



# Delegated Report

## KCC Consultation

**Planning Application No:** 20230603

**Location:** Thamesview School Thong Lane Gravesend Kent

**Description:** KCC Consultation - Section 73 application to vary Condition 2 (Schedule 1) and Condition 6 (Construction) of planning permission GR/21/829 to substitute the approved Construction Management Plan with an updated version.

**Applicant:** KCC, Planning Applications Group

**Site Visit Date:** None (desktop assessment)

### Introduction

Kent County Council (KCC), as the determining Planning Authority, has consulted Gravesham Borough Council (GBC) for its views on a variation of condition application. Planning permission was granted by KCC for the construction of a two-storey science block (required to facilitate school expansion from 6FE to 7FE) at the application site in September 2021 (KCC reference KCC/GR/0113/2021 and GBC reference 20210829). The planning permission was granted subject to 11 conditions. This application seeks to vary conditions 2 and 6 of that planning permission.

### Submitted Documents/Plans

The planning application documents are available on the KCC website under reference KCC/GR/0085/2023, via the following link:

<https://www.kentplanningapplications.co.uk/Planning/Display/KCC/GR/0085/2023?cuuid=9BE80B22-A9BD-4830-BC2E-87568176A409>

### Relevant Planning History

| Reference | Description                                                                                                                                  | Decision          | Decision Date |
|-----------|----------------------------------------------------------------------------------------------------------------------------------------------|-------------------|---------------|
| 20210829  | KCC Consultation KCC/GR/0113/2021: Construction of a new two-storey science block (required to facilitate school expansion from 6FE to 7FE). | Observations sent | 08.09.2021    |

### Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS11 – Transport
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development & Design Principles

#### Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards
- T1 – Impact of Development on Highway Network

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

- 2 - Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020;
- SPG 4 - KCC Parking Standards (2006);

### **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 Highways Officer

I have no objections to these revisions to comply with the conditions of the original application GR/21/829.

#### GBC Environmental Protection Team (Regulatory Services)

Having reviewed the documents and proposals submitted to KCC, Environmental Protection has no objections to the changes to the approved Construction Management Plan.

### **Officer's Analysis**

Condition 2 of planning permission 20210829 requires the development to be carried out only in accordance with the details, plans and specifications referred to in the decision notice and condition 6 of planning permission 20210829 reads as follows;

6. The submitted Construction Management Plan (Kier Regional Building Southern, R01 May 2021) shall be implemented as set out for the duration of the construction and demolition works on site.

Reason: In order to protect the amenities of the locality.

This application seeks to amend the above conditions, to allow the approved Construction Management Plan to be substituted by an updated version.

No objections have been raised by the GBC Highways Officer or the GBC Environmental Protection Team (Regulatory Services).

The amended document would not result in any adverse impacts to the residential amenity of surrounding

occupiers or to highway safety and would be in line with Policies CS11 and CS19 of the Gravesham Local Plan Core Strategy (2014) and Saved Policies T1 and P3 of the Gravesham Local Plan First Review (1994).

### Conclusion & Recommendation

GBC should raise no objection to the variation of conditions 2 and 6 of planning permission reference 20210829.

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

|                      |                 |                     |                                  |
|----------------------|-----------------|---------------------|----------------------------------|
| <b>Case Officer:</b> | Mrs Kelly Joyce | <b>Team Leader:</b> | <b>Richard Hart</b>              |
| <b>Signed:</b>       | <i>K Joyce</i>  | <b>Signed:</b>      | <i>R Hart</i>                    |
| <b>Dated:</b>        | 14th June 2023  | <b>Dated:</b>       | <b>15<sup>th</sup> June 2023</b> |