

Delegated Report

KCC Consultation

Planning Application No: 20211368

Location: Mayfield Grammar School Pelham Road Gravesend Kent

Description: KCC Consultation - KCC/GR/0225/2021 - Relocation of existing caretaker's workshop and erection of associated caretaker's office.

Applicant: Kent County Council, Planning Applications Group

Site Visit Date: 30 November 2021

Introduction

Kent County Council (KCC), as the determining Planning Authority, has consulted Gravesham Borough Council (GBC) for its views on the proposed relocation of the existing caretaker's workshop and the erection of an associated caretaker's office at Mayfield Grammar School.

Submitted Documents/Plans

The planning application documents are available via the following link;

<https://www.kentplanningapplications.co.uk/PlanningAB9D-576F-432C-8AEA-8768254E8CFD>

Relevant Planning History

<u>Application No.</u>	<u>Description</u>	<u>Status</u>	<u>Decision</u>
20200156	KCC Consultation KCC/GR/0019/2020 Application under Regulation 3 of the Town & Country Planning General Regulations 1992 - Demolition of existing single storey teaching block and erection of detached two storey teaching block with single storey activity studio, car park extension and associated landscaping works	No objection	26.03.2020
20181048	**AMENDED APPLICATION** Application under Regulation 3 of the Town and Country Planning General Regulations 1992 for the demolition of existing temporary teaching block (2 classrooms) and erection of 2 storey extensions to both west (Phase 1) and east	No objection	25.10.2018

(Phase 2) wings of existing Science Block to provide 4 classrooms (net addition of 2 classrooms).

20180681	KCC Consultation-Proposed new electric substation and switchgear enclosure; provision of a new gate within the existing boundary wall to provide a vehicular access to the substation; relocation of existing pedestrian gate and relocation and replacement of the guard rail between the pedestrian access and the road. KCC Decision 23.8.2018	Observations sent	26.07.2018
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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 (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)

- 2 – Achieving Sustainable Development
- 12 – Achieving sustainable development and well-designed 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 have been undertaken by GBC.

GBC – Environmental Protection Team (Regulatory Services)

The following to be considered:

Watching Brief:

The applicant shall undertake a watching brief during construction in case any contamination issue is encountered. If during development any contamination is found, the local planning authority should be informed as soon as practical and the work shall not continue until written agreement is provided by the LPA as to the appropriate measures to be taken to resolve the matter and they are satisfied that those measures have been carried out

Code of Practice on Construction and Demolition:

Please apply

GBC – Conservation Officer

Recommend black stain to weatherboarding on the building and landscaping with hedgerow/trees to screen the building from the adjacent public road.

Officer's Analysis

Principle of the development

The proposed development would improve the caretaking facilities at the application site, which would be beneficial to the operation of the school. Therefore in principle, the proposal would be acceptable and in line with Policy CS10 of the Gravesham Local Plan Core Strategy (September 2014).

Design, Character and Appearance

The application site is located within the Pelham Road and The Avenue Conservation Area and an Area of Archaeological Potential. The following images show that the proposed development would be visible from Lennox Road East (as it would be located on the left hand side, adjacent to the site boundary).



The existing caretaker's workshop is located outside of the conservation area, on the western boundary of the wider school site. As illustrated below;



The existing building is of timber construction, low in height, with a small and narrow footprint (of some 22 square metres) and is not widely visible outside of the school site. The proposed development would relocate this building and add a new connected building, of some 27 square metres footprint, which would be of a similar height and materials to the existing building.

The GBC Conservation Officer has raised no objection to the proposal but recommends a black stain to the weatherboarding on the building and the provision of landscaping (hedgerow/trees) to screen the building from the adjacent public road.

It is considered that, provided the GBC Conservation Officer's recommendations are incorporated into the proposal (or made the subject of planning conditions), then the proposed development would be appropriately designed 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 properties to the proposed development are no. 2 Lennox Road East (which adjoins the application site to the east); nos. 62-68 Pelham Road (which adjoin to the west) and no. 60 Pelham Road, which is located across Lennox Road East, to the north of the application site.

Due to the design of the proposed development (low pitched roof and small scale) and the screening provided by existing boundary treatments, there would be no adverse overshadowing, overbearing or overlooking impacts to the occupiers of any surrounding dwellings.

The GBC Environmental Protection Team have not raised an objection to the proposal. As a caretaker's office, the use of the new building would not be likely to cause any adverse noise/disturbance impacts to surrounding residential occupiers. However, due to the nature of the proposed workshop use, there is the potential for increased noise and disturbance associated with the relocated building.

It is noted that the existing building has been located similarly close to neighbouring properties and appears to have been used without creating an adverse impact to residential amenity. In addition, the building is similar to a garden shed, which is a common feature of dwellings in the surrounding area. Lastly a planning condition could be used to restrict the hours of operation, to ensure that residential amenity is adequately protected. Therefore it is considered that there would be no significant adverse noise/disturbance impacts to the occupiers of any surrounding dwellings.

Overall it is considered that the proposed development would cause no significant adverse residential amenity impacts and as such, the proposal would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy September 2014.

Any Other Material Planning Considerations

The application site is located close to the Nine Elms and Campbell Road Pit historic landfill sites. The

GBC Environmental Protection Team have recommended that any planning permission granted should include a watching brief condition to ensure that any contamination issue can be adequately resolved. This should be brought to the attention of KCC.

Conclusion & Recommendation

The proposed development would improve the caretaking facilities at the school, be of appropriate design and materials and would not be detrimental to the character and appearance of the Pelham Road and The Avenue Conservation Area or to the residential amenity of surrounding occupiers.

No objection to the proposed development. Recommend appropriate conditions be attached to any planning permission granted and that KCC take account of the comments of the GBC Environmental Protection Team and the GBC Conservation Officer when making their determination.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Kelly Joyce	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	07 December 2021	Dated:	07 December 2021