



Delegated Report

Planning Application

Planning Application No: 20230041

Location: Westcourt County Primary School Jubilee Crescent Gravesend Kent

Description: The new proposal comprises an entrance with a short canopy formed onto the existing north-facing wall of the nursery building and a new, more compact ramp to replace the existing one accessing the compass garden, Foxes Den, and breakfast club. The new proposal will also involve internal alterations to the nursery, including removing part of an interior wall in line with the previously filled windows (planning application number: 20160520) to create an open plan space for the nursery.

Applicant: Ms Riley, The Primary First Trust

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Planning Application Form;
Design and Access Statement;
Arboricultural Report;;
Drawing No. 5279/PL/100 – Location Plan;
Drawing No. 5279/PL/101 – Existing Site Plan;
Drawing No. 5279/PL/102 – Proposed Site Plan;
Drawing No. 5279/PL/110 – Existing Ground Floor Plan;
Drawing No. 5279/PL/111 – Existing Roof Plan;
Drawing No. 5279/PL/120 – Existing North Elevation;
Drawing No. 5279/PL/120 – Existing West Elevation;
Drawing No. 5279/PL/122 – Existing Section A-A;
Drawing No. 5279/PL/130 – Proposed Ground Floor Plan - Trees;
Drawing No. 5279/PL/131 – Proposed Ground Floor Plan;
Drawing No. 5279/PL/132 – Proposed Roof Plan;
Drawing No. 5279/PL/133 – Proposed School Entrance;
Drawing No. 5279/PL/134 – Fire Access Plan;
Drawing No. 5279/PL/140 – Proposed North Elevation;
Drawing No. 5279/PL/141 – Proposed West Elevation;
Drawing No. 5279/PL/142 – Proposed Section A-A;
Tree Constraints Plan;
Tree Survey Plan;
Tree Protection Plan; and
Site Photos.

Relevant Planning History

Reference	Description	Decision	Decision Date
20180820	Application under Regulation 3 of the Town & Country Planning General Regulations 1992 for Planning	Observations Sent	28.08.2018

	application no. GR/16/520 - Details of a School Travel Plan pursuant to Condition 12 of planning permission GR/16/520. KCC Decision 1.11.2018		
20160520	Application under Regulation 3 of the Town & Country Planning General Regulations 1992 for a small extension to the proposed nursery. KCC GRANTED PERMISSION 20/06/2016.	No Objections	15.06.2016
20120241	Application under Regulation 3 for redevelopment of pedestrian entrance to school, including ramp access and formalised car parking arrangements to the old sport courts. KCC PERMISSION 17/5/2012	No Objections	11.04.2012
20101116	Application under Regulation 3 for the construction of a multi use games area (MUGA) on school field with associated fencing. KCC GRANTED PERMISSION 20.4.2011 (CONDITIONS)	No Objections	12.01.2011
20090897	Application for approval of condition 15 of planning permission reference number 20080146 relating to the landscaping scheme.	Approval of Details	20.01.2010
20070127	Joint application under Regulation 3 of the Town and Country Planning General Regulations 1992 for the installation of new DDA step and ramp access to main school building. KCC GRANTED PERMISSION DATE 13.03.2007 (CONDITIONS)	No Objections	06.03.2007
20030179	Application under Regulation 3 of the Town and Country Planning General Regulations 1992 for the erection of an external canopy and associated landscaping. KCC GRANTED PERMISSION 17.4.2003 (CONDITIONS).	No Objections	17.03.2003
19980558	Application under Regulation 3 of the Town & Country Planning General Regulations 1992 for the erection of 2.5m high security fencing and gates to the east, south and west perimeter boundaries. KCC GRANTED PERMISSION 28.10.1998 (CONDITIONS)	No Objections	23.09.1998
19970847	Application under Regulation 3 of the Town and Country Planning General Regulations 1992 for upgrading the glazed area of atrium roof with velux roof windows, existing areas to be slated to match existing. KCC GRANTED PERMISSION 8.1.1998 (CONDITIONS)	No Objections	23.12.1997
19960604	Application under Regulation 3 of the Town & Country Planning General Regulations 1992 for the erection of approx. 100m of Barbican fencing 2.5m in height. KCC GRANTED PERMISSION 17.10.1996 (CONDITIONS)	No Objections	23.09.1996
19940227	Details relating to the landscaping scheme of the site pursuant to condition (1) of outline planning permission ref. no. GR90/662.	Permission	25.07.1994
19940350	Display of a non-illuminated free-standing sales signboard and 4 no. flagpoles on plots 1-5.	Permission	30.06.1994
19880780	Erection of single storey extension on the south elevation to form	No Objections	20.02.1989
19781001	Renewal of mobile classroom. KCC GRANTED TEMPORARY PERMISSION 1.2.1979 (EXPIRES 31.1.1984).	No Objections	01.02.1979
19750838	Mobile classroom. KCC GRANTED TEMPORARY PERMISSION 26.1.1976 (CONDITIONS)	No Objections	09.01.1976
19750649	Enclosure of existing covered way. KCC GRANTED PERMISSION 19.12.1975.	No Objections	20.11.1975

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
- CS13 – Green Space, Sport and Recreation
- CS18 – Climate Change
- CS19 – Development & Design Principles

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards

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
- 8 – Promoting healthy and safe communities
- 12 – Achieving sustainable development and well-designed places

Supplementary Planning Guidance

- SPG 4 - KCC Parking Standards (2006)

Consultations, Publicity and Representations

Consultees

KCC – Biodiversity

No ecological information has been submitted with this planning application. From reviewing the satellite and google street view images it appears that most of the works are to be carried out on hard standing or impacting buildings which have limited potential to be used by roosting bats.

When we previously commented we raised concerns that it was unclear from the submitted information if any trees are to be cleared to facilitate the development. As the tree protection plan suggests that T1 and T2 will be removed as part of the development and confirms the root protection area of those trees.

We understand the trees are to be removed to facilitate the development and as a result of reviewing photos we advise that we are satisfied that bats are unlikely to roost within the buildings. We have taken this view as the photos indicate that they are in reasonable condition, their relatively small size and due to the artificial lighting within that area.

We recommend that trees are planted to replace the trees which will be lost as a result of the development.

GBC – Environmental Protection

After reviewing this application we have the following comments:

Code of Practice on Construction and Demolition: Please apply in order to minimise any impact on the neighbouring residential premises as a result of the demolition, groundworks and construction phases.

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.

GBC – Highways Officer

I can see no highway implications with this proposal, no objections.

Neighbouring properties

The application has been advertised by individual neighbour letters to 7 properties with an overall expiry date of 28th February 2023. No comments have been received.

Officer's Analysis

Proposal

This application seeks planning permission for the construction of a new entrance with canopy along the north-facing wall of the existing nursery building, and new access ramp to replace the existing, together with removal of part of an internal wall to create open plan nursery area. The proposal includes new paths, surface areas, raised planters, low level planting, timber seating, handrails, new bin storage area and replacement of 1.8m high vehicular entrance gate and pedestrian gate. The height of the new entrance and canopy roof will sit below the existing nursery building with a flat roof and would be clad in robust external sheeting finished in a strong colour. In terms of landscaping 2no. low grade trees would be removed and replacement planting provided within the central soft landscaped area.

Character and Appearance

Policy CS19 of the Gravesham Local Plan Core Strategy September 2014 sets out that new development will be visually attractive, fit for purpose and locally distinctive. It should conserve and enhance the character of the built environment and take account of the scale, height, building lines and other architectural features of buildings. In this context it is considered that the starting point for assessing the appropriateness of built development in design terms, will be to consider how the proposal relates to the existing building and those in the surrounding area.

The wider school site has a mixture of single storey and two storey, flat and pitch roofed buildings, with a mixture of red facing bricks and white render and timber clad. The existing nursery entrance is further to the rear on the south west of the school site, with the existing access ramp and breakfast club entrance being further north and in the location of the proposed canopy and new nursery entrance. The proposed canopy would have a small projection from the existing flat roof single storey nursery building and is designed with a flat roof and will be finished in external sheeting of a strong colour, glazing to the front and aluminium flashing on the roof.

In terms of scale and proportion the proposed canopy is a small addition to the existing building which would allow a reconfiguration of the nursery entrance, making it more accessible. In terms of design, the modern appearance will complement the other buildings and no objection is raised to this.

In terms of the new access ramp, surface areas and planting, these have been designed to improve the appearance of the existing areas, creating a more vibrant and inviting space which is accessible for all.

The replacement vehicular and pedestrian gates are functional and necessary with the replacement bin

storage area being in a more appropriate location to the existing. The bonded gravel, asphalt and seating areas make the existing entrance areas more usable and visually inviting, improving the overall function and appearance of the school.

Overall, it is considered that the design of the proposed development would be acceptable and it would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy September 2014 and para. 130 of the National Planning Policy Framework 2021.

Neighbouring Amenity

Policy CS19 of the Gravesham Local Plan Core Strategy September 2014 sets out that new development will be located, designed and constructed to safeguard the amenity of its occupants and those of neighbouring properties and land.

The closest residential properties to the proposed development would be nos. 61-75 Jubilee Crescent and the side of No. 61 is adjacent to the main entrance of the school and rear boundaries of the remaining properties are located at least 6 metres to the north west of the proposed new canopy and approx. 17m away from the rear elevations of these properties. There are fences to the rear of these properties and mature hedging and trees between the boundary and the site area. Whilst it would be visible from upper windows of these dwellings it will have no detrimental impact in terms of loss of outlook, sunlight, daylight or privacy due to the single storey nature of the proposal and the distances involved. In terms of the external alterations and works, these are an improvement to the existing features within the school and the overall function will not be altering.

Lighting

No additional lighting is proposed as part of the proposals, however a suitably worded condition will be added to the decision to ensure that any future lighting scheme will be submitted for approval.

Noise

No details regarding noise have been submitted however the Environmental Protection Team have been consulted as have raised no objection as the building will be used during school hours only.

Overall, it is considered that the proposed development would have no adverse impacts on residential amenity and it would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy September 2014 and para. 130f of the National Planning Policy Framework 2021.

Parking and Highways

There will be no increase in the number of pupils or the number of staff. There will be no change to the current parking areas and therefore no objection is raised on highways grounds.

Refuse and Storage

As shown on proposed drawing no. 133, the existing bin store is being relocated from the west side of the vehicular entrance to the eastern side. This is to allow for the new pedestrian entrance and layout and enclosure of the children's entrance area. In terms of refuse storage and collection, these details remain unchanged and the existing bins utilised within the new area.

Trees

The proposal would result in the loss of 2no. trees, however these are considered to be of low value and are not protected. The additional planting seeks to mitigate their loss and the supporting arboricultural report stated that both the trees are of poor general form and have the potential to increase in size and will outgrow the setting presenting the need for ongoing maintenance. In addition the structure of both trees will increasingly present potential safety concerns as they increase in size.

Conclusion

The proposed new nursery entrance and canopy, together with replacement access ramp, planting and improvements to the entrance areas would have no detrimental impact on the character and appearance of the area, neighbouring amenities, parking or highway safety and therefore accords with the abovementioned Policies and are recommended for approval.

Recommendation:

Permit.

See draft Decision

Case Officer:	Mrs Amanda Grout	Team Leader:	Miss Faye Hobbs
Signed:	<i>A Grout</i>	Signed:	
Dated:	13 th March 2023	Dated:	13 March 2023