

SUPPLEMENTARY AGENDA
PLANNING COMMITTEE 16 MARCH 2016

Agenda Item 5 - DA/16/00026/EC

1.1. Additional Consultee Comments:

Comments received from the Kent Police Crime Prevention Design Advisor:

Acknowledges he met with the applicant/agent in December 2015 to discuss security for the school and to discuss their aspirations for meeting the BREEAM 'very good' rating by incorporating Secured by Design (SBD) principles. Noted that security principle for using laminated glazing is identified in the Planning, Design and Access Statement submitted with the application. Had no further comments to make but welcomed an SBD Schools application to be made direct from the applicant in due course.

1.2. Further Information Provided by the Applicant:

Updated Travel Plans, Traffic Management Plan and Transport Assessment submitted providing further explanation of transport/parking arrangements including discussion of travel concessions to encourage bus travel for staff and pupils, safe routes to school during construction

1.3. Conditions

Members to be advised that the relevant planning policies will be referenced in the reasons for the conditions on the decision notice, for clarity. In addition the following conditions have been amended from the officer report:

- Condition 2 (Approved Plans): Landscape plans to be amended: Drawing number OX4950-8-400 Rev 02 following correction to label identifying tree sizes.
- Condition 4 (Details of Playing Fields): Trigger for detailed scheme to be provided prior to any works carried out to the playing fields instead of prior to development
- Condition 10 (Ventilation): To be replaced with the following wording:

No development above foundation level shall take place until a scheme for noise attenuation measures for the school and community centre, in accordance with the Acoustic Assessment Reports submitted with the application, has been submitted to and approved in writing by the Local Planning Authority. The details shall include suitable insulation and glazing to the building; location and screening of any external plant; and the calculated effects of the proposed attenuation measures. The development shall be carried out in accordance with the approved measures which shall be implemented prior to occupation of the

development hereby approved and thereafter maintained in accordance with the approved details.

Reason: To protect the amenities and privacy of the adjoining properties in accordance with Policies E14 and B1 of the adopted Dartford Local Plan.

- Condition 13 (Refuse/Recycling Storage): Trigger to be made available prior to the first occupation of the building
- Condition 14 (Lighting): Trigger for the installation of lighting to be prior to installation instead of prior to first occupation of the development and details to be submitted to include hours of illumination.
- Condition 15 (Community Centre Management Strategy): Replace Use Class 'D2' with 'D1'. Amend requirement for 6-monthly report with a requirement for submission of report at the end of the first 6 months following opening, with reference to any relevant Travel Plan, and annual review carried out thereafter.
- Condition 18 (Traffic Management Strategy): Duration for free occupation of spaces to public car park increased from 2hrs to 3hrs. Review period to be amended to first 6-months after opening and annual review carried out thereafter for period of 5 years following the first opening of the school/community centre.
- Condition 19 (Travel Plan): Review period to be amended to first 6-months after opening and annual review carried out thereafter for period of 5 years following the first opening of the school.
- Condition 20 (Public Art): To be deleted. The details are not considered relevant to this application as they are not proposing to install the art at this time. It will come forward as a Reserved Matters application at a later date.
- Conditions 21 and 22 to be renumbered as conditions 20 and 21.

1.4. Informatives

The following informatives to be added to the decision notice:

2. The applicant is advised that any subsequent Reserved Matters applications for the proposed commercial units surrounding the village square hereby approved, including the Health Centre, will be assessed in accordance with Dartford's parking standards as set out in their adopted Parking Supplementary Planning Document on Parking Standards.
3. In accordance with paragraphs 186 and 187 of the National Planning Policy Framework, Ebbsfleet Development Corporation, as local planning authority, has taken a positive and proactive approach to the proposed development, focusing on finding solutions:

The agent was advised of planning issues during the processing of the application and additional information has been submitted to address these

The application was determined within the relevant timescales

3.1. Ventilation

For clarification on paragraphs 7.66-68 of the delegated report, Members are advised that the Acoustic Reports submitted with the application recommends the school building does not utilise a natural ventilation strategy due to background noise levels from traffic sources, in particular the A2. However, the importance for natural ventilation to classrooms has been considered in the design of the window panels. A hybrid ventilation strategy is therefore proposed to the school which incorporates a high-level louvre panel connected to mechanical ventilation units with two inward-opening insulated panel windows to allow for occupants to naturally ventilate the space if desired.

It is proposed the Community Centre is ventilated by mechanical ventilation only to ensure noise does not spill into the surroundings when a noisy activity takes place inside the hall. Assessment of the application has been made on this basis and would be expected to be clarified in connection with the details submitted pursuant to condition 10 set out above.