



Delegated Report

KCC Consultation

Planning Application No: 20220404

Location: Mayfield Grammar School Pelham Road Gravesend Kent

Description: 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).

Applicant: Kent County Council, Planning Application 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 (an amendment to application reference 20211368) at Mayfield Grammar School.

Submitted Documents/Plans

The planning application documents are available via the following link;

<https://www.kentplanningapplications.co.uk/Planning/Display/KCC/GR/0068/2022?cuuid=98D7E167-34B4-468C-9D87-9B40909BDCDE>

Relevant Planning History

Reference	Description	Decision	Decision Date
20220375	KCC Consultation Reference KCC/GR/0064/2022 - Laying of hardstanding and provision for parking.	Pending	
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
- CS11 – Transport
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 - Development & Design Principles
- CS20 - Heritage and the Historic Environment

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards
- T1 – Impact of Development on Highway Network
- 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;
- SPG 4 - KCC Parking Standards (2006);
- 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 Conservation Officer

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

GBC Highways Officer

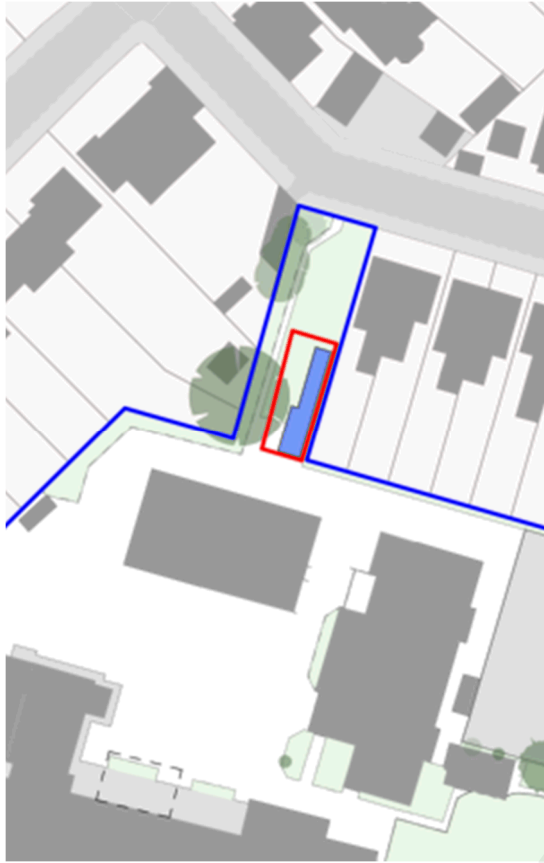
The drawings submitted do not show the retained parking spaces, however as it is an existing parking aisle there shouldn't be an issue. I have no objections, vehicle parking standards are in any case maximums, so technically they do not need to provide any additional parking.

KCC Heritage

No response received.

Officer's Analysis

The principle of the proposed development was accepted during the determination of application reference 20211368. The current application seeks to amend the location of the proposed building by moving it to the north, in order to allow three existing car parking spaces to be retained. The following images show the proposed change in location;



Approved location



Proposed location

The following discussion relates only to the proposed relocation of the building. Reference should be made to the delegated report for planning application 20211368 for a consideration of the development as a whole.

Design, Character and Appearance

The application site is located within the Pelham Road and The Avenue Conservation Area. The following images show that the amended location would be more visible from Lennox Road East (as it would be located closer to the northern site boundary).



The GBC Conservation Officer has raised no objection and reiterates his previous recommendation for the building to have a black stain to the weatherboarding and for 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, as a result of the amended location.

The amended location would be closer to the rear elevation of no. 2 Lennox Road and as such, there would be slightly increased potential for increased noise and disturbance associated with the workshop building. However, it is noted that the existing workshop building has been located 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 from the amended location.

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.

Parking and Highways

The proposed development would allow the retention of three existing car parking spaces at the application site and therefore would be welcomed. The GBC Highways Officer has raised no objection to the proposal.

Overall the proposed development would not be detrimental to highway safety and would be in line with Policy CS11 of the Gravesham Local Plan Core Strategy (September 2014) and Saved Policies T1 and P3 of the Gravesham Local Plan First Review November 1994.

Other material considerations

The application site is located close to the Nine Elms and Campbell Road Pit historic landfill sites. Therefore any planning permission granted should include a watching brief condition to ensure that any contamination issues encountered during construction can be adequately resolved. This should be brought to the attention of KCC.

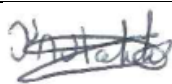
It is noted that the proposed development would not impact upon the proposal for the laying of a hardstanding and the provision for parking under application reference 20220375, as this development is in a different location within the school.

Conclusion & Recommendation

The proposed development would not be detrimental to the character and appearance of the Pelham Road and The Avenue Conservation Area, to the residential amenity of surrounding occupiers or to highway safety. Therefore there is no objection to the proposed development.

Recommend an amended proposal or appropriate conditions be attached to any planning permission granted taking account of the comments of the GBC Conservation Officer and the GBC Environmental Protection Team (as set out in the 20211368 delegated report) when making their determination.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Kelly Joyce	Team Leader:	Miss Faye Hobbs
Signed:	K Joyce	Signed:	
Dated:	26th May 2022	Dated:	26 May 2022

Gravesham Borough Council