



DHA Planning
Eclipse House
Eclipse Park
Sittingbourne Road
Maidstone
Kent
ME14 3EN

Planning Applications Group
First Floor, Invicta House
County Hall
Maidstone
Kent ME14 1XX
Tel: 03000 411200

Website: www.kent.gov.uk/planning
Email: planning.applications@kent.gov.uk
Direct Dial/Ext: 03000 413366
Text relay: 18001 03000 417171
Ask for: Mrs Helen Edwards
Your ref:
Our ref: CA/15/2596
Date: 24 May 2016

TOWN AND COUNTRY PLANNING ACT 1992

Dear Sir/Madam

APPLICATION: CA/15/2596

PROPOSAL: Expansion of Joy Lane Primary School comprising the construction of a two storey extension to the existing building together with the erection of a temporary classroom, the demolition of the former Ladesfield care home building to facilitate a new access road from the school site to Vulcan Close, additional on site car parking, formation of an on-site pick up/drop off area and associated hard and soft landscaping

LOCATION: Joy Lane Primary School, Joy Lane, Whitstable, Kent, CT5 4LT

The above mentioned planning application received for the formal observations of the County Council, as County Planning Authority has now received consideration. The County Council's Planning Applications Committee considered the application at its meeting on 18 May 2016.

I write to inform you that the County Planning Authority resolved that planning permission be granted as set out in the attached formal notification.

Please note the conditions imposed and the informatives as described.

Yours faithfully

Sharon Thompson
Head of Planning Applications Group



Reference Code of
Application: CA/15/2596

KENT COUNTY COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015
TOWN AND COUNTRY PLANNING GENERAL REGULATIONS 1992 (as amended)

NOTIFICATION OF GRANT OF PERMISSION TO DEVELOP LAND

To: Kent County Council
c/o DHA Planning
Eclipse House
Eclipse Park
Sittingbourne Road
Maidstone
Kent
ME14 3EN

TAKE NOTICE that the KENT COUNTY COUNCIL, the County Planning Authority under the Town and Country Planning Act, HAS GRANTED PERMISSION for development of land situated at Joy Lane Primary School, Joy Lane, Whitstable, Kent, CT5 4LT and being the Expansion of Joy Lane Primary School comprising the construction of a two storey extension to the existing building together with the erection of a temporary classroom, the demolition of the former Ladesfield care home building to facilitate a new access road from the school site to Vulcan Close, additional on site car parking, formation of an on-site pick up/drop off area and associated hard and soft landscaping, referred to within the application for permission for development dated 5 November 2015, received on 5 November 2015, as amplified and amended by details referred to in the attached schedule 1, SUBJECT TO THE FOLLOWING CONDITIONS:

Standard time

1. The development to which this permission relates must be commenced not later than the expiration of 5 years beginning with the date on which this permission was granted.

Reason: In pursuance of Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

The development to be carried out in accordance with the permitted details

2. The development hereby permitted shall be carried out only in accordance with the details, plans and specifications referred to in Schedule 1 (attached) and/or as otherwise approved pursuant to this permission and there shall be no deviation from these without the prior written approval of the County Planning Authority;

Reason: For the avoidance of doubt and to maintain planning control over the development

External Materials

3. Before the development hereby permitted is commenced, details and samples of all materials to be used externally, shall be submitted to and approved in writing by the County Planning Authority, and the development shall be carried out using the approved materials.

Reason: As no such details have been submitted and to ensure a satisfactory appearance to the development.

Construction

4. The construction of the development hereby permitted, and associated operations including demolition and deliveries of plant or materials, should take place only between the hours of 0800 and 1800 Monday to Fridays, and 0900 and 1300 on Saturdays, with no works on Sundays or Bank Holidays, unless otherwise approved in writing by the County Planning Authority.

Reason: In order to protect the amenities of the locality

5. Before the development hereby permitted is commenced details of a Construction Management Plan shall be submitted to and approved in writing by the County Planning Authority, and thereafter shall be implemented as approved. The Construction Management Plan shall make best use of the former Ladesfield Care Home site in order to minimise the impact on local amenity and shall include details of the routing of delivery and construction vehicles to and from the site; the timing of deliveries to avoid school peak times; the location of parking and turning areas for construction and delivery vehicles and for site personnel and visitors; the provision of wheel washing facilities; details of a site access point for construction; and temporary traffic management and signage;

Reason: In order to protect the amenities of the locality and to prevent conflict with other road users during peak travel times and in the interests of highway safety.

School Travel Plan

6. Prior to the occupation of the development hereby permitted an updated School Travel Plan shall be submitted to and approved in writing by the County Planning Authority and registered online via the County Council's 'Jambusters' Travel Plan system to enable ongoing monitoring and review. The Travel Plan shall include, amongst other matters, details of the Traffic Management Plan to be implemented by the School to manage traffic entering and leaving the site and using the on-site parking areas, as well as specific details of the management of the school gate closure at peak times. This Plan will be reviewed after 6 months of the occupation of the development and reviewed annually thereafter. Results of the review shall be submitted in writing via 'Jambusters' and published on the School's website.

Reason: In order to encourage safer and more sustainable patterns of school travel and to ensure the School appropriately manages traffic through the site in the interests of highway safety and local amenity.

Access and Parking

7. Prior to occupation of the extension hereby permitted, details and specifications of the new access road shall be submitted for technical approval and the access shown on the approved plans shall be completed and maintained in accordance with these approved details.

Reason: In the interests of highway safety.

8. Prior to the development hereby permitted being occupied, or first bought into use, the areas shown on the submitted drawings, specifically drawing no. 000-PE-XX-XX-DR-A-0206 Rev P02.1, for the parking of cars, shall be completed, surfaced, drained and operational, and thereafter used for or kept available for those purposes at all times and no permanent development, whether or not permitted by the Town and Country Planning (General Permitted Development Order) 1995 (or any Order revoking and re-enacting that Order), shall be carried out on the land so shown, or in such a position as to preclude vehicular access thereto.

Reason: The development, without the provision of adequate accommodation for the parking of private motor vehicles, could lead to parking inconvenient to other road users and detrimental to local amenity.

9. Prior to the development hereby permitted being occupied, or first bought into use, the areas shown on the submitted drawings for vehicle loading/unloading and turning facilities shall be completed, surfaced, drained and operational, and thereafter used for or kept available for those purposes at all times and no permanent development, whether or not permitted by the Town and Country Planning (General Permitted Development Order) 1995 (or any Order revoking and re-enacting that Order), shall be carried out on the land so shown, or in such a position as to preclude vehicular access thereto.

Reason: In the interests of highway safety.

Cycle parking

10. Prior to the occupation of the development hereby permitted, the cycle store, shown on drawing no. 000-PE-XX-XX-DR-A-0206 Rev P02.1, shall be provided and shall thereafter be permanently retained.

Reason: To ensure the provision of secure cycle stands to promote alternative methods of travel.

Surface Water Drainage

11. Development shall not commence until a detailed sustainable surface water drainage scheme for the site has been submitted to and approved in writing by the County Planning Authority. The detailed drainage scheme shall demonstrate that the surface water generated by this proposal (for all rainfall durations and intensities up to and including the climate change adjusted critical 100yr storm) can be accommodated and disposed of without any increase to the on-site and off-site flood risk. The detailed drainage scheme shall be based on the submitted drainage strategy and discharge rates to the public surface water sewer being agreed with Southern Water.

Reason: To ensure that the principles of sustainable drainage are incorporated into this proposal and to ensure ongoing efficacy of the drainage provisions.

12. No building hereby permitted shall be occupied until details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved in writing by the County Planning Authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include:
- (i) a timetable for its implementation
 - (ii) a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage system throughout its lifetime.

Reason: To ensure that the principles of sustainable drainage are incorporated into this proposal and to ensure ongoing efficacy of the drainage provisions.

Ecology

13. The recommendations for ecological enhancements included in chapter 5 of the Extended Phase 1 Habitat Survey Report by Pick Everard shall be implemented as set out and thereafter retained on site.

Reason: In the interests of the environment and wildlife.

Soft Landscape

14. Before the development hereby permitted commences, details of a scheme of native species landscaping shall be submitted for the prior written approval of the County Planning Authority and such scheme shall include, amongst other matters, details of the following:
- all trees, shrubs, hedges and other vegetation proposed to be removed;
 - the provision of new trees, shrubs, hedges and grassed areas, together with the details of the species and method of planting to be adopted;
 - the planting scheme to take account of the inherited landscape character of the area and to reinforce this character;
 - a programme of maintenance for a period of not less than 5 years;
- and upon approval such scheme shall be implemented as approved within the first planting season following the completion of the development hereby permitted.

Reason: In the interests of visual amenity.

15. In the event of any trees, shrubs and hedges included in the landscaping scheme, approved pursuant to condition 15 above, being removed, destroyed or dying or dead within 5 years of the planting, they shall be replaced within 12 months in the same places by large nursery stock of the same species.

Reason: In the interests of visual amenity.

16. The recommendations contained within the Arboricultural Impact Assessments (for both the Joy lane primary School site and the Ladesfield Care Home site) shall be implemented in order to protect the trees to be retained.

Reason: In the interests of visual amenity and to protect the trees.

Temporary Classroom

17. Within 3 months of the occupation of the extension hereby approved, the temporary classroom shall be removed from the site and the land restored to its former use.

Reason: The building, by virtue of its design/construction, is not considered appropriate for permanent retention.

Town and Country Planning (Development Management Procedure) (England) Order 2015

- Where necessary the planning authority has engaged with the applicants and other interested parties to address and resolve issues arising during the processing and determination of this planning application, in order to deliver sustainable development, to ensure that the details of the proposed development are acceptable and that any potential impacts can be satisfactorily mitigated.

Summary of policies in the Development Plan relevant to the decision to grant planning permission:

This application has been determined in accordance with the Town and Country Planning Acts, and in the context of the Government's current planning policy and associated guidance and the relevant Circulars, together with the relevant Development Plan policies, including the following:-

The National Planning Policy Framework (March 2012)

Policy Statement – Planning for Schools Development (August 2011)

Canterbury District Local Plan (2006) Policies: C4, C9, C11, C16, C24, C27, BE1, BE7 and NE5.

Canterbury District Local Plan Publication Draft (2014) Policies: SP1, EMP9, OS2, OS9, HE1 and LB10.

The summary of reasons for granting permission is as follows:

- The County Council is of the opinion that the proposed development gives rise to no material harm, is in accordance with the development plan and that there are no material considerations that indicate that the decision should be made otherwise. The County Council also considers that any harm as a result of the proposed development would reasonably be mitigated by the imposition of the attached conditions.

In addition please be advised of the following informatives:

1. Please note the expiry date on your decision notice, along with all other conditions imposed. You are advised any conditions which require you to submit further details to the County Planning Authority for approval may need to be formally discharged **prior** to commencement of operations on site, or within a specified time. It is the applicant's responsibility to ensure that such details are submitted. The County Council may consider it appropriate to carry out consultations and other procedures prior to giving a

formal decision on these matters and it is unlikely that this will take less than 4 weeks. The above information should be taken into account when programming the implementation of the permission. **Any development that takes place in breach of such conditions is likely to be regarded as unlawful** and may ultimately result in the permission becoming incapable of being legally implemented. It is therefore strongly recommended that the required details be submitted to this Authority in good time so that they can be considered and approved at the appropriate time.

2. With regard to the requirement to prepare and submit a revised School Travel Plan pursuant to condition 6 above, this should be with Kent County Council's Travel Plan Management system 'Jambusters' using the following link <http://www.jambusterstpm.co.uk>. Further information and advice can be obtained from the County Council's Transport Planner (Schools), Annette Bonner, who can be contacted at mytravelplan@kent.gov.uk. Jambusters is a County Wide initiative aiding Schools in the preparation and ongoing monitoring of School Travel Plans.
3. It is the responsibility of the applicant to ensure, before the development hereby approved is commenced, that all necessary highway approvals and consents where required are obtained and that the limits of highway boundary are clearly established in order to avoid any enforcement action being taken by the Highway Authority. The applicant must also ensure that the details shown on the approved plans agree in every aspect with those approved under such legislation and common law. It is therefore important for the applicant to contact KCC Highways and Transportation to progress this aspect of the works prior to commencement on site.
4. It is the responsibility of the applicant to ensure that all works to trees are carried out outside of the breeding bird season and if this is not possible that a suitably experienced ecologist examine the site for breeding birds prior to work commencing.
5. The applicant must use a precautionary approach when removing features with bat roosting potential in the former Ladesfield Care Home.
6. There must be no disturbance to the surface of, or obstruction to the use of, the public Right of Way, CW56.
7. The applicants are strongly encouraged to explore the opportunities for the provision of PV panels at this site.

Dated this Twenty fourth day of May 2016


(Signed).....
Head of Planning Applications Group

KENT COUNTY COUNCIL
PLANNING APPLICATIONS GROUP
FIRST FLOOR, INVICTA HOUSE
COUNTY HALL
MAIDSTONE
KENT ME14 1XX

Schedule 1

Schedule of Documents Permitted Under Planning Permission: CA/15/2596

Document Title / Description / Reference / Author	Dated
Application for Planning Permission (Town and Country Planning Act 1990)	Received 05/11/2015
Design and Access Statement (Ref 141117 R001) by Pick Everard	Received 05/11/2015
Planning Statement (Ref LJ/10557) by DHA Planning	Received 05/11/2015
Statement of Community Involvement (Ref LJ/10557) by DHA Planning	Received 05/11/2015
Transport Statement (Ref SAM/10169) by DHA Transport	Received 05/11/2015
Transport Statement Addendum (Ref SH/10169) by DHA Transport	Received 22/02/2016
Sustainable Energy Statement by Pick Everard	Received 05/11/2015
Arboricultural Impact Assessment (Joy lane Primary School) by Hayden's	Received 05/11/2015
Arboricultural Impact Assessment (Ladesfield Care Home site) by Hayden's	Received 23/11/2015
Ladesfield Site Demolition, Photo Record by Pick Everard	Received 05/11/2015
External Lighting Assessment by Pick Everard	Received 05/11/2015
Flood Risk Assessment by Pick Everard	Received 05/11/2015
Environmental Noise Impact Assessment by Acoustic Design Technology	Received 05/11/2015
Extended Phase 1 Habitat Survey Report V2 by Practical Ecology Ltd	Received 17/03/2016
Site Investigation Report by Albury S.I. Ltd	Received 05/11/2015
Drawings / Number / Title:	
Site Location Plan (1:2500) DHA/10557/02 Rev B	Received 21/04/2016
Site Location Plan (1:1250) DHA/10557/01 Rev B	Received 21/04/2016
Illustrative Site Layout DHA/10566/SK00 Rev C	Received 06/05/2016

Proposed Site Layout 000-PE-XX-XX-DR-A-0206 Rev P02.1	Received 18/04/2016
Revised Site Plan 000-PE-XX-XX-DR-A-0209 Rev P02.1	Received 11/03/2016
Joy Lane Tree Removal Plan 000-PE-XX-XX-DR-A-0207 Rev P02.1	Received 18/04/2016
North Elevation 000-PE-XX-ZZ-DR-A-1003	Received 05/11/2015
South Elevation 000-PE-XX-ZZ-DR-A-1004	Received 05/11/2015
East-West Elevations 000-PE-XX-ZZ-DR-A-1005	Received 05/11/2015
Glazed Link Elevation and Section 000-PE-XX-ZZ-DR-A-1009	Received 05/11/2015
Proposed Ground Floor Plan 000-PE-XX-00-DR-A-1001 Rev P01.1	Received 05/11/2015
Proposed First Floor Plan 000-PE-XX-01-DR-A-1002 Rev P01.1	Received 05/11/2015
Proposed Roof Plan 000-PE-XX-ZZ-DR-A-1008	Received 09/11/2015
Section 000-PE-XX-ZZ-DR-A-1007	Received 09/11/2015
General Arrangement Section 000-PE-XX-ZZ-DR-A-1006 rev P01.1	Received 05/11/2015
Plans and Elevations Single Classroom Block HD/9254/03	Received 05/11/2015
Proposed Temporary Classroom 000-PE-XX-00-DR-C-0210 Rev P01	Received 05/11/2015
Proposed Classroom Block Ground Levels/Sections 117-PE-XX-00-DR-C-0602 Rev P01	Received 05/11/2015
Pavement Construction 117-PE-XX-00-DR-C-0700 Rev P01	Received 05/11/2015
Pavement Construction Sheet 1 of 2 117-PE-XX-00-DR-C-0704 Rev P04	Received 18/04/2016
Pavement Construction Sheet 2 of 2 117-PE-XX-00-DR-C-0705 Rev P05	Received 18/04/2016
Proposed Ground Levels Layout 117-PE-XX-00-DR-C-0601 Rev P01	Received 05/11/2015
Proposed Ground Levels Sheet 1 000-PE-XX-00-DR-C-0702 Rev P05	Received 18/04/2016
Proposed Ground Levels Sheet 2 000-PE-XX-00-DR-C-0703 Rev P04	Received 18/04/2016
Proposed Drainage Layout sheet 1 of 2 000-PE-XX-00-DR-C-0500 Rev P04	Received 18/04/2016
Proposed Drainage Layout sheet 2 of 2 000-PE-XX-00-DR-C-0501 Rev P05	Received 18/04/2016
Proposed Drainage Layout Classroom Area 000-PE-XX-00-DR-C-0502 Rev P02	Received 05/11/2015

Existing Site Layout 117-PE-XX-00-DR-C-0100 Rev P01	Received 05/11/2015
Proposed Site Layout 117-PE-XX-00-DR-C-0101 Rev P06	Received 18/04/2016
Existing Key Stage 1 Floorplan Block 2 117-PE-XX-00-SU-A-002 Rev A	Received 05/11/2015
Block Plan 117-PE-XX-XX-SU-A-001 Rev A	Received 05/11/2015
Existing KS1 Elevations Block 2 117-PE-XX-XX-SU-A-003 Rev A	Received 05/11/2015
Existing KS1 Elevations and Sections Block 2 117-PE-XX-XX-SU-A-004 Rev A	Received 05/11/2015
Main Building Existing Elevations 117-PE-XX-XX-SU-A-005 Rev A	Received 05/11/2015
Oysters Autism Provision Elevations 117-PE-XX-XX-SU-A-006 Rev A	Received 05/11/2015
Whitstable Swimming Pool Existing Elevations 117-PE-XX-XX-SU-A-007 Rev A	Received 05/11/2015
Ladesfield Site Demolition Block Plan Photo Record 141117/A-900 Rev A	Received 05/11/2015
Topographical and Utility Survey sheet 1 of 3	Received 05/11/2015
Topographical and Utility Survey sheet 2 of 3	Received 05/11/2015
Topographical and Utility Survey sheet 3 of 3	Received 05/11/2015
As amended and/or amplified by:	
Amplified by the submission of an additional Arboricultural Impact Assessment for the Ladesfield Care Home site	Received 23/11/2015
Amplified by submission of Transport Statement Addendum	Received 22/02/2016
Amended Phase 1 Habitat Survey Report submitted	Received 17/03/2016
Additional Plan submitted for agreement to revised parking layout (000-PE-XX-XX-DR-A-0209 Rev P02.1)	Received 11/03/2016
Amended site layout drawings submitted to reflect the revised car park layouts.	Received 18/04, 21/04 and 06/05/2016