

Delegated Report

KCC Consultation

Planning Application No: 20230294

Location: Mayfield Grammar School Pelham Road Gravesend Kent

Description: KCC Consultation - Details of a plan identifying the location of the replacement highways trees (Condition 14) and details of a letter demonstrating that the ecological features detailed within the Habitat Creation & Management Plan have been incorporated into the site (Condition 17) pursuant to planning permission GR/20/156

Applicant: Kent County Council

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 discharge of condition application. Planning permission reference 20200156 was for the demolition of an existing single storey teaching block and the erection of a detached two storey teaching block with a single storey activity studio, car park extension and associated landscaping works at the application site. The planning permission was granted subject to 25 conditions. This application seeks to discharge conditions 14 and 17 of planning permission 20200156.

Submitted Documents/Plans

The planning application documents are available on the KCC website under reference GR/20/156/R14 & 17, via the following link:

<https://www.kentplanningapplications.co.uk/Planning/Display/KCC/GR/0045/2023?cuuid=4912CEF2-5AE1-43BC-8046-975C1B23CBFE>

Relevant Planning History

Reference	Description	Decision	Decision Date
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 from GBC	26.03.2020
		KCC permitted	26.06.2020

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
- CS20 – Heritage and the Historic Environment

Gravesham Local Plan: First Review (1994)

- T1 – Impact of Development on Highway Network
- TC3 – Development Affecting Conservation Areas

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 - Highways Officer

I have no objections, I note the applicant has been in discussion with Kent Highways and the details agreed with them.

GBC – Conservation Officer

No response received.

GBC - Service Manager (Housing Operations)

No response received.

Officer's Analysis

Conditions 14 and 17 of planning permission 20200156 read as follows;

14. In the first planting season following the occupation of the new classroom building hereby permitted, four trees shall be planted in The Avenue (one replacement tree and three additional) in accordance with a specification and maintenance plan to be submitted to the County Planning Authority and agreed in writing, in consultation with the County Council's Highway's Arboriculture Department. If any of these trees die or are removed within 5 years of planting, they shall be replaced.

Reason: In the interests of visual amenity and in order to achieve high quality sustainable development.

17. Prior to the completion of the development a letter must be submitted to the County Planning Authority demonstrating that the ecological features detailed within the Habitat Creation and Management Plan (Letter from Lloydbore; dated 22nd April 2020; Ref; 5432-LLB-CO-Ec-0001) have been incorporated in to the site. The features must be managed as detailed within the plan.

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

In relation to condition 14, the submitted details show the planting of two cherry and two birch trees adjacent to the eastern boundary of the school site on The Avenue.

In relation to condition 17, the submitted details show that the installation of an invertebrate loggery, a log pile, eight bat boxes and four bird boxes and the planting of a native species hedgerow have been undertaken. In addition, they show that areas of species rich grassland will be planted in future.

Design, Character and Appearance

It is considered that the proposed trees would be visually beneficial to the street scene in The Avenue. The Pelham Road/The Avenue Conservation Area is located some 70 metres to the north of the proposed trees and its setting would be improved by their planting. As such, the proposal would be in line with Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy (2014) and Saved Policy TC3 of the Gravesham Local Plan First Review (1994).

Neighbouring Amenity

The proposed tree planting and ecological features would have no adverse impacts to the residential amenity of any surrounding occupiers and would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy (2014).

Highways Issues

The GBC Highways Officer has raised no objection, in principle, to the proposed tree planting in The Avenue and as such, there would be no adverse highways impacts and the proposal would be in line with Policy CS11 of the Gravesham Local Plan Core Strategy (2014) and Saved Policy T1 of the Gravesham Local Plan First Review (1994). For a detailed assessment of the highways impacts of the proposed trees, KCC should refer the application to Kent Highways & Transportation for comment.

Biodiversity and Ecology

It is considered that the proposed trees would improve biodiversity in The Avenue. The ecological features that have been installed at the application site differ from the approved Habitat Creation and Management Plan. However they would appear to improve biodiversity at the application site. For a detailed assessment of the ecological features, KCC should refer the application to the KCC Biodiversity Officer for comment.

Conclusion & Recommendation

KCC is requested to take into account any comments it receives from Kent Highways & Transportation and the KCC Biodiversity Officer in the determination of the application. GBC should raise no objection to the

discharge of conditions 14 and 17 of planning permission reference 20200156.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Kelly Joyce	Team Leader:	Richard Hart
Signed:	<i>K Joyce</i>	Signed:	<i>R Hart</i>
Dated:	20th April 2023	Dated:	21st April 2023