



Delegated Report

Kent County Council Consultation

Planning Application No: 20231208

Location: Gravesend Grammar School For Boys Church Walk Gravesend Kent

Description: KCC Consultation - Section 73 application to amend Conditions 15 & 16 (vehicle and pedestrian access improvements) of planning permission GR/21/0823 as amended by GR/23/0006 to allow a commitment to be made by the Applicant to complete the improved access works by September 2024

Applicant: Kent County Council

Site Visit Date: None (desktop assessment only)

Introduction

Kent County Council (KCC), as the determining Planning Authority, has consulted Gravesham Borough Council (GBC) for its views on proposed amendments to the wording of Conditions 15 and 16 (vehicle and pedestrian improvements) attached to planning permission reference GR/21/0823 (GBC reference 20210823) as amended by planning permission reference GR/23/006 (GBC reference 20230006).

Submitted Documents/Plans

The planning application documents are available on the KCC website via the following link;

<https://www.kentplanningapplications.co.uk/Planning/Display/KCC/GR/0147/2023?cuuid=7611A6E3-98DB-4058-8D27-C7FA8F505FC7>

Relevant Planning History

Reference	Description	Decision	Decision Date
20230006	Section 73 application to amend Conditions 15 & 16 of planning permission GR/21/0823 (vehicle and pedestrian access improvements) to enable the newly built approved school building to become operational for this academic year, with a commitment from the Applicant to complete the improved access works by September 2023	No objection	27.01.2023
20210823	KCC Consultation KCC/GR/0133/2021 – Proposed expansion from 6FE to 7FE, to include the construction of a new two storey teaching building, and external works to provide a new drop-off circuit and set-down area, relocated parking to the north of the site and removal of the existing mobile classrooms.	Observations sent	09.09.2021

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS10 – Physical and Social Infrastructure
- CS11 – Transport
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development & Design Principles

Gravesham Local Plan: First Review (1994)

- T1 – Impact of Development on Highway Network

Paragraph 33 of the NPPF (2023) sets out that policies within adopted local plans should be reviewed to assess whether they need updating at least once every five years, and should then be updated as necessary. Such reviews are also a legal requirement as set out in Regulation 10A of the Town and Country Planning (Local Planning) England Regulations 2012.

The Council undertook such a review in September 2019 and found that the adopted Local Plan Core Strategy is in need of a partial review in terms of Policy CS02, due to the increased need for housing since the Local Plan Core Strategy was adopted and the need to ensure that a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1st Review (1994) generally conform with the NPPF (2023), the Council will also seek to replace these.

National Planning Policy Framework (2023)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving well-designed and beautiful places

Consultations, Publicity and Representations

As the determining authority, KCC have the responsibility to undertake relevant statutory consultations and publicity. In addition, the following consultation was undertaken by GBC.

GBC Highways Officer

The improvements were to improve the access with the intent of making it more efficient and safer. If the date of provision is amended, then the reason for the improvement must be questioned.

Officer's Analysis

Planning permission was granted by KCC for the expansion of Gravesend Grammar School for Boys to include the construction of a new two storey teaching building and external works to provide a new drop-off circuit and set-down area, relocated parking to the north of the site and the removal of the existing mobile classrooms under reference 20210823. Conditions 15 and 16 of that permission read as follows;

15. Prior to the first use/occupation of the development hereby permitted, the improvements to the main school vehicular access off Church Walk, final details of which must be submitted to and approved by the County Planning Authority, in consultation with Highways and Transportation, and accord with the outline details shown in the application documents, must be implemented, constructed, and fully operational.

Reason: In the interests of highway safety.

16. Prior to the first use/occupation of the development hereby permitted, the improved pedestrian footway along the western side of Church Walk, together with the uncontrolled crossing facility to the main school pedestrian entrance, final details of which must be submitted to and approved by the County Planning Authority, in consultation with Highways and Transportation, and accord with the outline details shown in the application documents, must be implemented, constructed, and fully operational.

Reason: In the interests of highway safety.

In January 2023, KCC granted an application to amend the wording of conditions 15 and 16 of planning permission 20210823. The following is the approved wording;

15. Prior to the start of the 2023/24 academic year when there is a material increase in pupil numbers, the improvements to the main school vehicular access off Church Walk, final details of which must be submitted to and approved by the County Planning Authority, in consultation with Highways and Transportation, and accord with the outline details shown in the application documents, must be implemented, constructed, and fully operational;

Reason: In the interests of highway safety.

16. Prior to the start of the 2023/24 academic year when there is a material increase in pupil numbers, the improved pedestrian footway along the western side of Church Walk, together with the uncontrolled crossing facility to the main school pedestrian entrance, final details of which must be submitted to and approved by the County Planning Authority, in consultation with Highways and Transportation, and accord with the outline details shown in the application documents, must be implemented, constructed, and fully operational;

Reason: In the interests of highway safety.

The current application seeks to further amend the wording of conditions 15 and 16 to allow the highway improvement works to be completed prior to the start of the 2024/25 academic year. The reasoning for the delayed implementation of the conditions is because additional land was required to be purchased in order to accommodate the improved access works and that purchase was delayed. The highway works would take 6-10 weeks to complete and would limit access to the school site, which means that the works would need to be completed during the next summer holiday period. In the meantime, school staff manage the access to the application site in the mornings and after school.

The GBC Highways Officer has raised concerns regarding the delay and reasoning behind the implementation of the highway improvements. However, it is considered that the reasoning for the proposed amendments and the timescales for the implementation of the conditions are reasonable and acceptable.

Conclusion & Recommendation

The reasoning for the proposed amendments and the timescales for the implementation of the conditions are reasonable and acceptable and as such, the Borough Council should raise no objection to the proposed amendment to conditions 15 and 16 of planning permission GR/21/0823 (GBC reference 20210823) as amended by planning permission reference GR/23/006 (GBC reference 20230006).

(For detailed wording, see draft Decision)

Case Officer:	Mrs Kelly Joyce	Team Leader:	Miss Faye Hobbs
Signed:	K Joyce	Signed:	
Dated:	4th January 2024	Dated:	05 January 2023