

MC/23/0889

Date Received: 14 April 2023
Location: Wayfield Community Primary School Wayfield Road
Wayfield Chatham
Proposal: Construction of a single storey extension to provide three classrooms and an overspill car park.
Applicant The Primary First Trust
Ms Riley
Agent Clay Architecture Ltd
Mr Kasan Goh
Great Lines Studios
Marlborough Road
Gillingham
ME7 5HB
Ward: Wayfield & Weeds Wood
Case Officer: Madeline Mead
Contact Number: 01634 331700

Recommendation of Officers to the Planning Committee, to be considered and determined by the Planning Committee at a meeting to be held on 2nd August 2023.

Recommendation - Approval with Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Received 20 April 2023:

5281/PL/100 Revision A Site location plan

Received 19 June 2023:

5281/PL/103 Revision A	Proposed block plan
5281/PL/120 Revision B	Proposed ground floor plan
5281/PL/121 Revision A	Proposed roof plan
5281/PL/122 Revision A	Proposed overflow carpark
5281/PL/123 Revision A	Proposed section 1 and 2
5281/PL/124 Revision A	Proposed section 3
5281/PL/125 Revision A	Proposed north and south elevations
5281/PL/126 Revision A	Proposed west and east elevations

Received 9 June 2023:

WF/TPP/2153-02 Tree protection plan

Reason: For the avoidance of doubt and in the interests of proper planning.

- 3 No development shall take place until the tree protection measures as identified on drawing number WF/TPP/2153-02, from within the arboricultural impact assessment, by Sylvanarb received 9 June 2023 have been installed on site. The tree protection measures shall remain in place throughout the construction phase of the development.

Reason: Required to ensure no irreversible detrimental harm to the existing trees and in accordance with Policy BNE43 of the Medway Local Plan 2003.

- 4 No development shall take place above ground floor slab level until details of the provision of one electric vehicle charging point has been submitted to and approved in writing by the Local Planning Authority. Details shall include the location, charging type (power output and charging speed), associated infrastructure and timetable for installation. The approved charging point shall be provided on site and be operational prior to the first use of the car park and extension hereby approved and shall thereafter be maintained.

Reason: In the interests of sustainability in accordance with paragraph 112(e) of National Planning Policy Framework 2021.

- 5 Prior to the bringing into use of the extension, the area shown on the submitted layout as vehicle parking shall be provided, surfaced and drained in accordance with details first submitted to and approved in writing by the Local Planning Authority. Thereafter it shall be kept available for such use and no permanent development, whether or not permitted by the Town and Country Planning (General Permitted Development) Order 2015 (or any order amending, revoking or re-enacting that Order) shall be carried out on the land so shown or in such a position as to preclude vehicular access to these parking spaces.

Reason: Development without provision of adequate accommodation for the parking of vehicles is likely to lead to hazardous on-street parking and to protect the root protection area of retained trees on site and in accordance with Policies T1, T13 and BNE43 of the Medway Local Plan 2003.

- 6 Prior to the bringing into use of the extension, details of the replacement tree planting, which includes the location and species of the trees, and the future maintenance for those trees shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to the bringing into use of the extension or in accordance with a timetable that has been agreed in writing by the Local Planning Authority in advance of the extension being brought into use and retained thereafter in accordance with the maintenance plan and any tree that dies within 5 years shall be replaced by one of the same species.

Reason: To secure replacement planting in accordance with Policy BNE43 of the Medway Local Plan 2003.

- 7 The extension is to be finished in the materials identified on drawing numbers 5281/PL/125 Revision A and 5281/PL/126 Revision A received 19 June 2023.

Reason: To ensure that the appearance of the development is satisfactory and without prejudice to conditions of visual amenity in the locality, in accordance with Policy BNE1 of the Medway Local Plan 2003.

For the reasons for this recommendation for approval please see Planning Appraisal Section and Conclusions at the end of this report.

Proposal

The application proposes the construction of a single storey extension and the formation of an overflow car park with access off Aldershot Road. The extension would be located on the northwestern side of the existing building. The extension would have a slightly sloped roof and would be up to approx. 33.6m in width, up to approx. 10.3 in depth and up to approx. 5.6m in height, due to the land levels. To the south of the proposed extension would be a canopy that would run the width of the extension, up to where it meets the existing building. Two rooflights and photovoltaic panels are also proposed on the roof of the extension.

The extension would provide three classrooms, two toilet blocks and a cloak room.

The proposed overflow car park would be accessed via an existing vehicular access off Aldershot Road. There is an existing area of gravel hardstanding, however, this would be extended to allow for the parking of eleven vehicles. It is proposed for this area to be surfaced in either unbound gravel or grasscrete.

Relevant Planning History

MC/22/0321 Construction of a music practice room and staff room
Decision: Approval with conditions
Decided: 1 June 2022

MC/12/0922 Replacement of existing boundary treatment and erection of a boundary wall incorporating metal railings on top and three sets of double gates fronting Wayfield Road; security fencing and a single gate facing Aldershot Road (adjacent to number 2) and installation of a single gate between Wayfield Children's Centre and 148 Wayfield Road
Decision: Approval with conditions
Decided: 20 June 2012

MC/05/0855 Construction of various extensions and alterations to provide links between children's centre, primary school and nursery and additional car parking.
Decision: Approval with conditions
Decided: 4 July 2005

Representations

The application has been advertised on site and by individual neighbour notification to the owners and occupiers of neighbouring properties. Rochester Airport Limited and Consultation Company have also been consulted on the application.

Three letters have been received raising the following objections to the application:

- Noise
- Dust
- Highway hazard
- Increase in traffic along Aldershot Road

Rochester Airport and Consultation Company have no objections to the application.

Development Plan

The Development Plan for the area comprises the Medway Local Plan 2003 (the Local Plan). The policies referred to within this document and used in the processing of this application have been assessed against the National Planning Policy Framework 2021 and are considered to conform.

Planning Appraisal

Principle

The extensions are located within an existing school complex. The extension would be constructed on an area of land designated as open space within the Local Plan and therefore Policy L3 is relevant. Policy L3 of the Local Plan allows for development at educational establishments, which is required for educational purposes where adequate areas for outdoor sports can be retained. The proposed extension and car park would have minimal encroachment onto the open space. Paragraph 95 of the NPPF supports proposals to expand existing schools. The principle of the proposed development is therefore acceptable.

Design

Paragraphs 126 and 130 of the NPPF emphasises the importance of good design and Policy BNE1 of the Local Plan states that development should be satisfactory in terms of scale and mass and should respect the visual amenity of the surrounding area.

The extension would be single storey with a slightly sloped roof, with a canopy that would run along the width of the extension on the southern elevation. Rooflights and photovoltaic panels are also proposed within the roof slope.

The building is considered acceptable in terms of scale and design and the materials would reflect the existing buildings and materials. A condition is recommended to secure the use of the external materials proposed.

The proposal is considered to comply with Policy BNE1 of the Local Plan and paragraphs 126 and 130 of the NPPF.

Amenity

Due to the location, height and scale of the proposed building, it is not considered that the proposed development would have a detrimental impact on neighbouring amenity in terms of loss of daylight, sunlight, outlook or privacy.

The additional parking spaces accessed off Aldershot Road, would have an additional impact in terms of noise, through the comings and goings of vehicles, however, it is not considered that this would be detrimental to the amenity of neighbouring properties.

No objection is raised with regard to Policy BNE2 of the Local Plan and paragraphs 130(f) and 185 of the NPPF.

Trees

The application has been submitted with an arboricultural report, constraints plan and survey plan. The arboricultural report advises that trees T2, T3, T9, G1, G3 are proposed to be removed. A section of G2, is to be removed and the remaining G2 and G4, over the application site, are to be crown lifted to 3.5m. The design and access statement advises that replacement trees would be planted within an area to the northeastern corner of the school grounds. The removal and crown lift of these trees, to facilitate the proposed development, is considered acceptable. Conditions are recommended for details of the car parking surfacing to be submitted, tree protection measures to be secured and details to be submitted of the replacement tree planting.

Overall, it is considered that the development would accord with Policy BNE43 of the Local Plan and paragraph 174 of the NPPF.

Highways

The school currently, is served by a vehicular access off Wayfield Road for the main car park and a secondary access serving an overflow car park off Aldershot Road.

The Council's Parking standards would require for this development, an additional one space per member of staff, plus a drop off area. The development will employ six additional staff and thirteen additional parking spaces are proposed and therefore the proposed development would meet the requirements of the Parking Standards. One electric vehicle charging point is also proposed within the overflow car park.

Conditions are recommended to secure the parking area and the electric vehicle charging point.

The increased use of the secondary access, off Aldershot Road, raises no concerns with respect to visibility splays. It is not considered that the proposal would have any detrimental impact on highway safety or highway function. The proposed development would conform with Policies T1 and T13 of the Local Plan and paragraph 111 of the NPPF.

Conclusions and Reasons for Approval

The application is acceptable in principle and in terms of scale, design and appearance, neighbour amenity and highways and would comply with Policies BNE1, BNE2, BNE43, L3, T1 and T13 of the Local Plan and Paragraphs 95, 111, 126, 130, 174 and 185 of the NPPF.

The application would normally be determined under delegated powers but is being referred to Committee for determination due to the extent of representation received expressing a view contrary to the recommendation.

Background Papers

The relevant background papers relating to the individual applications comprise: the applications and all supporting documentation submitted therewith; and items identified in any Relevant History and Representations section within the report.

Any information referred to is available for inspection in the Planning Offices of Medway Council at Gun Wharf, Dock Road, Chatham ME4 4TR and here <http://publicaccess1.medway.gov.uk/online-applications/>