

SECTION D  
DEVELOPMENT TO BE CARRIED OUT BY THE COUNTY COUNCIL

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

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Item D1

Proposed minor extensions to the school building and new storage shed at Wickhambreaux Primary School - CA/17/2916 (KCC/CA/0327/2017)

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A report by Head of Planning Applications Group to Planning Applications Committee on 16 May 2018.

Application by Kent County Council and Wickhambreaux Primary School for proposed extensions to provide a new group space, additional storage and a larger staff room to accommodate existing staff and pupils only, an area of hard surfacing and provision of new outside storage at Wickhambreaux Primary School, The Street, Wickhambreaux – CA/17/2916 (KCC/CA/0327/2017)

**Recommendation:** Permission be granted subject to conditions.

**Local Member:** Mr Michael Northey

**Classification:** Unrestricted

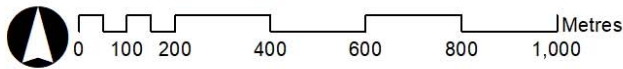
Site

1. The village of Wickhambreaux lies approximately four and a half miles to the east of Canterbury city centre, to the north east of the village of Littlebourne, and to the north west of Wingham. The whole of the village is within a Conservation Area, which includes a number of Grade II and II\* Listed Buildings. The 0.16 ha school site is located in the heart of the village, to the east of the village green, accessed via The Street which is a narrow village road, with little or no pavements and limited opportunities for on-street car parking due to the narrow width of the road.
2. The school site lies to the immediate south of The Street with a brick wall and white timber fence delineating the school boundary. Although the white fence includes both pedestrian and vehicular gates, there is no car parking on the school site. The school playground and a ball court separate the road frontage from the main school building, which is located to the south of the site. Due to the constrained size of the site, the school also make use of the Village Hall, to the east of the school site on the opposite side of The Street, and also have use of a remote field for sporting use.
3. The school site is bound by the Little Stour River to the south, beyond which lies a residential garden. The east and west boundaries of the school site are bound by residential properties and their gardens, and facing residential properties lie to the north of the site on the opposite side of The Street.

*A site location plan is attached.*

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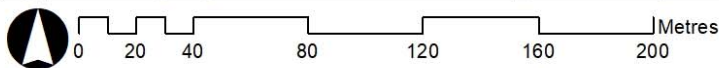
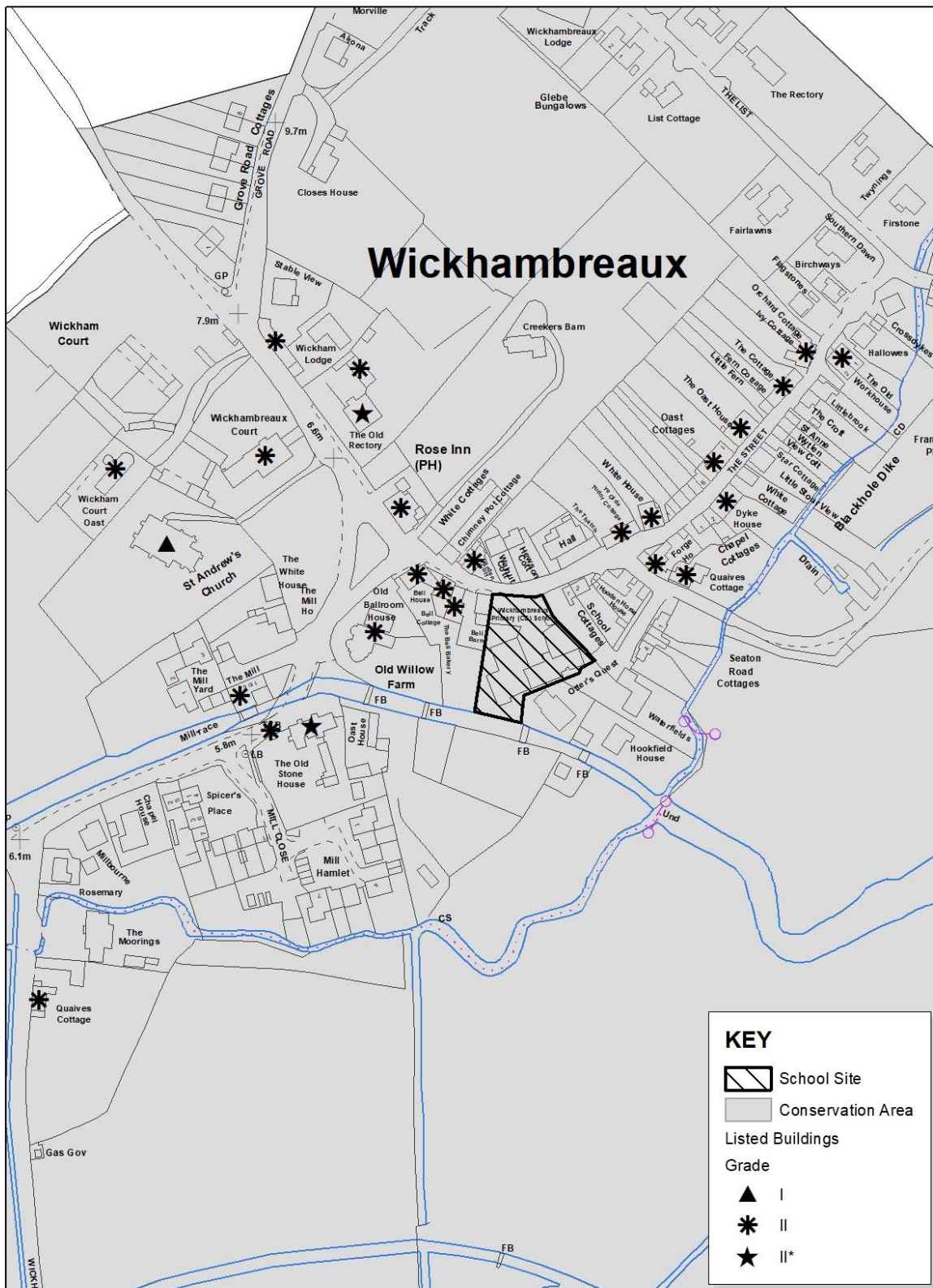
Wider Location Plan



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Site Location Plan



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Proposed Floor Plan



Proposed School Extension

Proposed minor extensions to the school building and storage shed at Wickhambreaux Primary School - CA/17/2916 (KCC/CA/0327/2017)

Proposed Elevations

W1211  
On Site Note

Report of discrepancies, errors and omissions.

Verify all dimensions on site before commencing any work on site to ensure that the proposed works are in accordance with the approved plans and specifications and that the proposed works are in accordance with the relevant Building Regulations, Code of Practice and other applicable standards.

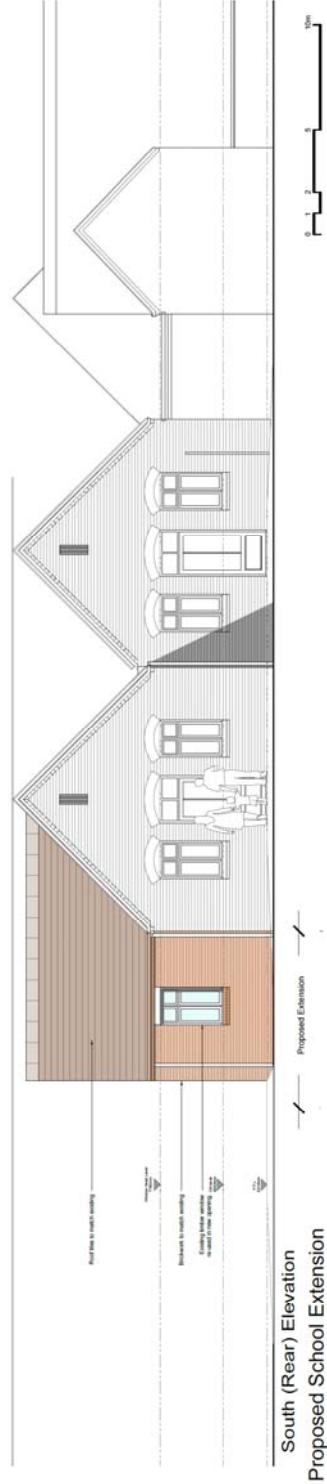
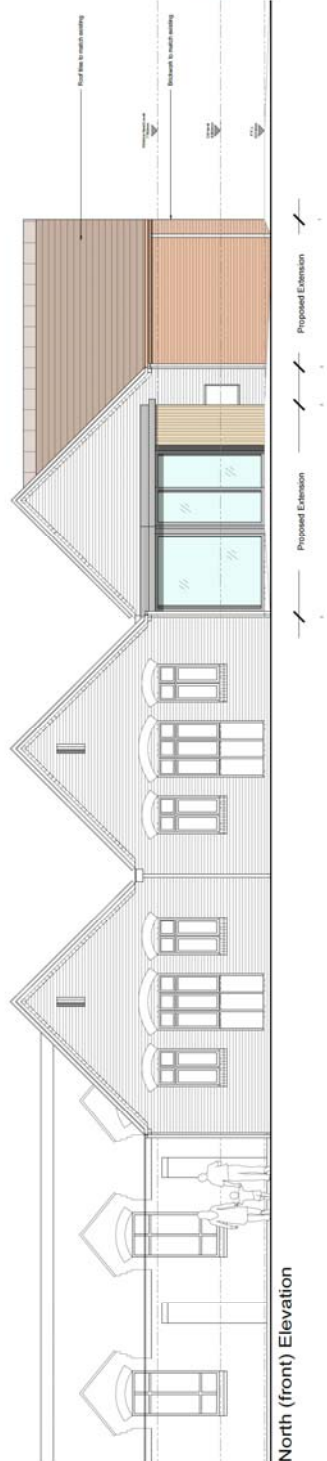
For all proposed work, see relevant drawings.

The drawings and design are copyright of Clague LLP  
Registration Number 012328461

No.	Date	Description
A	03/17	Classroom extension submitted



External Timber Cladding Precedent



Client Name  
Wickhambreaux Primary School Extension

Client Location  
Proposed Elevations

Scale  
1:50 @ A1

Drawn by  
EP

Date  
28/09/16

Checked by

CLAGUE ARCHITECTS

42 Seagull, Canterbury  
Kent CT1 2EP  
Tel: 01227 703000  
Fax: 01227 703001  
www.claguearchitects.co.uk  
Registered Architects No. 2811  
Limited Liability Entity  
Company No. 08218474

CANTERBURY LONDON WINDSOR

Drawing Number  
229900A\_PL\_350

Revision  
A

Proposed minor extensions to the school building and storage shed at Wickhambreaux Primary School - CA/17/2916 (KCC/CA/0327/2017)

3D Perspectives



3D Perspective 01



Background and Relevant Planning History

4. The original Victorian school building was extended in 2005/2006 following the granting of permission for the removal of an existing mobile classroom and replacement with a single storey new build extension (application reference CA/05/423). That extension provided additional classroom space to the west of the original building, and was designed to mimic the original Victorian school, constructed of brick and tiles to match the existing. A small single storey extension to the rear of the school building was also granted permission in 2009 under consent reference CA/09/777.
5. The school has a pupil admission number (PAN) of 105 which is 0.5 Forms of Entry (FE). An application was submitted in 2016 to expand Wickhambreaux Primary School to increase the PAN from 105 to 140. That application, reference KCC/CA/0264/2016, proposed the accommodation proposed within this application (the subject of this report)

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and an additional extension to provide a larger classroom space. The application met with local objection due to the increase in vehicle movements to and from the school and was subsequently withdrawn by the applicant.

6. A primary reason for the withdrawal of that application was that funding was being provided via a legal agreement attached to a housing development in the nearby village of Littlebourne. That housing development was, in part, where the need for additional school places was being generated. However, Littlebourne Primary School had capacity to accommodate the initial pressure arising from the housing development in the village, and although Wickhambreaux Primary School may have been a more popular parental choice, to travel to Wickhambreaux from Littlebourne when places at Littlebourne Primary School were available would not have been sustainable. Arguably, that application would not therefore have met the sustainable development test required by the National Planning Policy Framework (NPPF). The applicant's formal withdrawal letter read as follows;

*“Following discussion with Planning Officers and detailed consideration of the objections received, in particular those relating to the sustainability of the proposal under planning policy and the NPPF, we do not consider that we are able to sufficiently rebut all of the points of objection received. [... ..] Having considered all options and the unique circumstances of this case, we have decided to withdraw the application and will not be proceeding with the formal expansion of Wickhambreaux Primary School.”*

#### Amendments Following Original Submission

7. Following initial consultation on the current application, concerns were expressed by Wickhambreaux Parish Council regarding the siting and design of a shed proposed on the site frontage. When originally submitted, the proposed shed had a steep pitched roof resulting in a high ridge level. In addition, large paladin bins that are stored on the site frontage were to remain unscreened, which was not desirable. The applicant subsequently amended the shed design and added a bin store to the proposal. It is the amended proposal that will be discussed throughout this report.

#### Proposal

8. This application has been submitted by Wickhambreaux Primary School and Kent County Council and proposes two extensions to the existing school building, one to provide staff room space, and the other a group space and storage. In addition, a storage shed and bin store is proposed. The applicant advises that the accommodation is required to cater for the space requirements and needs of existing staff and pupils only. The PAN is not proposed to expand above 105.
9. The first of the two extensions to the west of the school building would provide a staff room space of 36m<sup>2</sup> in total by extending an existing store. The previous staff room has been used as a teaching space for some time, so staff currently do not have a dedicated area for class preparation and/or social space. It is proposed to construct this extension using a red facing brick and a pitched tiled roof to match the existing. The existing external timber doors to the store would be reused to provide external access to and from the staff room.

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10. The second of the two extensions, which is to the north of the proposed staff room, would provide a 19.2m<sup>2</sup> group space and would extend an existing store to provide a total of 13m<sup>2</sup> of storage space. The group space would be accessed via an existing classroom, separated by a folding screen. The applicant advises that the space is required to provide the bespoke curriculum requirements associated with children with Special Educational Needs (SEN) who require small group sessions and/or one to one sessions. The school also has a small number of children with mobility issues. The additional storage space proposed would facilitate the removal of items currently stored in corridors to enable those pupils to have safe movement around the school.
11. The group space and store room extension is proposed with a flat roof and a modern design to compliment rather than mirror the design of the existing school. The walls are proposed to be finished in timber cladding, with large sliding glazed doors allowing external access. A grey rubber membrane roofing finish is proposed.
12. The external area between the school building and the existing western site boundary hedgerow is currently a mix of hard standing and grass. It is proposed to surface this area with resin bound gravel. The applicant advises that the mature hedgerow, and its roots, would not be affected by the works, and nor are there any proposals to reduce the height.
13. To the north east of the site it is proposed to replace an existing storage unit with a shed, and to enclose the school paladin bins (which are stored here) with 1.5metre high timber fencing and gates. The proposed timber shed would be oriented north to south along the eastern site boundary, and would be 4.47metres in length and 1.9metres in depth, split into two units with two sets of doors. The shed would have a mono-pitched roof, rising from 2metres in height at the site boundary to 2.16metres.

#### Planning Policy

14. The following Guidance/Statements and Development Plan Policies summarised below are relevant to the consideration of this application
  - (i) **National Planning Policies** – the most relevant National Planning Policies are set out in the **National Planning Policy Framework (March 2012)**, and the **National Planning Policy Guidance (March 2014)**, which set 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).

The NPPF states that, in determining applications, local planning authorities should look for solutions rather than problems, 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:



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- achieving the requirement for high quality design and a good standard of amenity for all existing and future occupants of land and buildings;
- consideration of whether the opportunities for promoting sustainable transport have been taken up and safe and suitable access to the site can be achieved for all people;
- when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation;

In addition, Paragraph 72 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, and works with schools promoters to identify and resolve key planning issues before applications are submitted*

#### **Draft Revised National Planning Policy Framework (March 2018)**

A draft review of the NPPF was published on Monday 5<sup>th</sup> March 2018. The text has been revised to implement policy changes as a result of previous Government consultation on papers such as the Housing White Paper, National Planning Policy, Planning and Affordable Housing for Build to Rent, and Planning for the Right Homes in the Right Places. In so far as the review is applicable to the consideration of this planning application, the section relating to the delivery of school facilities remains largely unchanged with similarly worded text regarding the need to ensure sufficient choice of school places to meet the needs of existing and new communities.

The sustainable transport chapter emphasises that transport issues should be considered from the earliest stage so that potential impacts can be addressed and opportunities realised. It reiterates the current advice that the planning system should support sustainable development in preparing local plans and dealing with planning applications. Development, it states, should only be prevented or refused on highway grounds if the residual cumulative impacts on the road network or road safety would be severe.

- (ii) **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.

#### **Development Plan Policies**

- (iii) **Canterbury District Local Plan: Adopted July 2017**

**Policy SP1** - When considering development proposals, the City Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF.

**Policy DBE1**– All development should respond to the objectives of sustainable development and reflect the need to safeguard and improve the quality of life for residents, conserve resources, reduce/minimise waste, and protect and enhance the environment.

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- Policy DBE3** -Development proposals are expected to be of high quality design, and are assessed against specific amenity, visual, landscape, accessibility and highways criteria.
- Policy DBE6** -Alterations and extensions to buildings must respect the character of the original building, not result in overshadowing and overlooking, and should not be detrimental to the amenity and character of the locality. Particular care to be given to works to and/or affecting heritage assets.
- Policy CC6** - Minor infill development and development on previously developed land in Flood Zones 2 and 3 will be permitted subject to other local plan policies.
- Policy HE1** –The City Council will support proposals which protect, conserve and enhance the historic environment.
- Policy HE4** - Development proposals should preserve and/or enhance the special historic or architectural interest, and/or the setting of listed and locally listed buildings.
- Policy HE6** –Development proposals within a Conservation Area should preserve and/or enhance its special architectural and historic character, and its appearance.
- Policy QL1** - Proposals for new buildings to provide community facilities will be encouraged and granted planning permission on the basis that any new building is appropriately designed and located, and highway safety and residential amenity would not be prejudiced.

#### Consultations

15. **Canterbury City Council** raise no objection to the application. The City Council considers that the proposals accord with the underlying principles of the NPPF and policies DBE3, DBE6, QL1, HE1 and HE6 of the adopted Canterbury District Local Plan 2017.

**Wickhambreaux Parish Council** generally support the application as it is acknowledged that the school is currently overcrowded and cramped so the new facilities would be an improvement, in particular the provision of a staff room. However the Parish Council cannot wholly support the proposals as they consider that the application could be accompanied by an increase in school roll. The Parish Council raise the following points for consideration:

- 1) Following the withdrawal of the previous planning application the school roll has continued to increase and is now 125. That is a 12% increase, which given a PAN of 15 represents roughly a years intake and is 19% above the school roll of 105. By continuing to admit pupils on a cramped site, the school is exacerbating overcrowding and dodging the problem of unsustainability. Whilst the application is not proposing additional classroom space, the new spaces could be used for classrooms in the future. The school roll cannot be capped and as a result, the

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Parish Council do not feel that there is any validity, reassurance or enforceability in the statement that the new facilities would be for use by existing staff and pupils only.

- 2) The school site is within a Conservation Area, so development should preserve or enhance the location. The Parish Council consider that the proposals do not completely fulfil that requirement. The group space extension has an irregular shape, a flat roof and unattractive timber cladding, which is in stark contrast to the school extension completed in 2008/9 which is aesthetically pleasing and sensitively designed. However, the Parish Council appreciate that that extension is to the rear of the building and would not be seen from The Steet. The Parish Council consider the location of the proposed shed to be more unacceptable, near the school gate and visible from the road. That position neither enhances the school nor the Conservation Area's street scene. Although the Parish Council appreciate that the shed would house PE and playground equipment so logistically it is a suitable place, they ask that consideration be given to placing the shed at a site where it is not visible. In addition, the industrial size wheelie bins are already located at the gates which is not attractive to the scene.
- 3) Planning policy recognises that lack of sustainability, largely from a traffic/parking perspective, is the main issue facing the historic village and is the reason why further village growth is restricted. Consequently, it is considered essential that a school travel plan addresses the negative impact an increase in numbers has imposed and will continue to impose upon the village. The most recent Travel Plan published on the Jambusters website dates from 2005, when the school roll stood at 69 pupils with 5 staff. Recently, the Parish Council have been informed by the school that the 2016 Plan was never completed due to the decision to withdraw the previous planning application. Given these factors and the growth in school numbers, even since the inception of the 2016 Plan, the parish Council consider it extremely important that the Travel Plan is updated, completed and made available for wider consideration. This should involve the whole community, not just those attending the school.

Should permission be granted the Parish Council suggest that conditions of consent should be imposed to limit further expansion of the school building, to restrict the new areas to the uses applied for so that they cannot become classrooms, to require the relocation of the shed, and to require the submission of an updated School Travel Plan.

**Kent County Council Highways and Transportation** raise no objection to this application as the proposed development is to provide accommodation for existing staff and pupils only, therefore not generating additional movements to and from the site. Should permission be granted, a condition of consent is required to secure the submission of a Construction Management Plan which must include details of lorry/construction vehicle routing, parking and turning areas for delivery and construction vehicles and site personnel, timing of deliveries to avoid conflict with peak school times, provision of wheel washing facilities, and temporary traffic management and signage.

**The County Council's School Travel Plan Advisor** confirms that an amended School Travel Plan has been submitted by the School via the online Jambusters system, and that it meets the County Council's criteria and has been approved.

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**The County Council's Conservation Officer** raises no objection to the application and comments as follows:

"The school is not a listed building but is set within a Conservation Area with several listed and non-listed Heritage Assets close by. The site is therefore sensitive, and any development must preserve or enhance the setting of the Conservation Area. The proposed extensions to the school building are sited such that they are not visible from the road and would, therefore, have minimal impact on the Conservation Area. Further, the amended bespoke shed design incorporating a bin store is an improvement to the scheme."

**The Environment Agency** raise no objection to the application. Advice regarding flood risk and Flood Risk Activity Permits (FRAPS) is provided for the applicant.

**The County Archeologist** no comments received to date.

#### Local Member

16. The local County Member, Mr Michael Northey, was notified of the application on the 21 December 2017.

#### Publicity

17. The application was publicised by advertisement in a local newspaper, the posting of a site notice, and the individual notification of 18 neighbouring properties.

#### Representations

18. In response to the publicity, 2 letters of representation have been received. The key points raised can be summarised as follows:
  - Concern is raised that the extension would overlook a neighbours back garden and impact upon privacy. A work unit/office is located in the neighbours garden and they consider that client confidentiality could be breached;
  - The previous application for a slightly larger scale development was withdrawn as an expansion of the school was not acceptable;
  - What would prevent the County Council from increasing staff and pupil numbers after the proposed development is complete?
  - The previous application set out a need for additional primary school places in the local area. How has this demand been met if Wickhambreaux Primary School is not expanding?
  - The school admission number (PAN of 105) should not increase, and that should be controlled by condition;
  - The percentage of pupils who travel to the school by car should be limited and controlled by condition;

The Littlebourne and Wickhambreaux Conservation Society have also commented on the proposal, and have two concerns as follows:

"1) Anxious that the beech hedge along the north west of the application site be preserved. It is an important wild life habitat for nesting birds in the Spring and

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provides sheltered roosting for many small birds in the winter. Should you give consent for the development, we should like you to add a condition that the hedge remain undisturbed.

2) The siting of the shed is unsympathetic to the Conservation Area. The Victorian detail on the old school building is very attractive and seen from The Street the shed will detract from the approach to the school. We ask that it be re-sited in a less conspicuous position, possibly round the back, near to the proposed extension.”

Littlebourne Parish Council have also commented on this application and strongly object as they consider the proposal to be an expansion to Wickhambreaux Primary School. A previous application for an expansion was withdrawn by the applicant (The Area Education Officer) as the points of objection received could not be rebutted. Previous objections therefore appear to have been accepted in considering that application. Littlebourne Parish Council therefore object ‘most strongly to this apparent unlimited expansion’ and reiterate that:

- “a) We were not consulted, despite being a neighbouring, and interested Parish Council;
- b) There has been no regard paid to the classification of Wickhambreaux Village as not sustainable under the NPPF;
- c) The detrimental effect of the increased car journeys already taking place and likely to increase in future;
- d) The lack of a visible, agreed, Travel Plan;
- e) There is capacity at both Pre-School and Primary levels within Littlebourne.”

## Discussion

### Introduction

19. In considering this proposal regard must be had to the Development Plan Policies outlined in paragraph 14 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 Development Plan Policies, Government Guidance including the National Planning Policy Framework (NPPF), and other material planning considerations arising from consultation and publicity. The National Planning Policy Framework, together with the Planning for Schools Development Policy Statement, strongly promote the provision of improved school facilities and exhort local planning authorities to work with applicants to overcome obstacles in the securing of planning consents. In addition to need, in this case the key determining factors, in my view, are design and massing, including impact upon heritage assets, amenity concerns, and access and highway matters.

### Siting and Design including impact upon Heritage Assets

20. As outlined in paragraph 1 of this report, the whole of the village of Wickhambreaux is included within a Conservation Area, which also contains a number of Grade II and II\* Listed Buildings. Development Plan Policies require development to conserve and enhance the character and appearance of a Conservation Area and the setting of Listed Buildings. Wickhambreaux Parish Council consider that the proposals do not completely fulfil that requirement. With regard to the main two extensions, the Parish Council

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consider that the group space extension would have an irregular shape, a flat roof and unattractive cladding which would not be aesthetically pleasing.

21. However, I consider the design and materials to be a modern design solution which would enhance the existing building rather than detract from it. In any instance, as can be seen from the site plans and as acknowledged by the Parish Council and the County Council's Conservation Officer, the two extensions to the rear of the site would not be visible from the site frontage or from public vantage points. It is also of note that both Canterbury City Council and the County Council's Conservation Officer raise no objection to the proposed development. Subject to the imposition of a condition requiring the submission of final details of all materials to be used externally to ensure that they match the existing where appropriate, I consider the siting, massing and design of the rear extensions to be appropriate for the site and do not consider that the extensions would detract from the character and appearance of the Conservation Area, or affect the setting of nearby Listed Buildings.
22. However, Wickhambreaux Parish Council and Littlebourne and Wickhambreaux Conservation Society consider the siting of the proposed shed to be unsympathetic to the Conservation Area and suggest that alternative locations within the school site should be considered, preferably to the rear of the school. First, it is important to note that the shed is proposed to be sited upon an area of the site that has previously accommodated a shed and is currently home to a wooden storage unit. Further, the applicant has looked at alternative locations within the school site and has advised that the site proposed is the only site suitable as alternatives would impact upon netball court markings or the dedicated fenced-off reception play area, would affect access to the school or would block school windows. The store needs to be adjacent to the playground/netball court to be fit for purpose as it is needed to store outdoor play equipment, as did previous sheds in this location.
23. Notwithstanding this, following the concerns received regarding the siting of the shed, the applicant amended the design to reduce the height of the shed and therefore reduce its impact on the street scene. The shed would be viewed in the context of an adjacent wooden pergola which, as can be seen from the sections on page 4 of this report, is much taller and larger in scale than the shed. Existing boundary hedge planting along the eastern site boundary would also be retained, which is higher than the shed, again giving it a back drop. The timber finish is appropriate for such a structure and would match the adjacent pergola and existing fencing on site. I accept that alternative locations within the school site would not be suitable or fit for purpose, and further consider the amended shed design to be appropriate in this instance.
24. Further, as pointed out by Wickhambreaux Parish Council, industrial sized school bins are currently stored on the site frontage adjacent to the proposed shed. These bins are not attractive and detract from the appearance of the site and the locality. As part of this application, it is proposed to provide a 1.5metre high timber fencing enclosure for the two bins. As noted by the County Council's Conservation Officer, this an improvement over the current situation, and in my view would enhance the existing street scene.
25. In conclusion, subject to the imposition of a condition requiring the submission of final details of all materials to be used externally to ensure that they match the existing where appropriate, I consider the siting, massing and design of the proposed extensions and the shed to be appropriate for the site and do not consider that the development would detract from the character and appearance of the Conservation Area, or affect the

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setting of nearby Listed Buildings.

Amenity Issues

26. A local resident has expressed concern that the extension would overlook their garden and impact upon privacy, especially as they have a work unit/office in their garden so are concerned about client confidentiality. The two extensions proposed are to the west of the school building and are single storey, as is the rest of the school. Built development on the site would not be moved much closer to the western boundary than the existing, and arguably the development would maintain the status quo in that regard. Further, the proposed development, including the area of proposed surfacing (see paragraph 12) is not adjacent to a neighbouring property but rather a heavily vegetated area of a neighbouring garden and screened by a mature hedgerow.
27. As noted by the Littlebourne and Wickhambreaux Conservation Society, the hedge along the western site boundary is important in terms of screening and wildlife habitat, and it is therefore proposed to be retained. The applicant advises that the mature hedgerow, and its roots, would not be affected by the works, and nor are there any proposals to reduce its height. Subject to the imposition of a condition requiring the retention and protection of the boundary hedge during construction works, should permission be granted, I am satisfied that the development would not result in overlooking or loss of privacy. I am further satisfied that the development would not have an undue impact on the amenity of local residents as the development is of a nature and scale appropriate to the site and its existing use.

Clarification about the School Roll, Highway and Access Matters

28. As outlined in paragraphs 5 & 6 of this report, an application was submitted in 2016 to expand Wickhambreaux Primary School to increase the PAN from 105 to 140. That application, reference KCC/CA/0264/2016, proposed the accommodation proposed within this application, the subject of this report, and an additional extension to provide a larger classroom space. That application met with local objection due to the increase in vehicle movements to and from the school and was subsequently withdrawn by the applicant. Further, as detailed in paragraph 6 of this report, arguably that proposal would not have met the sustainable development test required by the National Planning Policy Framework (NPPF) due to the need for the expansion arising in part from a housing development in Littlebourne, a village that has its own school with capacity to accommodate the initial pressure arising from that housing. The formal expansion of Wickhambreaux Primary School by the Education Authority was also withdrawn, so the PAN remains at 105, with no proposals to increase that.
29. This application has, however, continued to meet with objection and concern from Wickhambreaux Parish Council, Littlebourne Parish Council and a local resident on the grounds of an expansion to the school. This application, however, is proposing accommodation needed by existing staff and pupils only, as set out in paragraphs 9 & 10 of this report. Staff currently do not have a staff room for lesson preparation and/or a social space, and due to existing pupils needs (SEN requirements and mobility issues) a small group space and additional storage is required. It is requested by Wickhambreaux Parish Council that a condition be imposed to ensure that the additional accommodation proposed is not used as classroom space in the future, should permission be granted. We cannot control how the school use their internal accommodation, and nor would it be appropriate to do so. However, I am satisfied that the accommodation proposed is

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required to meet the needs of existing staff and pupils, and moreover the spaces proposed, particularly the group space, are not of a size or shape that could easily be used for the teaching of additional classes.

30. Although the PAN is to remain at 105, the school had 124 pupils on the school roll in January 2018. This increase of 19 pupils over the PAN has led to concern that an increase in pupil numbers is occurring without a formal expansion. First, it is important to note that the previous application proposed an extended classroom which was required to accommodate an increase in the school roll. That is no longer proposed, and therefore the school roll is limited by existing teaching space constraints. Moreover, the Area Education Officer has confirmed that only 15 places will be offered to Year R in September 2018, which is in accordance with a PAN of 105.
31. I am advised that over the last few years the school has agreed to take over its PAN of 15 to provide enough places for local families, resulting in an initial increase to 112 pupils. Further, due to the proposed expansion by the Education Authority, the PAN was increased to 20 for September 2017, resulting in 117 pupils on the school roll. A further two pupils with SEN were admitted as the school is required to admit these pupils is parents name the school in their child's Education, Health and Care Plan. The school also admitted further children through the 'in year' application process which is managed by the school. The school numbers in January 2018 were:

Year	No.
Rec	16
1	17
2	21
3	14
4	19
5	17
6	20
Total	124

32. I am also advised that the loss of the 20 Year 6 pupils at the end of this academic year, and an intake of only 15 in September 2018 would reduce the roll down to 119. This would continue over the coming years, gradually reducing the school roll back down to 105, 15 per year group. The PAN of 105 is not proposed to increase, but those making representations request that we control that by planning condition. This is not something that the Planning Authority can impose, we cannot limit school rolls by planning condition and such a condition would not meet the requirements of the 6 tests as set out in the NPPF (planning conditions must be necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects). However, as previously stated, the school roll is limited by accommodation space constraints. Any future proposals to increase the PAN above 105 would be subject to the normal consultation procedure undertaken by the Education Authority, Further, should the school require further teaching spaces in the future, a planning application would be required. I am therefore satisfied that the school roll will continue to reduce back to the PAN, and that any future formal expansion of the school cannot occur without further consultation and publicity. However, in light of local concern regarding the potential expansion of PAN, and that the application is predicated on no expansion, I recommend that an informative be imposed to remind the applicant that the school roll is expected to reduce back to 105, in accordance with the Pupil Admission Number (PAN).



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33. For avoidance of doubt, the Area Education Officer advises that the need for the additional school places that resulted in the previous proposal for an expansion of Wickhambreaux Primary School has been met by Littlebourne Primary School. Any additional future pressure for school places in the locality is expected to be met by an intended new school at the south Canterbury (Mountfield Park) development.
34. As this development is proposing to provide accommodation to provide for the needs of existing staff and pupils only, Kent County Council Highways and Transportation raise no objection to the proposal. Further, given that the development is minor in nature and to provide for existing pupils, I am satisfied that the development would no longer fail the NPPF's sustainability test, as was the case with the previously withdrawn application.
35. Wickhambreaux Parish Council consider the submission of an up to date Travel Plan essential in addressing the impact of 'additional vehicle movements' in a village. However, in recent weeks the School have completed and had approved a School Travel Plan, dated February 2018, as confirmed by the County Council's School Travel Plan Advisor. That Travel Plan was prepared and agreed outside of the planning process and will be periodically reviewed and updated as part of that separate requirement for schools to have up to date School Travel Plans on the County Council's Jambusters system. The Travel Plan is available to view online via [www.kent.gov.uk](http://www.kent.gov.uk). Given that this application would not result in additional vehicle movements as it is to provide accommodation for existing staff and pupils only, and in light of the fact that a School Travel Plan has recently been approved by the County Council's School Travel Plan Advisor, I do not consider that the Planning Authority need to condition any further work with regard to the Travel Plan in this case.
36. In conclusion, I am satisfied that the proposed development is to provide accommodation to meet the needs of existing staff and pupils only and am further satisfied that the intention is that over the coming years the school roll would revert back to the PAN of 105. There are no proposals to expand Wickhambreaux Primary School, and should a future need arise that would have to be subject to consultation and publication by the Education Authority, and any resulting accommodation requirements would be subject to planning approval. In my view, the development is sustainable in highway terms, and would not exacerbate any existing highway and access issues. I therefore see no reason to refuse this application on highway and access grounds.

#### Construction matters

37. Given that there are neighbouring residential properties, if planning permission is granted it would, in my view, be appropriate to impose a condition restricting hours of construction to protect residential amenity. I recommend that works should be undertaken only between the hours of 0800 and 1800 Monday to Friday and between the hours of 0900 and 1300 on Saturdays, with no operations on Sundays and Bank Holidays. It is also good practice on school sites for contractors to be required under the terms of their contract to manage construction traffic/deliveries to minimise conflict with traffic and pedestrians at the beginning and end of the school day, and details of this would be required to be included within the Construction Management Strategy (see below).
38. Given the narrow and rural nature of local roads, and the proximity of neighbouring properties, I also consider it appropriate that details of a Construction Management Strategy be submitted for approval prior to the commencement of the development. That

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should include details of lorry/construction vehicle routing, parking and turning areas for delivery and construction vehicles and site personnel, timing of deliveries to avoid conflict with peak school times, provision of wheel washing facilities, and any temporary traffic management and signage. Such a strategy would also address the condition required by Kent County Council Highways and Transportation with regard to the construction of the development. Therefore, should permission be granted, a Construction Management Strategy would be required pursuant to condition and the development would thereafter have to be undertaken in accordance with the approved strategy.

#### Conclusion

39. This proposal seeks to provide two minor extensions to the school building to accommodate a group space, increased storage space and a staff room area, and the provision of a storage shed to the site frontage. In my view, the development would not give rise to any significant material harm and is in accordance with the general aims and objectives of the relevant Development Plan Policies. I do not consider that the development would have an adverse effect on the character and appearance of the Conservation Area within which the school is located or would affect the setting of nearby Listed Buildings. The development is in accordance with the principles of the National Planning Policy Framework and the Planning Policy Statement for Schools (2011). Subject to the imposition of the conditions outlined throughout this report, I consider that the proposed development would not have a detrimental impact on the character and appearance of the Conservation Area, the setting of nearby Listed Buildings, the local highway network or the amenity of local residents. I therefore conclude that the development is sustainable and recommend that permission be granted subject to conditions.

#### Recommendation

40. I RECOMMEND that PERMISSION BE GRANTED SUBJECT TO the imposition of conditions covering (amongst other matters) the following:

- A 5 year time limit for implementation;
- The development to be carried out in accordance with the permitted details;
- The submission of details of all materials to be used externally;
- Retention and protection of boundary hedging including root protection areas;
- The submission and approval of a construction management strategy prior to the commencement of the development, including details of lorry/construction vehicle routing, parking and turning areas for delivery and construction vehicles and site personnel, timing of deliveries to avoid conflict with peak school times, provision of wheel washing facilities, and any temporary traffic management and signage;
- Hours of working during construction to be restricted between 0800 and 1800 Monday to Friday and between the hours of 0900 and 1300 on Saturdays, with no operation on Sundays and bank holidays;

41. I FURTHER RECOMMEND THAT the applicant BE ADVISED of the following informatives:

- The applicant's attention is drawn to the letter from the Environment Agency in which advice is provided with regard to flood risk and Flood Risk Activity Permits (FRAPS);

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- The applicant is reminded that the school roll is expected to reduce back to 105, in accordance with the Pupil Admission Number (PAN).

Case Officer: Mary Green

Tel. No: 03000 413379

Background Documents: see section heading