footprint with as much daylight as possible to the extension. The electricity for power, lighting and heating would come from the existing main supplies in the existing amenity block and there are no proposed alterations to the existing external lighting of the site, apart from a new 11 Watt linear emergency light that would be fixed above the new external entrance door.
9. The application also proposes to extend the existing paving and fencing and to relocate one of the existing disabled car parking spaces which would be lost by the proposed development. The application proposes to relocate the affected disabled car parking space elsewhere on site as well as to provide an additional disabled car parking space to ensure that there is no overall loss in the number of disabled car parking spaces at the Country Park.

**Timber framed extension to provide additional office space - Trosley Country Park, Waterlow Road, Vigo Village, Gravesend – GR/18/0930 (KCC/GR/0427/2018)**

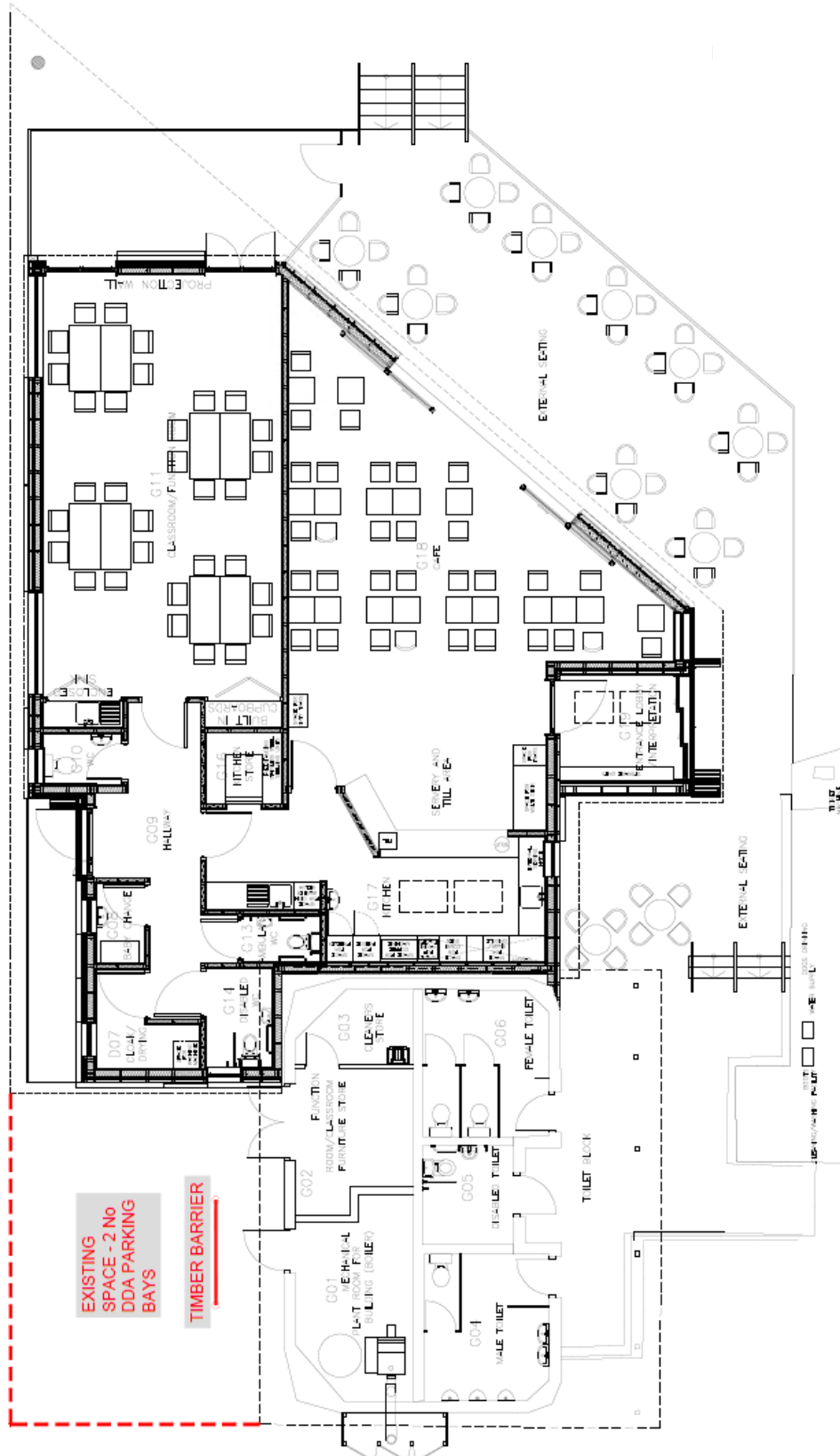
Site Location Plan



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**Timber framed extension to provide additional office space - Trosley Country Park, Waterlow Road, Vigo Village, Gravesend – GR/18/0930 (KCC/GR/0427/2018)**

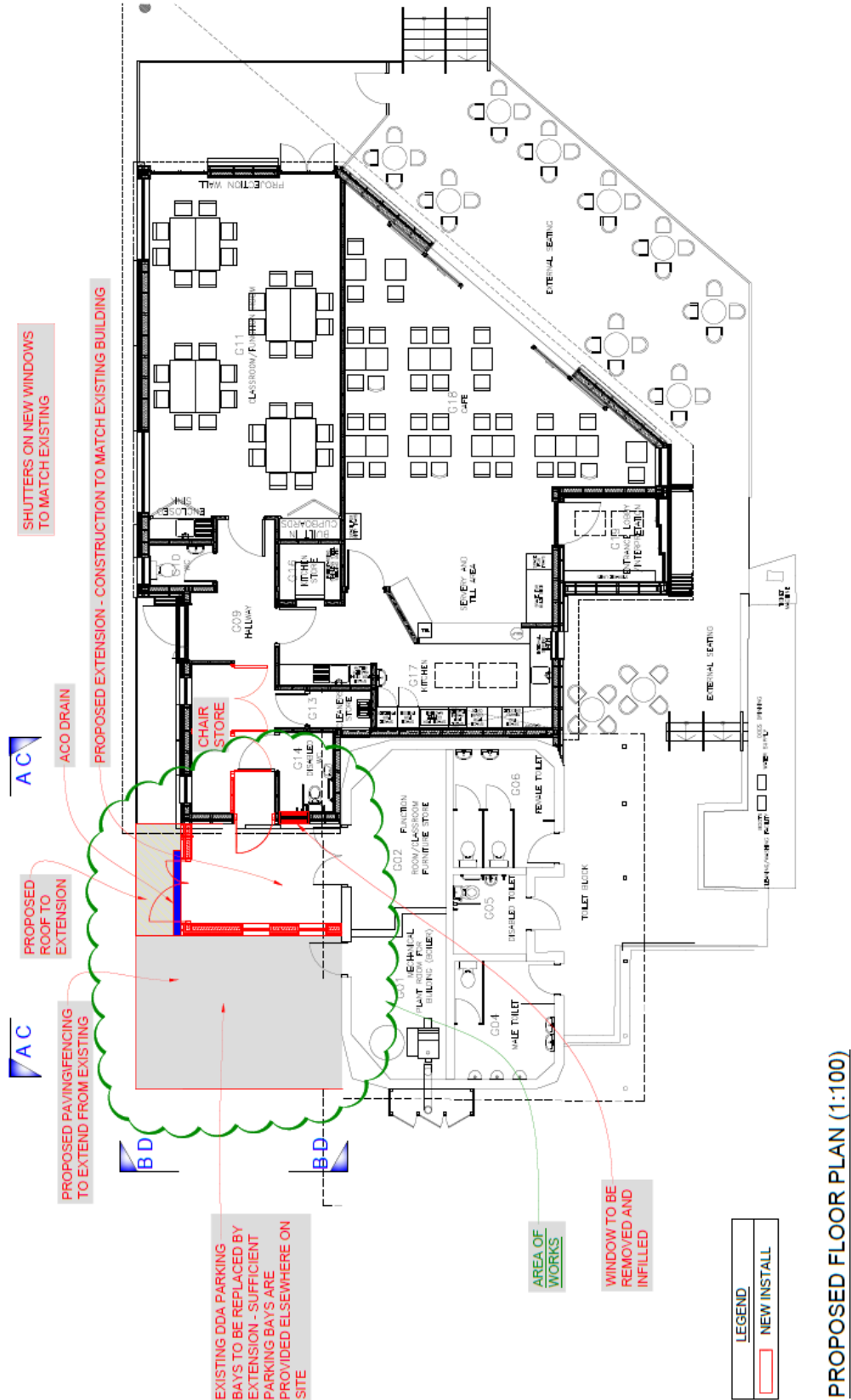
Existing Floor Plan



EXISTING FLOOR PLAN (1:100)

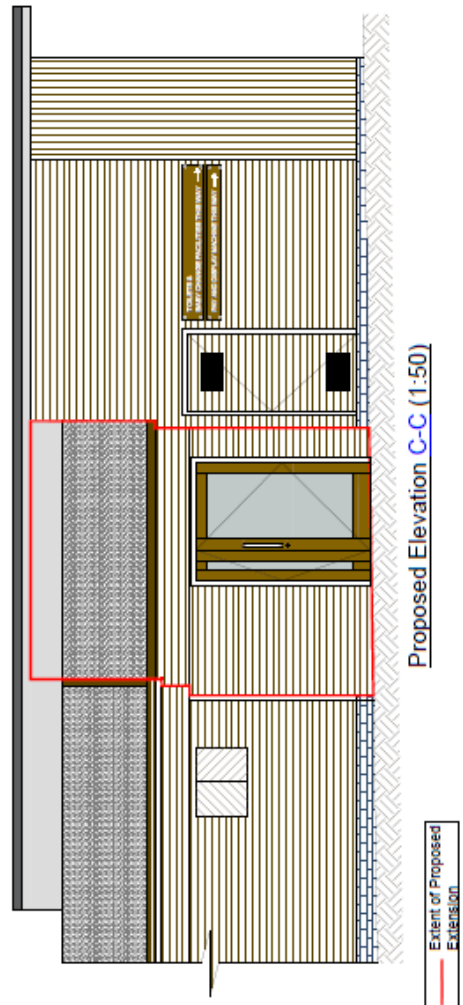
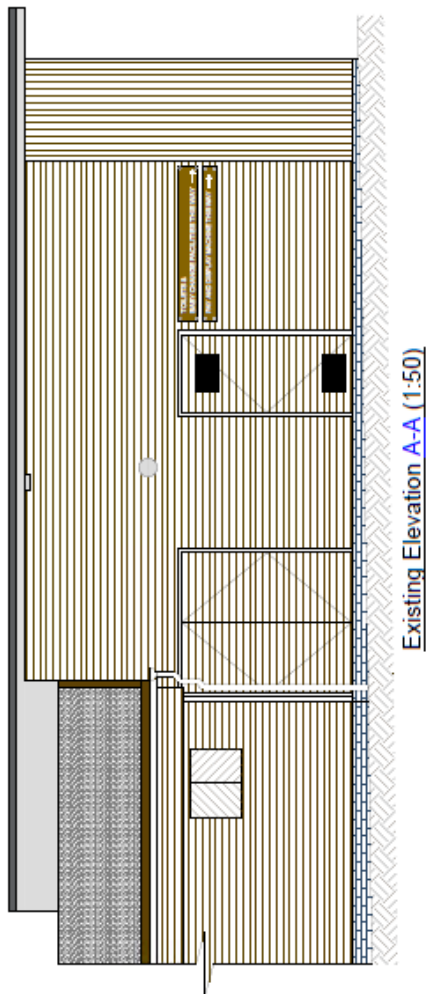
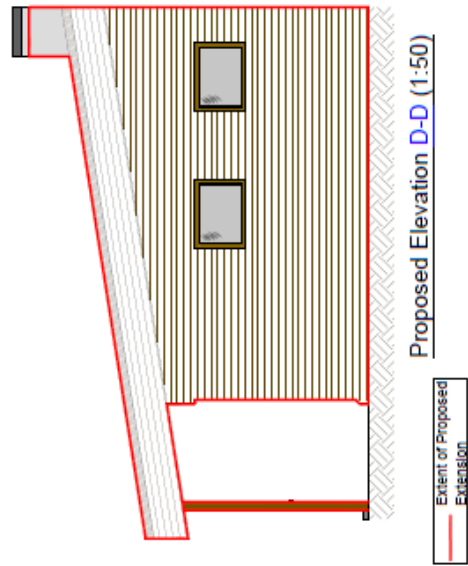
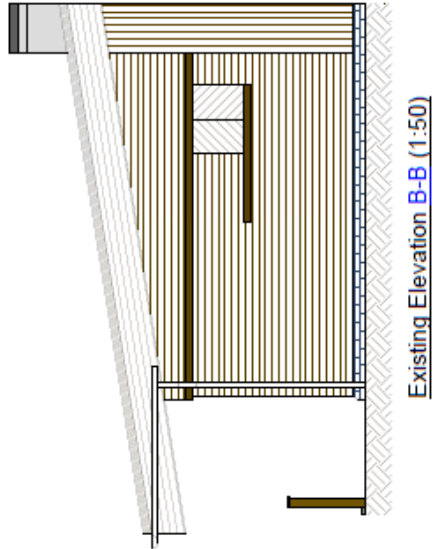
**Timber framed extension to provide additional office space - Trosley Country Park, Waterlow Road, Vigo Village, Gravesend – GR/18/0930 (KCC/GR/0427/2018)**

Proposed Floor Plan



**Timber framed extension to provide additional office space - Trosley Country Park, Waterlow Road, Vigo Village, Gravesend – GR/18/0930 (KCC/GR/0427/2018)**

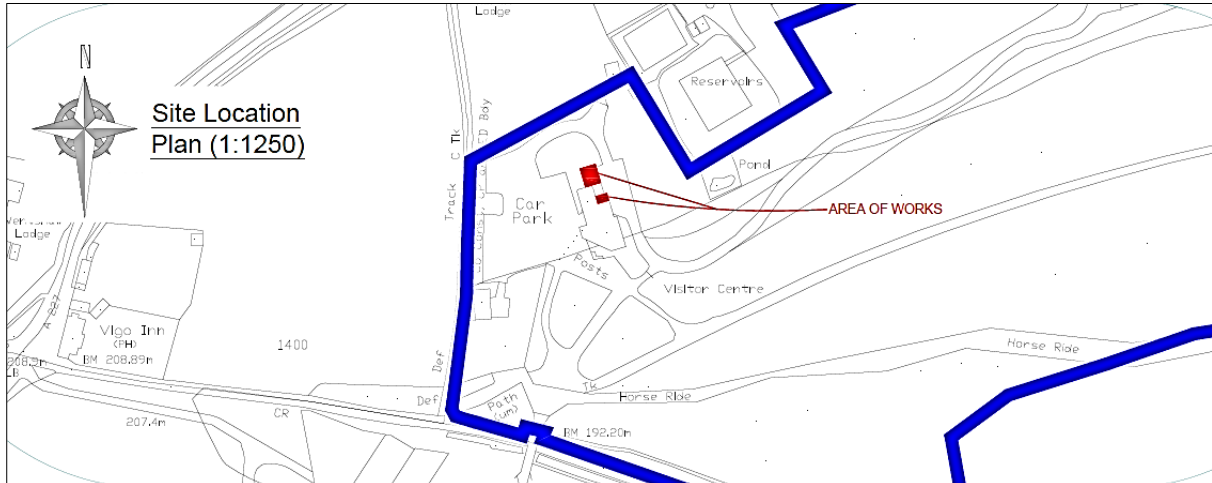
Existing and Proposed Elevations



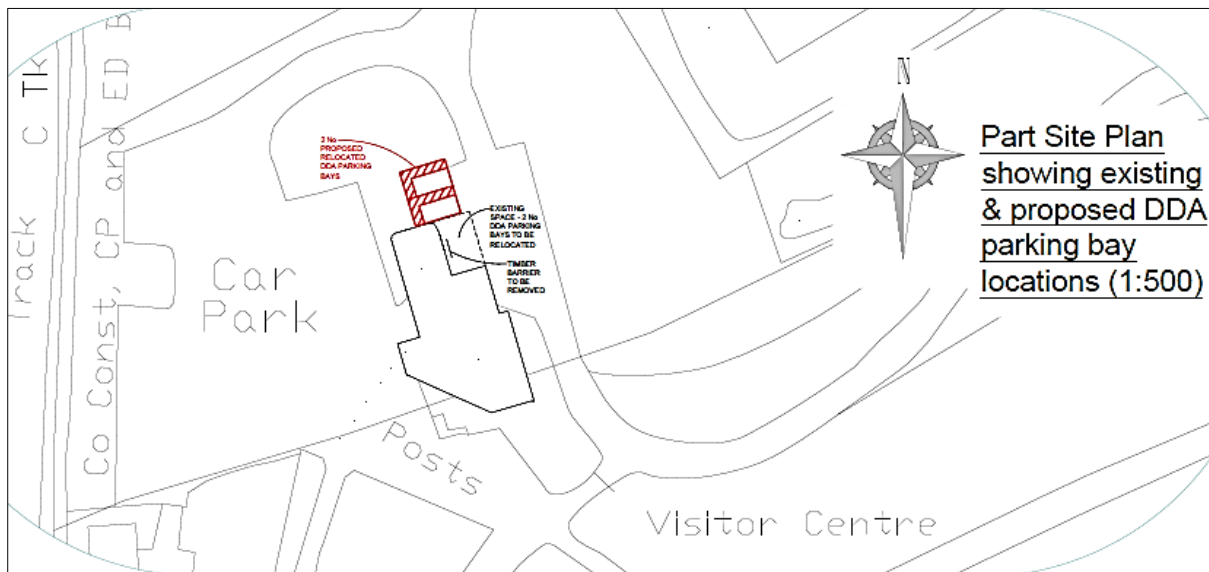


**Timber framed extension to provide additional office space - Trosley Country Park, Waterlow Road, Vigo Village, Gravesend – GR/18/0930 (KCC/GR/0427/2018)**

**Proposed Area of Works**



**Proposed Location of Disabled Parking Bays**



**Timber framed extension to provide additional office space - Trosley Country Park, Waterlow Road, Vigo Village, Gravesend – GR/18/0930 (KCC/GR/0427/2018)**

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**Planning Policy**

10. The most relevant Government Guidance and Development Plan Policies summarised below are appropriate to the consideration of this application:

- (i) **National Planning Policy Framework (NPPF) July 2018** and the **National Planning Policy Guidance** (March 2014), sets out the Government's planning policy guidance for England, at the heart of which is a presumption in favour of sustainable development. The guidance is a material consideration for the determination of planning applications but does not change the statutory status of the development plan which remains the starting point for decision making. However, the weight given to development plan policies will depend on their consistency with the NPPF (the closer the policies in the development plan to the policies in the NPPF, the greater the weight that may be given).

In determining applications, the NPPF states that local planning authorities should approach decisions in a positive and creative way, and decision takers at every level should seek to approve applications for sustainable development where possible.

In terms of delivering sustainable development in relation to this development proposal, the NPPF guidance and objectives covering the following matters are of particular relevance:

- Achieving the requirement for high quality design and a good standard of amenity for all existing and future occupants of land and buildings;
- The great importance the Government attaches to Green Belts, with the fundamental aim of Green Belt Policy being to prevent urban sprawl by keeping land permanently open;
- The extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building is not regarded as inappropriate development within the Green Belt;
- Conserving and enhancing the natural environment, including protecting and enhancing valued landscapes; and
- Great weight should be given to conserving and enhancing landscape and scenic beauty Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues.

- (ii) **Gravesham Local Plan Core Strategy 2014**

**Policy CS01 Sustainable Development**

Seeks to achieve sustainable development whereby planning applications that accord with the Development Plan will be approved without delay unless material considerations indicate otherwise. The Policy states that the Borough Council will take a positive approach reflecting the presumption in favour of sustainable development in the NPPF and the Core Strategy and work proactively with applicants to find solutions which mean that proposals can be approved wherever possible and to secure development that improves the economic,

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social and environmental conditions in the area.

- Policy CS02      Scale and Distribution of Development**  
Seeks to prioritise development in the urban area as a sustainable location for development and supports developments inset from the Green Belt.
- Policy CS10      Physical and Social Infrastructure**  
Supports proposals and activities that protect, retain or enhance existing physical and social infrastructure or lead to the provision of additional infrastructure that improves community well-being.
- Policy CS11      Transport**  
Seeks to ensure that the impact of proposals on the highway and public transport network is managed and that there is sufficient new parking in new development in accordance with adopted parking standards.
- Policy CS12      Green Infrastructure**  
Seeks to ensure landscape character and valued landscapes are conserved, restored and enhanced, with the greatest weight given to the conservation and enhancement of the landscape and natural beauty of the Kent Downs Area of Outstanding Natural Beauty and its setting.
- Policy CS19      Development and Design Principles**  
Seeks to manage development and design principles to achieve visually attractive, fit for purpose and locally distinctive new development, which conserves and enhances the character of the local built, historic and natural environment, integrates well with the surrounding local area and meets anti-crime standards.

(iii) **Gravesham Local Plan First Review Saved Policies 2014**

- Policy P3      Policy for Vehicle Parking Standards**  
Seeks to ensure that there is 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. All vehicle parking provision should normally be made on the development site.

**Consultations**

11. **Gravesham Borough Council:** No comments received to date

**Vigo Parish Council:** No comments received to date

**Kent Downs Area of Outstanding Natural Beauty Unit:** Has no comments to make

**Public Rights of Way:** No comments to make

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**KCC Highways and Transportation:** Raises no objection subject to informatives relating to requirements for highway approvals.

KCC Highways and Transportation also commented that the applicant should ensure that there is no overall loss of disabled car parking spaces, and were necessary, additional provision should be made elsewhere on the site.

**Local Member**

12. The local County Council Member for Gravesham Rural, Mr Bryan Sweetland, was notified of the application on 4 September 2018, but no views have been received to date.

**Publicity**

13. The application was publicised by the posting of a site notice at the front of the Country Park entrance, on the Country Park notice board and within the existing facilities building. There are no properties within the immediate vicinity of the application site.

**Representations**

14. No letters of representation have been received to date.

**Discussion**

15. In considering this proposal regard must be had to the Development Plan Policies outlined in paragraph 10 above. Section 38(6) of the Planning and Compulsory Purchase Act (2004) 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. In my opinion, the key material planning considerations in this particular case relate to the siting and design of the proposed development, the acceptability of the proposed development given the Visitor Centre location within the Metropolitan Green Belt and the associated impacts arising from the proposal in terms of the Kent Downs Area of Outstanding Natural Beauty (AONB) designations.
16. The application seeks planning permission for an extension to an existing amenity block within Trosley Country Park, to allow space for an additional visitor's reception office. The application has not received any letters of objection or concern. The application is being reported to the Planning Applications Committee as a result of governance conflicts arising from the applicant, Kent Country Parks, and the Planning Applications Group both being within the Environment Planning and Enforcement division of KCC. In these circumstances legislation requires that the decision is taken by the Planning Applications Committee even though there are no material planning objections to the proposal.

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Siting and design

17. The proposed extension is influenced by the shape of the footprint, layout, form and materials of the existing building. It involves a very minor addition to the building of 12 square metres together with an extension to the paving and fencing adjoining the extension. The sedum roof covering and timber cladding materials which would match the existing building are considered wholly appropriate. The proposal would accord with the NPPF objectives on design and Gravesham Local Plan Core Strategy (2014) Policy CS19: Development and Design Principles. Subject to the considerations below there would be no planning objection to what is proposed.

Principle of Development in the Green Belt and AONB

18. The proposed extension is situated within the Metropolitan Green Belt and Kent Downs Area of Outstanding Natural Beauty. Policies in the NPPF and Gravesham Borough Council Core Strategy seek to preserve the openness within the Green Belt and to give great weight to conserving and enhancing the landscape and scenic beauty of the AONB.
19. In terms of the Metropolitan Green Belt, consideration needs to be given as to whether the development would be classified as 'inappropriate'. Given the proposed development relates to a very small extension to an existing amenity block occupying a Green Belt location, and that the proposed development would be built to match the existing structure and tie into the surrounding environment, I can see no reason why the proposal would affect the openness of the Green Belt. No objection has been raised on Green Belt grounds by the District Authority and I consider that the proposed development would not conflict with the NPPF guidance or Policy CS02 of the Gravesham Local Plan Core Strategy (2014) and is acceptable in principle.
20. The designation for the Kent Downs Area of Outstanding Natural Beauty includes the whole of Trosley Country Park. The proposed extension would have a very limited impact on the wider landscape and setting of the AONB as it would be seen in context of the existing amenity block. The proposed extension would match the existing structure, would tie in to the surrounding environment and is well screened to areas outside the Country Park by the existing topography, hedgerows, scrub and mature trees. Neither the Kent Downs AONB Unit or the District Authority have raised any concerns about the impacts of the proposals on the AONB and I consider that the proposal accords with the general principles contained in Gravesham Local Plan Core Strategy (2014) Policy CS12: Green Infrastructure.

Transport Issues

21. The proposed application would cause a direct loss of one disabled car parking space located within the Country Park. The application therefore proposes to provide two disabled car parking spaces within the site; a relocation of the disabled car parking space affected by the proposed development, and an additional disabled car parking space to provide additional provision. This increase in the provision of disabled car parking spaces within Trosley Country Park is welcomed. Highways and Transportation have raised no objections to the application and have stated that they are satisfied with the application providing there is no loss of disabled car parking provision. The proposal is in general conformity to Gravesham Local Plan Core Strategy (2014) Policy CS11:

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Transport and Gravesham Local Plan First Review Saved Policies (2014) Policy P3: Policy for Vehicle Parking Standards. It is therefore considered that the application does not pose unacceptable impacts on transport, specifically parking provision.

**Conclusion**

22. The proposal seeks to provide a timber framed extension to the existing amenity block at Trosley Country Park. The Country Park is located within the Metropolitan Green Belt and within the Kent Downs Area of Outstanding Natural Beauty (AONB). The siting and design of the extension are acceptable, and it would not have any significant impact on the openness of the Green Belt or any adverse impact on the landscape character of the AONB.
23. The application has not received any letters of objection or concern from members of the public or consultees. The application is being reported to the Planning Applications Committee as a result of governance conflicts arising from the applicant, Kent Country Parks, and the Planning Applications Group both being within the Environment Planning and Enforcement division of KCC.
24. The development is in accordance with the general aims and objectives of the relevant Development Plan Policies and the principles of the National Planning Policy Framework and therefore my recommendation is that planning permission be granted, subject to conditions.

**Recommendation**

25. I RECOMMEND that PERMISSION BE GRANTED SUBJECT TO the imposition of conditions covering (amongst other matters) the following:
  - The standard three year time limit;
  - The development to be carried out in accordance with the permitted details.

Case Officer: Chloe Palmer
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Tel. no: 03000 415718
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Background Documents: see section heading
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E1 COUNTY MATTER APPLICATIONS AND DETAILS PURSUANT PERMITTED/APPROVED/REFUSED UNDER DELEGATED POWERS - MEMBERS' INFORMATION

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

Background Documents - The deposited documents.

SE/18/293/RVAR Details of a Construction Environmental Management Plan (Condition 3), Details of Material Finishes (Condition 4), Details of the Construction & Design Capacity of the Attenuation Pond (Condition 5), Details of a Specification for an Archaeological Evaluation (Condition 6) and Details of a Landscaping Scheme (Condition 13) pursuant to planning application SE/18/293.  
Court Lodge Farm, Stack Road, Horton Kirby, Dartford, Kent DA4 9DU  
Decision: Approved

E2 COUNTY COUNCIL DEVELOPMENT APPLICATIONS AND DETAILS PURSUANT PERMITTED/APPROVED UNDER DELEGATED POWERS MEMBERS' INFORMATION

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

Background Documents – The deposited documents.

GR/16/520/R12 Details of a School Travel Plan pursuant to Condition 12 of planning permission GR/16/520.  
Westcourt Primary School, Silver Road, Gravesend  
Decision: Approved

TH/18/333/R13 Details of School Travel Plan pursuant to condition (13) of planning permission TH/18/333.  
Laleham Gap School, Ozengell Place, Ramsgate, Kent, CT12 6PB  
Decision: Approved

TW/17/3344/R14 Details of a Code of Construction Practice for the main contract (construction of the school building and related works) pursuant to Condition 14 of planning permission TW/17/3344.  
Land south of Rolvenden Road, Benenden, Cranbrook  
Decision: Approved

TM/18/2480

Retrospective application for the formation of a fenced Multi Use Games Area (MUGA) and running track to existing rear field area, including the installation of lighting for MUGA, existing netball area and running track. Installation of 4no. lamp posts with dimmable LED floodlights to also ensure safe access and egress.

Kings Hill Primary School, Crispin Way, Kings Hill, West Malling, Kent ME19 4LS

Decision: Permitted

E3 TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) REGULATIONS 2017 - SCREENING OPINIONS ADOPTED UNDER DELEGATED POWERS

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Background Documents -

- *The deposited documents.*
  - *Town and Country Planning (Environmental Impact Assessment) Regulations 2017.*
  - *The Government's Online Planning Practice Guidance-Environmental Impact Assessment/Screening Schedule 2 Projects*
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- (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:-
- KCC/DA/0481/2018 Operation of an aggregate recycling facility to accept 75,000 tpa of construction and demolition waste.  
Site 3, Manor Way Business Park, Land between Galley Hill Road and Manor Way, Swanscombe, Kent DA10 0PP
- (b) Since the last meeting of the Committee the following screening opinions have been adopted under delegated powers that the proposed development does constitute EIA development and the development proposal does need to be accompanied by an Environmental Statement:-
- None



E4 TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) REGULATIONS 2017 – SCOPING OPINIONS ADOPTED UNDER DELEGATED POWERS

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- (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) Regulations 2017.*
- *The Government's Online Planning Practice Guidance-Environmental Impact Assessment/Preparing an Environmental Statement*

None

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