

Regulatory Board (Planning)

Wednesday, 19 July 2017

7.00 pm

Present:

Cllr Michael Wenban (Chair)

Councillors: John Burden
 Lee Croxton
 John Knight
 Bronwen McGarrity
 Brian Sangha
 Lauren Sullivan
 Robin Theobald
 Leslie Hills

Note: Cllr Shane Mochrie Cox was also in attendance

Wendy Lane Assistant Director (Planning)
Peter Price Interim Development Manager
Richard Hart Principal Planner (Major Sites)
Lauren Wallis Committee Services Officer

18. Apologies for absence

An apology for absence was received from Cllr William Lambert. Cllr Leslie Hills attended as his substitute.

19. To sign the Minutes of the previous meeting

The minutes of the meeting held on 14 June 2017 were signed by the Chair.

20. Declarations of Interest

No declarations were made.

21. To consider whether any items in Part A of the Agenda should be considered in private or the items in Part B (if any) in Public

None.

22. Planning application for determination by the County Planning Authority - Presentation

Members were advised of a recent County Council Regulation 3 application for planning permission which falls to be determined by the County Planning Authority:

KCC APPLICATION NO: KCC/GR/0165/2017

GBC APPLICATION NO: 20170674

APPLICANT: Kent County Council

PROPOSAL: A new build 2 storey 420 place Primary School with car park, playground, floodlit artificial pitch, and associated landscaping with new access road, footpaths, highway improvements (including the widening of Westcott Avenue and the provision of a footpath link to Lanes Avenue) and service connections.

LOCATION: St George's Church of England School, Meadow Road, Gravesend, Kent, DA11 7LS

The Board was advised that this was an opportunity for Members to suggest an appropriate response to the consultation request from Kent County Council. It was suggested that a detailed response be delegated to officers in consultation with the Chair, Vice Chair and Shadow Chair of the Board.

The Interim Development Manager gave a detailed presentation which on the application including details of parking, access, proposed road improvements, position of the buildings on the site including the elevations and construction materials, the multi-use game area and the plans for the trees on the site. Members were also given a short update on the Bovis Homes and Persimmon Homes development next to Coldharbour Road, Gravesend and its relationship with the site of the proposed school.

The Board noted that letters outlining the application proposals had been sent to all affected residents by Kent County Council as part of the consultation process and planning notices displayed. The deadline for response was 20 July 2017 and Members were advised that Kent County Council had indicated to the Borough Council that they had not received any written responses to date.

Members raised the following concerns and opinions:

- The school is a faith school so would have a wider catchment area than a non-faith school. Therefore more pupils would be brought to school by car.
- The Shears Green area was already congested and the school and its proposed parking and access arrangements would make this considerably worse. 27 parking spaces had been proposed for at least 38 staff and this was not considered to be nearly enough. It was considered that there should be one parking space per member of staff.

- There was concern at the impact on adjoining dwellings in Haynes Road in terms of nuisance from noise and lighting due to the proximity of the pedestrian link around the site that connected the proposed primary school with the secondary school. It was unclear how this would affect the adjoining alleyway.
- The application proposed 2 construction phases, possibly 3 (nursery) and it was suggested that it would be less detrimental to residents and the existing secondary school if there could be a single build phase.
- It was suggested that there would need to be no controls to ensure no spill over of cars from the school into the Shears Green Community Centre car park.
- With regard to the Bovis Homes and Persimmon Homes development next to Coldharbour Road, Gravesend, consultation with the developers was suggested to try and gain a more direct access into the school site.
- Concern was expressed that parents dropping off their children at the primary school would also use the through access to the secondary school and vice versa. It was suggested that this connection be closed. It was also considered to be a security issue. However it was recognised that there would be linked trips with parents that had children attending both schools.
- The triangle that had been designed as a drive in, drop off, drive out feature was questioned in that it had parking spaces around its inner perimeter including visitor spaces and the use of these would cause gridlock at drop off and pick up times. The design and sharp angles of the triangle were also questioned.
- A meadow for the roof of the school was suggested in addition to the solar panels.
- There was concern that if good quality trees were removed then there was a need to ensure that replacements were of a similar quality and of a good variety.
- It was considered that the design and materials to be used in the building should perhaps reflect the existing Coldharbour housing development rather than the existing secondary school. There was also concern about the use of cladding panels.
- Kent County Council was requested to release land to allow for the development of another possible access to the school to be considered whether it be a road, a cycle path or pedestrian route.
- The Multi-use Games Area (MUGA) proposal was considered to be absolutely critical given the lack of such facilities locally and the need to maximise

community use. However as Gravesham has the highest incidence of obesity amongst 5 to 11 year old children in Kent there was concern at the loss of the grass playing fields at the site. Although more parking was needed on the site, it should not be to the detriment of open space and the Multi-use Games Area.

- It was noted that Kent County Council's approach to planning for parking was based on the traditional British model which only took into account smaller cars not the 4x4's and vans that were now more popular.
- Kent County Council was requested to think again about parking and traffic flow and it was considered that at least 70 on-site parking spaces would be needed.
- It was suggested that if the site was too tight, a park and bus proposal whereby school buses that could ferry children to an off-site parking area (the cyclopark?) where their parents could wait to collect them should be incorporated.
- Concern was expressed with regard to Lanes Avenue which, as a result of resident on-road parking, was often a single track road and which would become impassable if affected by additional congestion.

The Board was advised that Kent County Council would be holding a site meeting at the schools on Friday, 28 July. An email would be sent to Board members confirming this information.

In conclusion Members were reminded that should they have any further concerns, then they should forward them to the Interim Development Manager or the appropriate Planning Officer before 28 July 2017 which was the deadline for response from the Borough Council to Kent County Council.

The Chairman thanked the Interim Development Manager and all officers involved for all their hard work on this application.

Resolved that authority be delegated to the Interim Development Manager, in consultation with the Chair, Vice Chair and Shadow Chair of the Regulatory Board (Planning) to agree an appropriate detailed response to the consultation from the County Planning Authority regarding a proposal for a new build 2 storey 420 place Primary School with car park, playground, floodlit artificial pitch, and associated landscaping with new access road, footpaths, highway improvements (including the widening of Westcott Avenue and the provision of a footpath link to Lanes Avenue) and service connections at St George's Church of England School, Meadow Road, Gravesend, Kent DA11 7LS.

23. Planning applications determined under delegated powers by the Director (Housing & Regeneration)

A schedule showing applications determined by the Director (Housing & Regeneration) under delegated powers has been published on the website.

Close of meeting

The meeting ended at 8.20 pm