

4. Planning History:

TM/03/03647/OA Refuse 15 July 2004

Outline Application: New replacement primary school with attached playing field, new replacement Memorial Hall, 20 affordable houses, 16 private houses and public open space

TM/05/01328/CR3 Grant With Conditions 23 August 2005

Replacement six class primary school together with nursery class, playing field, servicing, parking and new vehicular access (KCC ref. TM/05/TEMP/0025).

5. Consultees:

5.1 DHH: No comments.

6. Determining Issues:

- 6.1 The building would be sited in the same position as shown in the outline application at the south western corner of the site adjacent to existing built development within the OTG Micawbers site and the approved Memorial Hall. This siting of the proposed building is considered to be the most appropriate within the site as it would limit the spread of built from into the Green Belt.
- 6.2 The building takes a relatively conservative form using simple pitched roofs and low roof levels. The inclusion of a taller mono pitch element for the hall provides a sharp and welcome contrast to the lower elements of the building. The building as a whole is considered to be of a scale and form that is acceptable.
- 6.3 The proposed palette of materials (red brick, render and timber cladding) to be used for the walls of the building would complement each other and respects the general character of development in the locality. The use of blue/black concrete interlocking roof tiles would be acceptable for this development. However, slate tiles and red/brown clay/concrete roof tiles are more widely used in the locality and would perhaps be more appropriate than concrete interlocking roof tiles.
- 6.4 With regard to landscaping, 1.8 m high weldmesh security fencing (so typical nowadays at primary schools) would be located around the school grounds. New planting would also take place adjacent to the fencing in order to soften its impact upon the countryside.
- 6.5 The concentration of the building and associated hard surfaced areas within the south west corner of the site adjacent to existing buildings enables the larger remaining area of the site to be soft landscaped (a natural meadow and a sports pitch). Not only is this beneficial to the children using the school, this layout would also help to integrate the school development into the surrounding environment and the wider character of the MGB and the Downs to the north.

- 6.6 Parking and access would be provided in the areas indicated the outline application. The access road would be finished with tarmac, which would give way to block paving or bonded gravel, where the formal parking bays would be laid out. Additional informal car parking and dropping off/picking up areas would be laid out with grasscrete. The use of a variety of materials in the layout together with additional planting that would occur within the loop of the access road/parking area would help to reduce the impact of the hard surfaces upon this rural site. The access route also provides for a vehicular entrance/exit to the adjacent Memorial site, which was also included within the approved scheme for the memorial Hall. The County Council will need to be satisfied that a sufficient number of car parking spaces are provided for this development.
- 6.7 In light of the above, I recommend that no objection be raised, but that Kent County Council is encouraged to use alternative roofing materials that would be more appropriate in this sensitive rural location.

7. Recommendation:

7.1 No Objections be Raised

Informative:

While the submitted materials are considered to be acceptable the Borough Council also considers that the use of slate or imitation slate tiles would be more appropriate for use on the roof of this building.

Contact: Matthew Broome