

Delegated Report

Planning Application

Planning Application No: 20240533

Location: Gravesend Rugby Football Club, Donald Biggs Drive, Gravesend
DA12 2TL

Description: Change of Use of the main hall during the hours of 07:30 - 17:30
Monday to Friday 50 weeks of the year to be used as a Pre-School.

Applicant: Mr Samuel Howard, Play Pavilion Pre-School

Site Visit Date: 27 August 2024

Submitted Documents/Plans

Application form
Site location plan
Drawing no. GRFC-EXBL01 rev A (existing ground floor layout)

Relevant Planning History

There is no recent relevant planning history however permission has been granted before for the use of the pavilion as a pre-school:

19970762 Use of main hall as a pre-school playgroup between the hours of 0800-1600 hours Monday-Friday.
Approved 31 January 1998

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- Core Strategy Policy CS01: Sustainable Development
- Core Strategy Policy CS02: Scale and Distribution of Development
- Core Strategy Policy CS10: Physical and Social Infrastructure
- Core Strategy Policy CS11: Transport
- Core Strategy Policy CS12: Green Infrastructure
- Core Strategy Policy CS18: Climate Change
- Core Strategy Policy CS19: Development and Design Principles

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards
- P5 – Exceptions to the Vehicle Parking Standards – Change of Use of Buildings
- T1 – Impact of Development on the 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 4 – Decision-making
- Section 11 – Making effective use of land
- Section 12 – Achieving well-designed and beautiful places
- Section 15 – Conserving and enhancing the natural environment

Supplementary Planning Guidance

- SPG 4 - KCC Parking Standards (2006);

Consultations, Publicity and Representations

Consultees

GBC Environmental Protection

As advised in the pre-application response to this proposal, consideration does need to be given to the intensification in use and potential noise that may occur as a result of the premises being used during the weekdays from 07.30am to 5.30pm 50 weeks a year. It's been advised that up to 20 children could attend and there will be use of external areas (terrace and playing field). No information has been provided as to the extent of the external use which, in warmer months, could be for long periods of the day. This could result in noise disturbance to the houses in Donald Biggs Drive.

Therefore, it's recommended that a condition be attached to any planning permission that requires the submission of a Noise Management Plan (NMP) to be submitted for approval prior to any use commencing. The NMP should include information regarding hours/time of use of the external areas, activities to take place outside, number of children outside, how noise/noisy activities will be managed, a procedure for dealing with noise complaints and any other matters the applicant considers relevant.

Neighbouring properties

The application has been advertised by site notice and individual letters to 12 neighbouring properties.

Officer's Analysis

Procedural Matter

The red line plan does not join up the red line around the building and the outside terrace however it was felt, on balance, the plan was sufficient to validate the application. An informative is recommended, for the avoidance of doubt, to make clear that the red line includes the building and terrace directly outside.

Proposal

This application seeks planning permission to change the use of the main hall during the hours of 07:30 - 17:30 Monday to Friday 50 weeks of the year to be used as a Pre-School.

Principle of Development

Policy CS02 of the Gravesham Local Plan Core Strategy September 2014 prioritises development in the

urban area as a sustainable location and seeks to achieve this by promoting regeneration by prioritising redevelopment and recycling of underused, derelict and previously developed land, predominately in Opportunity Areas located within Gravesend and Northfleet.

Policy CS10 of the Gravesham Local Plan Core Strategy (September 2014) provides support for proposals that lead to the provision of additional infrastructure that improves community well-being.

The principle of changing the use of part of the building to a flexible use to include a pre-school during the week when the building is under-utilised is therefore acceptable provided it meets the policy objectives listed below.

Design, Character and Appearance

Policy CS19 of the Gravesham Local Plan Core Strategy September 2014 sets out that new development will be visually attractive, fit for purpose and locally distinctive. It should conserve and enhance the character of the built environment and take account of the scale, height, building lines and other architectural features of buildings. Account should also be taken of strategic views, site topography, the significance of heritage assets and features of townscape and landscape value which contribute to local character and sense of place.

The proposal does not involve any external works and therefore will have no detrimental impact in terms of design. The outside terrace area will be used for the nursery and full details of how this will be managed and secured will be required by condition in order to ensure that there continues to be no impact on the character and appearance of the building and surrounding area.

The proposed development therefore accords with policy CS19 of the Gravesham Core Strategy 2014 and para. 135 of the National Planning Policy Framework 2023.

Neighbouring Amenity

The proposal does not involve any building works and therefore will have no detrimental impact on any neighbouring property in terms of loss of outlook, privacy, sunlight or daylight.

Consideration does however need to be given to the intensification in use and potential noise that may occur as a result of the premises being used during the weekdays from 07.30am to 5.30pm 50 weeks a year. It has been advised that up to 32 children could attend and there will be use of the outside terrace.

No information has been provided as to the extent of the external use which, in warmer months, could be for long periods of the day. This could result in noise disturbance to the houses in Donald Biggs Drive.

Therefore, it's recommended that a condition be attached to any planning permission that requires the submission of a Noise Management Plan (NMP) to be submitted for approval prior to any use commencing. The NMP should include information regarding hours/time of use of the external areas, activities to take place outside, number of children outside, how noise/noisy activities will be managed, a procedure for dealing with noise complaints and any other matters the applicant considers relevant.

Subject to this condition being imposed the proposal accords with policy CS19 of the Gravesham Core Strategy 2014 and para. 135f of the National Planning Policy Framework 2023 with regards to impact on amenity.

Ecology and Biodiversity

The proposed use will be inside the existing building and outside on the hard surfaced terrace. There will be no loss of biodiversity or impact on surrounding biodiversity and therefore the proposal accords with policy CS12 of the Gravesham Core Strategy 2014 and section 15 of the National Planning Policy Framework 2023.

Parking and Highways

The planning application form states there are 56 parking spaces and there will be an additional two employees on site. It would appear that the site could accommodate the additional employees as well as an increase in visitors dropping children to the site. The applicant has confirmed that the wider site contains 100 parking spaces of which only 2-4 are used during the same. Those that use the car park during the day are staff associated with the club such as the general manager and cleaners. There is sufficient space within the car park and existing railings that can accommodate cycle parking. No objection is raised on highways grounds.

Conclusion

Subject to relevant conditions the proposed change of use will have no detrimental impact on the character and appearance of the area, neighbouring amenity, parking and highway safety and therefore accords with the abovementioned policies and is recommended for approval.

Recommendation:

Permit

(For detailed conditions / reasons for refusal and informatives, see draft Decision)

Case Officer:	Mrs Alison Webster	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	1 October 2024	Dated:	2nd October 2024