



Delegated Report

KCC Consultation

Planning Application No: 20230580

Location: Gravesend Grammar School For Boys Church Walk Gravesend Kent

Description: KCC Consultation KCC/GR/0076/2023 - Details of an ecological enhancement and management plan pursuant to condition 10 of planning permission GR/21/1060.

Applicant: Kent County Council Planning Applications Group

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 a discharge of condition application. Planning permission reference GR/21/1060 was for the demolition of the existing canteen building, storage and ancillary buildings; the erection of a single storey school canteen/dining building; the upgrading and reconfiguration of the existing car park; and associated external landscaping works at the application site. The planning permission was granted by KCC subject to 10 conditions. This application seeks to discharge condition 10 of planning permission GR/21/1060.

Submitted Documents/Plans

The planning application documents are available on the KCC website under reference GR/21/1060/R10 via the following link:

<https://www.kentplanningapplications.co.uk/Planning/Display/KCC/GR/0076/2023?cuuid=013DDDD5-2357-4F05-82A8-5FD5EB4809C6>

Relevant Planning History

Reference	Description	Decision	Decision Date
20220862	KCC Consultation - Non-material amendment to planning permission GR/21/1060 for the omission of roof overhang over double doors on northern elevation; omission of canopy on eastern elevation; proprietary lean-to canopy instead of bespoke; changes to fenestration on eastern elevation; omission of decorative standing seams on roof; omission of fascia and soffits; galvanized external steelwork instead of painted	No objection	30.08.2022
20211060	KCC Consultation KCC/GR/0180/2021: Proposed demolition of existing canteen building, storage and ancillary buildings; erection of new single storey	No objection	16.09.2021

	school canteen/dining building; upgrading and reconfiguration of existing car park; and associated external landscaping works.		
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Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development & Design Principles

Gravesham Local Plan: First Review (1994)

None

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

Supplementary Planning Guidance

None

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 - Service Manager (Housing Operations)

No response received.

Officer's Analysis

Condition 10 of planning permission 20200156 reads as follows;

- 10. Within 3 months of works commencing on site an ecological enhancement and management plan must be submitted for the site. The plan must provide details of ecological enhancement features to be created throughout the site and details of how the landscaped areas will be managed to benefit biodiversity;*

Reason: In the interests of nature conservation and to ensure the areas of ecological enhancement are managed appropriately throughout the life of the development.

An ecological enhancement and management plan (Enhancement Plan – Biodiversity and Ecology February 2023) has been submitted to comply with the condition. The document proposes the installation of bird and bat boxes and highlights areas where direct lighting should be avoided, in order to protect bats

and other nocturnal fauna. These proposals are welcomed and should enhance biodiversity.

The document also proposes the planting of trees, hedgerows and wildflower meadows, which should enhance biodiversity. However, it is considered that the document lacks detail regarding the locations and specifications for the proposed tree, hedgerow and wildflower planting.

For a detailed assessment of the ecological features, KCC should refer the application to the KCC Biodiversity Officer for comment.

Conclusion & Recommendation

KCC should be requested to take into account any comments it receives from the KCC Biodiversity Officer in the determination of the application. GBC should raise no objection to the proposal but highlight that the document lacks detail regarding the locations and specifications for the proposed tree, hedgerow and wildflower meadow planting.

(For a detailed consultation response and informatives, see draft Decision)

Case Officer:	Mrs Kelly Joyce	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	27th June 2023	Dated:	27 June 2023