

REPORT SUMMARY

REFERENCE NO - 21/01735/FULL		
APPLICATION PROPOSAL Add a multi use classroom and small office		
ADDRESS Two Bridges Alternative Pupil Provision YMCA St Johns Road Royal Tunbridge Wells Kent TN4 9TX		
RECOMMENDATION to GRANT planning permission subject to conditions (please refer to section 11.0 of the report for full recommendation).		
SUMMARY OF REASONS FOR RECOMMENDATION		
<ul style="list-style-type: none"> - Paragraph 94 of the NPPF states that Local Planning Authorities should give great weight to the need to create, expand or alter schools. - The site is located within the Limits to Built Development where the principle of the development is considered acceptable. - The scale, location and design of the development would respect the context of the site. - The development would not cause significant adverse impact upon occupants of neighbouring properties. - The proposal would result in the delivery of sustainable development in accordance with development plan policies and the National Planning Policy Framework (NPPF). - The proposal would promote an effective use of land. 		
INFORMATION ABOUT FINANCIAL BENEFITS OF PROPOSAL		
The following are considered to be material to the application:		
Contributions (to be secured through Section 106 legal agreement/unilateral undertaking): N/A		
Net increase in numbers of jobs: 2		
Estimated average annual workplace salary spend in Borough through net increase in numbers of jobs: £29,286.40		
The following are not considered to be material to the application:		
Estimated annual council tax benefit for Borough: N/A		
Estimated annual council tax benefit total: N/A		
Estimated annual business rates benefits for Borough: N/A		
REASON FOR REFERRAL TO COMMITTEE		
Tunbridge Wells Borough Council is the owner of the part of the application site.		
WARD St Johns	PARISH/TOWN COUNCIL	APPLICANT Mrs Sue Beauchamp AGENT
DECISION DUE DATE 12/08/21	PUBLICITY EXPIRY DATE 13/07/21	OFFICER SITE VISIT DATE 22/06/2021
RELEVANT PLANNING HISTORY (including appeals and relevant history on adjoining		

sites):			
Planning Application			
17/01596/FULL	Proposed erection of an additional temporary building to be divided into two classrooms	Permitted	10/08/2017
16/06045/R3REG	Relocate two classroom modular building with associated toilets and store from The Ridgeway Centre to The Pagoda Centre and an additional one classroom modular building	No objections	08/09/2016
05/02578/KCCRG3	Regulation 3 (KCC) - Addition of new entrance, toilets and raised patio and associated external works	No objections	07/11/05
05/00967/FUL	New entrance, toilets and covered patio with associated external works	Permitted	14/06/05
91/01500/FUL	Enclosed hard surface games area	Permitted	28/04/92
90/00991/KCCOU4	Regulation 5 (County) - Outline (means of access and siting not reserved) - Sports hall extension	No objections	07/12/90
83/01434/KCCRG3	Regulation 4 (County) - County youth centre	No objections	05/03/84

MAIN REPORT

1.0 DESCRIPTION OF SITE

- 1.01 The proposal relates to The Pagoda Centre (comprising the school known as Two Bridges) located on the west side of St Johns Road adjacent to Tunbridge Wells Sports Centre to the north, Army Reserve Centre to the east and Sports Centre, associated with Tunbridge Wells Boys' Grammar School to the west.
- 1.02 The site is accessed off from St Johns Road through a parking area which serves the St Johns leisure centre to the north. The site is occupied by a single building adjacent to the southern boundary of the site with amenity space/play area to the west of the building and parking to the north and east. Two classroom modular buildings, as approved by KCC (Ref. TW/16/6045) are located to the north of the school building.
- 1.03 The Pagoda Centre is purpose built single storey detached building and currently has 45 pupils with a rolling annual intake from local secondary and primary schools pupils ranging from 5-16 year olds. The school employs 35 full time staff and operates from 8am to 4pm.
- 1.04 The site is located inside the Limits to Built Development.

2.0 PROPOSAL

- 2.01 The application seeks permission for addition of a single storey multi use classroom and small office immediately next (to the north) to the existing 5-bay classroom modular building and it would be situated adjacent to the northern boundary of the site. The proposed building, with an L-shaped cut-out corner, would have a total gross internal space of 92.4 and would be used to teach and accommodate the range of 5 – 16-year-old students.

- 2.02 The materials would be simple and fit for purpose and include a rubber coat flat roof, double glazed UPVC windows and cedar cladding to match the existing buildings.
- 2.03 There will be no changes to the level of parking or student numbers. Two more full time staff would be employed to offer mental health and parental learning onsite. The existing level of employment within the school is 35 full time staff.

3.0 SUMMARY INFORMATION

	Proposed
No. of storeys	1
Max height	3m
Max width	11m
Max depth	8.4

4.0 PLANNING CONSTRAINTS

- Ashdown Forest Ashdown Forest 15 Km Habitat Regulation Assessment Zone
- Tunbridge Wells Asset Register Land Registry Data - TWBC Ownership
- Limits to built development INSIDE LBD1
- Wind Turbine Development Consultation Ar Biggin Hill Airport

5.0 POLICY AND OTHER CONSIDERATIONS

- **The National Planning Policy Framework (NPPF) 2019**
- **National Planning Practice Guidance (NPPG)**
- **Site Allocations Local Plan (2016):**
 - AL/STR1 – Limits to Built Development
- **Core Strategy Development Plan Document (2010):**
 - Core Policy 4 (Environment)
 - Core Policy 5 (Sustainable Design and Construction)
 - Core Policy 9 (Development in Tunbridge Wells)
- **Tunbridge Wells Borough Local Plan 2006:**
 - Policy EN1 – Development Control Criteria

Other Documents:

Draft Local Plan – only limited weight can be given to this as it has not been formally submitted for examination, following conclusion of the Regulation 19 consultation.

6.0 LOCAL REPRESENTATIONS

- 6.01 Two site notices were displayed around the site. As a result of the consultation process no comments have been received from local residents.

7.0 CONSULTATIONS

- 7.01 None received.

8.0 APPLICANT'S SUPPORTING COMMENTS

- 8.01 The proposed building is needed to teach and accommodate the range of 5-16 year old students.
- 8.02 The proposed buildings will not be higher than the existing buildings surrounding the site.

8.03 The parking within the site will remain unaffected by this planning application.

9.0 BACKGROUND PAPERS AND PLANS

Application Form

Site Location Plan – Drawing No. J955/100

Existing Site Plan – Drawing No. J955/101

Proposed Site Plan – Drawing No. J955/102

Proposed Plans and Elevations – Drawing No. 01

Proposed Site and Location Plan – Drawing No. 60508905.M001.001/P3

Design and Access Statement

10.0 APPRAISAL

Principle of Development

10.01 The development site is located within the Limits to Built Development as defined by the Local Plan 2006. Therefore, there is no objection in principle of the development especially having regard to paragraph 94 of the NPPF, which states that Local Planning Authorities should give great weight to the need to create, expand or alter schools. Notwithstanding this, other relevant planning considerations such as visual impact, residential amenity and Highway safety need to be assessed appropriately.

Visual Impact

10.02 The proposed building is considered to be of a relatively modest scale that would not appear dominant in comparison to the existing buildings within the site. The building would be situated on the existing hardstanding area. The corner position of the building and its single storey element would ensure that the site is not overly developed or cramped. The design of the building is also considered to be suitable given its purpose and in relation to the existing modular buildings immediately to the south.

10.03 The site is also relatively screened from public vantage points as well as its immediate surroundings through metal panel fencing and planting. Only the top part of the building would be visible from the car park areas that are situated immediately to the north and west of the application site. Therefore, it is not considered that there would be any detrimental impact upon the street scene or character of the area.

Residential Amenity

10.04 The closest residential properties to the site are those situated on the west side of St Johns Road, the closest of which is situated over 40m away. Because of this separation on distance and the scale of the development, the proposal is considered to respect the amenities of all surrounding neighbouring properties.

Highways

10.05 The proposal would not result in an increase in the number of students. Although there will be two additional full time staff, the existing parking provision is considered to be sufficient to accommodate this increase without causing any significant impact upon the local highway network.

- 10.06 The site is also located in a highly sustainable location with good access to public transport services and cycle lane.

Other Matters

- 10.07 The proposal will not result in the loss of any landscaping features. There are no trees immediately adjoining the location of the proposed building. Given that there is no scope for provision of landscaping and the proposed building will be situated within the existing hardstanding area close to the site boundaries, it is not considered necessary for the proposal to provide additional landscaping.
- 10.08 The remaining hardstanding and grassed area immediately adjoining the proposed building will be sufficient as outdoor space for students and the existing large turfed garden area to the west of the main school building will continue to be available to the students all the time. It has also been confirmed by the applicant that through a collaborative agreement with the Boys Grammar School, an indoor space within the sports hall can be booked for students to use in the event of bad weather.

Conclusion

- 10.09 In view of the above assessment, the proposed development is considered to be in accordance with both local and national planning policy and is therefore considered to be acceptable.

11.0 RECOMMENDATION – GRANT Subject to the following conditions:

- (1) The development hereby permitted shall be begun before the expiration of 3 years from the date of this decision.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

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

Proposed Site Plan – Drawing No. J955/102
Proposed Plans and Elevations – Drawing No. 01
Proposed Site and Location Plan – Drawing No. 60508905.M001.001/P3

Reason: To clarify which plans have been approved.

- (3) The development shall be carried out in accordance with the details of external materials specified in the application.

Reason: To ensure a satisfactory appearance to the development.

INFORMATIVES

- (1) As the development involves demolition and / or construction, broad compliance with the Mid Kent Environmental Code of Development Practice is expected.

Case Officer: Canan Clatworthy

Planning Committee Report
21 July 2021

NB For full details of all papers submitted with this application please refer to the relevant Public Access pages on the council's website.
The conditions set out in the report may be subject to such reasonable change as is necessary to ensure accuracy and enforceability.