

Delegated Report

Kent County Council Consultation Application

Planning Application No: 20230359

Location: Gravesend Grammar School For Boys Church Walk Gravesend Kent

Description: KCC RECONSULTATION GR/21/0823/RVAR - Details of the temporary teaching accommodation (Condition 3), details of a School Travel Plan (Condition 21) and details of a verification Report pertaining to the surface water drainage system (Condition 22) pursuant to planning permission GR/21/0823 as amended by GR/23/0006.

Applicant: Kent County Council, Planning Applications Group

Kent County Council (KCC), as the determining Planning Authority, has consulted Gravesham Borough Council (GBC) for its views on the details submitted pursuant to Condition 3 (details of the temporary teaching accommodation), Condition 21 (details of a School Travel Plan) and Condition 22 (details of a Verification Report pertaining to the surface water drainage system) attached to planning permission reference GR/21/0823 as amended by GR/23/0006 (GBC Ref. 20210823).

Relevant Planning History

Reference	Description	Decision	Decision Date
20230164	KCC Consultation - Details of the temporary teaching accommodation (Condition 3), details of a School Travel Plan (Condition 21) and details of a Verification Report pertaining to the surface water drainage system (Condition 22) pursuant to planning permission GR/21/0823	Objections Raised	28.03.2023
20210823	KCC Consultation KCC/GR/0133/2021 - Proposed expansion from 6FE to 7FE, to include the construction of a new two storey teaching building, and external works to provide a new drop-off circuit and set-down area, relocated parking to the north of the site and removal of the existing mobile classrooms.	Observations Sent	09.09.2021

Consultation

GBC – Highways Officer

This Travel Plan is a considerable improvement on the previous submission, I have no objections.

Officer's Analysis

The relevant conditions attached to **GR/21/0823** (GBC Ref. **20210823**) are:

Removal of Temporary Teaching Accommodation

3. *The temporary teaching accommodation on site shall be removed within 1 month of the first use/occupation of the permanent teaching accommodation hereby permitted, or upon expiration of their temporary planning consent, whichever is sooner, unless otherwise approved in writing by the County Planning Authority.*

Reason: In order to control the development.

School Travel Plan

21. *Prior to the first use/occupation of the development hereby permitted an updated School Travel Plan shall be submitted for the written approval of the County Planning Authority via the County Council's online Travel Plan system 'Jambusters'. The updated Travel Plan shall include measures to encourage and promote sustainable transport options, including the possibility of signing up to the County Council's Responsible Parking initiative and shall set out SMART targets (specific, measurable, achievable, realistic and timely), amongst other matters. The Travel Plan must thereafter be implemented as approved and subject to ongoing monitoring and review.*

Reason: In order to encourage safer and more sustainable patterns of school travel.

Drainage

22. *Prior to the first use/occupation of the development hereby permitted, a Verification Report pertaining to the surface water drainage system, carried out by a suitably qualified professional, shall be submitted to and approved in writing by the County Planning Authority, which must demonstrate the suitable modelled operation of the drainage system such that flood risk is appropriately managed. The Report shall contain information and evidence (including photographs) of details and locations of inlets, outlets and control structures; landscape plans; full as built drawings; information pertinent to the installation of those items identified on the critical drainage assets drawing; and the submission of an operation and maintenance manual for the sustainable drainage scheme as constructed.*

Reason: To ensure that flood risks from development to the future users of the land and neighbouring land are minimised, together with those risks to controlled waters, property and ecological systems, and to ensure that the development as constructed is compliant

The following details have been provided to KCC (the determining authority) (see below):

Application Documents	Created Date
☐ Application Form - Redacted (192 kb)	06/02/2023
☐ Agent's Covering Letter - Condition 3 - Redacted (563 kb)	06/02/2023
☐ Agent's Covering Letter - Condition 21 - Redacted (231 kb)	06/02/2023
☐ Drainage Verification Report (907 kb)	06/02/2023
☐ School Travel Plan - Annual Review - Redacted (51 kb)	21/02/2023
☐ Transport Statement – Gravesend Grammar School - Redacted (7072 kb)	14/03/2023
☐ Travel Plan V4 March 2023 (12055 kb)	29/03/2023
☐ Drainage Statement - Redacted (288 kb)	06/04/2023
Application Plans & Drawings	Created Date
☐ GST-WAL-ZZ-ZZ-DR-C-6000-C04 Below Ground Drainage Teaching Block and Northern Site Sheet 1 of 3 (976 kb)	30/03/2023
☐ GST-WAL-ZZ-ZZ-DR-C-6001-C03 Below Ground Drainage Teaching Block and Northern Site Sheet 2 of 3 (1089 kb)	06/04/2023
☐ GST-WAL-ZZ-ZZ-DR-C-6002-C02 Below Ground Drainage Teaching Block and Northern Site Sheet 3 of 3 (1278 kb)	06/04/2023
☐ GST-WAL-ZZ-ZZ-DR-C-6003-C01 Manhole Schedule (453 kb)	06/04/2023
☐ GST-WAL-ZZ-ZZ-DR-C-6100-C01 External Surfaces and Kerbing Layout Sheet 1 of 4 (502 kb)	06/04/2023
☐ GST-WAL-ZZ-ZZ-DR-C-6101-C01 External Surfaces and Kerbing Layout Sheet 2 of 4 (548 kb)	06/04/2023
☐ GST-WAL-ZZ-ZZ-DR-C-6102-C01 External Surfaces and Kerbing Layout Sheet 3 of 4 (614 kb)	06/04/2023
☐ GST-WAL-ZZ-ZZ-DR-C-6103-C01 External Surfaces and Kerbing Layout Sheet 4 of 4 (706 kb)	06/04/2023
☐ GST-WAL-ZZ-ZZ-DR-C-6104-C01 Surface Construction Finish & Make up Layout (1645 kb)	06/04/2023
☐ GST-WAL-ZZ-ZZ-DR-C-6500-C02 External Works & Drainage Details Sheet 1 of 2 (788 kb)	06/04/2023
☐ GST-WAL-ZZ-ZZ-DR-C-6501-C02 External Works & Drainage Details Sheet 2 of 2 (621 kb)	06/04/2023

Condition 3 – Removal of Temporary Teaching Accommodation

In relation to Condition 3, it has been confirmed in writing and photographs that the temporary teaching building has been removed from the site and therefore sufficient details have been submitted to satisfy Condition 3 of GR/21/0823 and The Borough Council raises no objection to the discharge of Condition 3.

Condition 21 – Details of a School Travel Plan

The revised Travel Plan and supporting Transport Statement are a vast improvement over the previous submissions and the Borough Council raise no objections to the discharge Condition 21 of GR/21/0823.

Condition 22 – Drainage

There are no comments in relation to the drainage details.

Expert advice in relation to these matters will be provided by other consultees, including KCC Flood and Water Management.

Conclusion

Gravesend Borough Council consider that the submitted details in respect of Conditions 3 and 21 attached to planning application GR/21/0823 (GBC Ref. 20210823), are sufficient to discharge the conditions and advises to take into consideration comments from KCC Flood and Water Management in relation to Condition 22.

Recommendation

No Objections

See draft Decision

(For detailed conditions / reasons for refusal and informatives, see draft Decision)

Case Officer:	Mrs Amanda Grout	Team Leader:	Richard Hart
Signed:	<i>A Grout</i>	Signed:	<i>R Hart</i>
Dated:	3 rd May 2023	Dated:	3rd May 2023