



Delegated Report

Kent County Council Consultation

Planning Application No: 20231281

Location: Mayfield Grammar School Pelham Road Gravesend Kent

Description: KCC CONSULTATION GR/22/404/R5 - Details of Landscaping to screen the development from public view to the northern boundary of the site pursuant to Condition 5 of planning permission GR/22/404.

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 the details of landscaping submitted pursuant to Condition 5 of planning permission GR/22/404 (relocation of the existing caretaker's workshop and erection of associated caretaker's office (amendment to application ref GR/21/1368)) at Mayfield Grammar School.

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/0239/2023?cuuid=6DDD1B18-D70F-4705-AC4E-2D59E5AED89F>

Relevant Planning History

Reference	Description	Decision	Decision Date
20220404	KCC Consultation KCC/GR/0068/2022 - Relocation of the existing caretaker's workshop and erection of associated caretaker's office (amendment to application ref GR/21/1368).	No objection	27.05.2022
20211368	KCC Consultation - KCC/GR/0225/2021 - Relocation of existing caretaker's workshop and erection of associated caretaker's office.	No objection	07.12.2021

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

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

- CS20 – Heritage and the Historic Environment

Gravesham Local Plan: First Review (1994)

- TC3 – Development Affecting Conservation Areas
- TC7 – Other Archaeological Sites

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
- 16 – Conserving and enhancing the historic environment

Supplementary Planning Guidance

- 2 - Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020;

Other documents

- Pelham Road and The Avenue Conservation Area Character Appraisal (2009)

Consultations, Publicity and Representations

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

GBC Conservation Officer

No adverse comments. The screening will help to mitigate and the note states a height of 2-2.5m. You could comment that it should be 2.5m to hide the eaves of the building.

GBC Service Manager (Housing Operations)

We are pleased to confirm that there are no conflicts between the proposed project and any existing horticulture or tree plans in the area.

Our assessment considered key horticultural aspects, including soil quality, water availability, and the potential impact on existing flora. We took into account any relevant arboricultural considerations, such as the presence of protected trees and the overall impact on the local tree canopy.

Officer's Analysis

Planning permission was granted by KCC for the relocation of the existing caretaker's workshop and the erection of an associated caretaker's office under reference 20211368. KCC then approved an amendment to that permission under reference 20220404. This application seeks to discharge condition 5 of planning permission 20220404 (KCC reference GR/22/404).

Condition 5 reads as follows;

5. Within 3 months of the date of the decision, details of landscaping to screen the development hereby permitted from public view to the northern boundary of the site shall be submitted for the written approval of the County Planning Authority and shall thereafter be implemented as approved within the first planting season following completion of the works;

Reason: In the interests of visual and landscape amenity.

The submitted details show the planting of a hedge (comprised of Field Maple, Hazel and Beech) running east to west and located on the northern side of the proposed building. The hedge would be maintained at a height of between 2 and 2.5 metres.

Design, Character and Appearance

The application site is located within the Pelham Road and The Avenue Conservation Area and the proposed building would be visible from public vantage points on Lennox Road East, unless appropriate screening (in the form of landscaping) is put in place.

The proposed building would have a height of between 2.3 and 2.5 metres. Therefore, in order to screen the building from views from the conservation area, the landscaping should be maintained at a height of at least 2.5 metres. The application details suggest the maintenance of the hedge would be at a height of between 2 and 2.5 metres. As such, the applicant should be requested to increase the height of the maintenance for the proposed hedge.

Provided that the hedge height is increased, then the proposal would be appropriate in design and would not be detrimental to the character or appearance of the school site or the surrounding conservation area. As such, the proposal would be in line with Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy (September 2014).

Neighbouring Amenity

The closest residential property to the proposed development is no. 2 Lennox Road East (which adjoins the application site to the east). The proposed planting would be set away from the eastern site boundary and would not result in any adverse overshadowing to the garden or dwelling at no. 2 Lennox Road East. As such, there would be no adverse residential amenity impacts and the proposal would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy September 2014.

Biodiversity Impacts

The proposed hedge would be comprised of native species and would improve biodiversity at the application site. It is noted that no objection has been raised by the GBC Service Manager (Housing Operations) in relation to the proposed landscaping scheme. As such, the proposal would be in line with Policy CS12 of the Gravesham Local Plan Core Strategy September 2014.

Conclusion & Recommendation

The proposed landscaping details, subject to an amendment in height, would be appropriate and in line with development plan policy. As such, the Borough Council should request that the maintenance of the hedge be to a height of 2.5 metres and raise no objection to the discharge of condition 5 of planning permission reference 20220404.

(For details, see draft Decision)

Case Officer:	Mrs Kelly Joyce	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	

Dated:	4th January 2024	Dated:	05 January 2024
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