

Delegated Report

KCC Consultation

Planning Application No: 20230836

Location: Vigo Cp School Erskine Road Vigo Gravesend

Description: KCC Consultation - Replace the existing pantile roof covering to all pitched roofs on the main school building with a new standing seam zinc roof system

Applicant: Kent County Council

Introduction

Kent County Council (KCC), as the determining Planning Authority, has consulted Gravesham Borough Council (GBC) for its views on a planning application to replace the existing pantile roof covering to all pitched roofs on the main school building with a new standing seam zinc roof system at Vigo CP School.

Submitted Documents/Plans

Consultation Letter dated 7th August 2023.

Relevant Planning History

Reference	Description	Decision	Decision Date
20100808	Application under Regulation 3 for erection of green powder-coated steel palisade fencing to west of playing fields to match existing. KCC GRANTED PERMISSION 4.2.11 (CONDITIONS)	No Objections	29.09.2010
20050119	Application under Regulation 3 of the Town and Country Planning General Regulations 1992 for a proposed fence to Harvel Road boundary. KCC GRANTED PERMISSION 5.4.2005 (CONDITIONS)	No objections	07.03.2005
20030628	Application under Regulation 3 of the Town and Country Planning General Regulations 1992 for the erection of a covered way in quadrangle and boundary fencing. KCC GRANTED PERMISSION 8.9.2003 (CONDITIONS)	No Objections	02.09.2003
20010686	Application under Regulation 3 of the Town & Country Planning General Regulations 1992 for the extension of existing tarmac playground. KCC GRANTED PERMISSION 5.10.2001 (CONDITIONS)	No Objections	21.09.2001

Officer Note: Remaining site history is prior to 1986.

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 - Development & Design Principles

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards

Paragraph 33 of the NPPF (2021) 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 (2021), the Council will also seek to replace these.

National Planning Policy Framework (2021)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving sustainable development and well-designed places
- Section 13 – Protecting Green Belt Land
- Section 15 – Conserving and enhancing the natural environment

Supplementary Planning Guidance

- Gravesham Landscape Character Assessment (2009)
- AONB Management Plan

Consultations, Publicity and Representations

Consultees

N/A

Officer's Analysis

The application site is within an Area of Archaeological Potential, in the AONB and in the Vigo Scarptop Woodlands Landscape Character Area. The site is in Vigo Village, a rural settlement inset from the Green Belt.

- The Principle of Development would be considered acceptable given the location of the site in a rural Settlement inset from the Green Belt.
- Policy CS19 of the Core Strategy Document 2010 states that new development will be visually attractive, fit for purpose and locally distinctive.
- The school is discreetly located, but its appearance should still be appropriate to the high quality of the AONB in line with Policy CS12 of the Core Strategy Document.
- There would be a visible change from the clay roof tiles to zinc roof. Zinc roofing is a commonly used material in rural settings. Given its similar grey colouring, it would not be considered to be a harsh alteration uncharacteristic for the area.
- The slight increase in roof height would not be considered to be significantly harmful to the character and setting of the area. Nor would it result in any significant overshadowing or other harm to neighbouring properties.

Conclusion & Recommendation

Gravesham Borough Council raises no objection to the proposals but would request that Kent County Council (KCC) considers the issues raised in this delegated report when making their determination and requests further details from the applicant.

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

Case Officer:	Ms Lisa Williams	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	21st August 2023	Dated:	21st August 2023