

Delegated Report

Approval of Details Application

Planning Application No: 20250869

Location: St James House 6 - 8 Overcliffe Gravesend Kent

Description: Application for the approval of conditions 1 and 2 attached to planning reference number 20250293; details of the cycle storage facilities (1) and a travel plan (2).

Applicant: Mr. Q. Javed

Site Visit Date: N/A

Submitted Documents/Plans

Under application ref. 20250293 on 23 July 2025 it was determined that prior approval was required and approved for the change of use from commercial/business/service (Class E) to State-Funded School (Class F1 (A)) under Schedule 2, Part 3, Class T of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). This was subject to four conditions including nos. 1 & 2 which this application seeks to discharge.

The information that has been submitted in pursuance to these conditions is:

- Cover Letter;
- Application form;
- Drawing no. DOC/6-8OC/SD100 – Secure Cycle Storage Details;
- Bike Shelter Specifications;
- School Travel Plan, ref. PC/P25078 STP, 24 October 2025 by Crosby Transport Planning.

Superseded

~~School Travel Plan, ref. PC/P25078 STP, 27 August 2025 by Crosby Transport Planning.~~

Consultations

KCC Highways

Having reviewed the submitted Travel Plan document, I would like to raise the following points for clarification and consideration:

- Car Parking Provision - Please provide further details regarding the on-site car parking arrangements, including the total number of spaces available and how these are managed.
- Cycle Parking Facilities - Kindly specify the number of cycle parking spaces currently available on site.
- Travel Plan Monitoring - I would also encourage the school to register with Kent County Council's Jambusters website. This platform will support ongoing monitoring and updates to the Travel Plan, ensuring it remains reflective of changes in staff and student numbers over time.

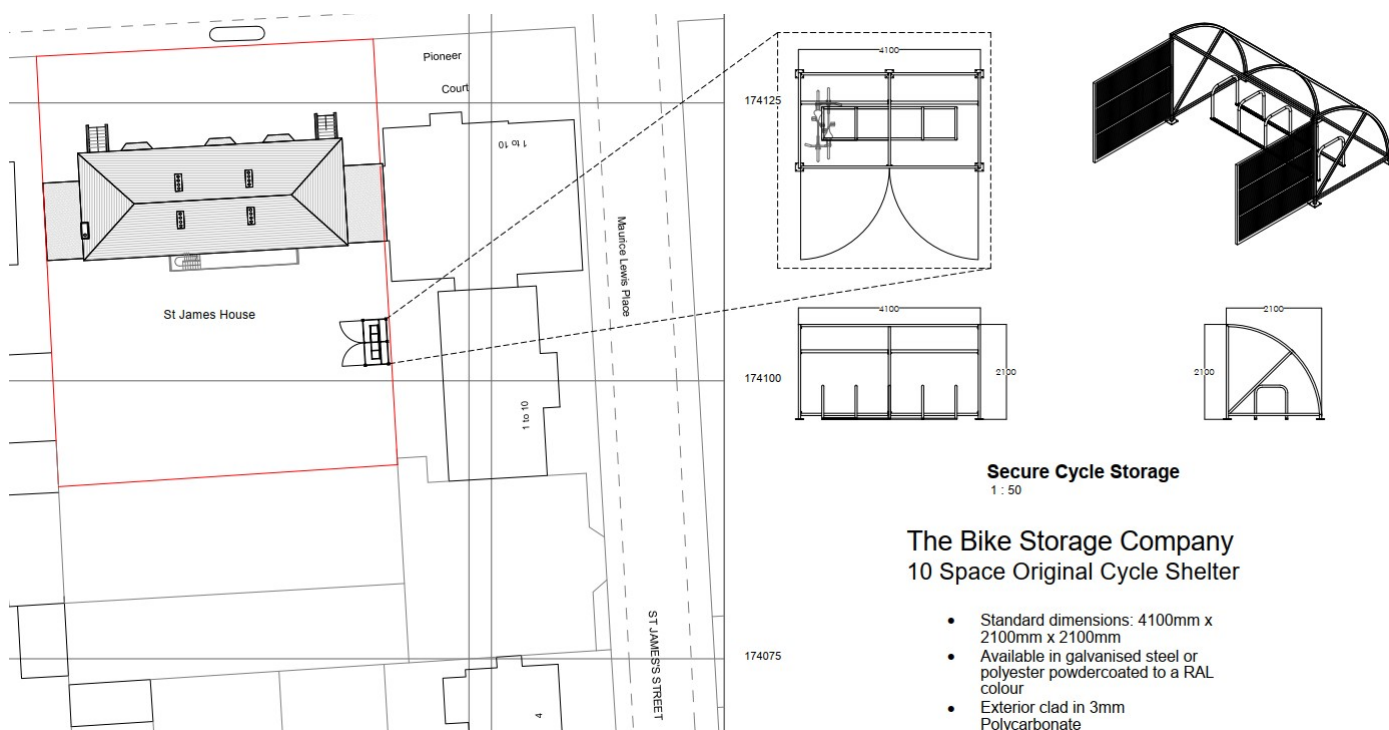
Analysis

Condition 1

1. Prior to the use of the site commencing, details of the cycle storage facilities including elevations of a secure, covered and weatherproof enclosure shall be submitted to and approved in writing by the Local Planning Authority. These facilities shall be made available for use prior to first occupation of the school hereby approved and retained for use by site users at all times thereafter.

Reason: In order to encourage options for sustainable travel in accordance with Policies CS11 and CS19 of the Gravesham Local Plan Core Strategy (2014).

The submitted drawings and specification show that the cycle storage would be located to the rear of the building just beyond its south east corner. It would consist of a '10 Space Original Shelter' manufactured by 'The Bike Storage Company'. This product is made of steel with a polycarbonate roof and would have gates to ensure it is secure. For ease of reference the cycle storage would be located in the location shown below and appear as shown in the elevations:



KCC Highways requested that the applicant advise how many cycle spaces are currently on site. The agent responded to state that the proposal is for 10 secure cycle spaces in the covered store to the rear as shown on the approved plans in the application. There aren't any cycle spaces on the site currently and so the proposal for 10 cycle spaces would be a welcome addition. The cycle shelter is well positioned, sensitively designed and is considered to provide sufficient cycle storage provision. It is therefore considered that sufficient detail has been submitted which satisfies the requirements of condition 1. As such it is recommended that condition 1 of prior approval application ref. 20250293 can be discharged.

Condition 2

2. The development shall not be brought into use until a Travel Plan, to reduce dependency on the private car, has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall include objectives and modal-split targets, a programme of implementation and provision for monitoring, review and improvement. Thereafter, the Travel Plan shall be put into action and adhered to throughout the life of the development, or that of the Travel Plan itself, whichever is the shorter.

Reason: *In order to encourage options for sustainable travel in accordance with Policies CS11 and CS19 of the Gravesham Local Plan Core Strategy (2014).*

KCC Highways commented on the original Travel Plan that they required further details regarding the on-site car parking arrangements, including the total number of spaces available and how these are managed and also encouraging that the school should register with Kent County Council's Jambusters website.

The applicant has confirmed that as shown on approved drawing no. PL-02-6-8OC-SD104A – Existing and Proposed Site Layout Plans) the site provides 20 marked car parking spaces (18 standard bays and 2 accessible spaces) which are located within the forecourt and rear yard and will be managed by the school for use by staff and visitors only. The parking area is gated and the front area is for drop off and pickups. They have also stated that the school, Pierview Academy, confirms that it will register with Kent County Council's Jambusters platform upon occupation to support ongoing Travel Plan monitoring and updates and that this will ensure that the plan remains current and responsive to any operational or staffing changes.

KCC Highways were re-consulted on the details provided by the agent but no response was received. Given the simple nature of the further details required, it is considered that such an assessment of the additional information can be made by the case officer. KCC Highways wanted to know the onsite parking arrangements, how many and how they would be managed. The agent has provided answers to these queries which is that there would be 20 parking spaces for staff and visitors only as shown on the approved plans and they will be managed by the school. KCC also wanted the school to sign up to their Jambusters platform and the school has confirmed they will and the Travel Plan has been amended to reflect this. Overall therefore, with this confirmation on the points KCC wanted and KCC Highways not having raised any other points or objections in the original comments, it is considered that sufficient detail has been submitted which satisfies the requirements of condition 2. As such it is recommended that condition 2 of prior approval application ref. 20250293 can be discharged.

Conclusion

Sufficient information has been submitted to discharge condition nos.1 & 2 attached to prior approval application reference number 20250293 and it is recommended that they can be discharged.

Recommendation

Approval of details

(See draft Decision)

Case Officer:	Ms Rebecca Harrison	Team Leader:	Mrs Faye Walsh
Signed:	<i>Rebecca Harrison</i>	Signed:	<i>F Walsh</i>
Dated:	11th December 2025	Dated:	12 December 2025