

REFERENCE NO - 19/500341/SUB		
APPLICATION PROPOSAL Submission of details pursuant to Condition 11: School Travel Plan (original application ref: 16/506320/FULL - allowed on appeal ref. APP/U2235/W/17/3188248).		
ADDRESS Gatland House Gatland Lane Maidstone Kent ME16 8PF		
RECOMMENDATION DISCHARGE CONDITION		
SUMMARY OF REASONS FOR RECOMMENDATION School Travel Plan has previously been approved for 1 form entry School under reference 16/501507/SUB. Proposed Travel Plan includes all necessary information requested by Condition.		
REASON FOR REFERRAL TO COMMITTEE COUNCILLOR REQUEST		
WARD Fant	PARISH/TOWN COUNCIL	APPLICANT Jubilee Primary School AGENT
TARGET DECISION DATE 20/03/19		PUBLICITY EXPIRY DATE

Relevant Planning History

19/502354/SUB

Submission of Details to Discharge Condition 2- Materials, protection of existing trees, construction method statement, hard and soft landscaping (including boundary treatment), plant and noise levels. Management of new extension and external playtimes. Onsite parking and biodiversity enhancement scheme subject to APP/U2235/W/17/3187474 (16/506320/FULL). Pending Consideration.

19/502372

Submission of details pursuant to Condition 3 of Appeal B: Highway Improvements Scheme (relates to application ref: 16/506322/FULL - Appeal ref: APP/U2235/W/17/3188248). Pending Consideration.

19/500154/SUB

Submission of details pursuant to Condition 12 of appeal A: Biodiversity scheme, & Condition 3 of appeal B: Highway improvements scheme, relating to linked appeals. Withdrawn.

19/500165/SUB

Submission of details pursuant to Condition 3 of appeal B: Highway improvements scheme, relating to appeal APP/U2235/W/17/3188248 (relating to original application ref: 16/506322/FULL). Withdrawn.

17/504975/NMAMD

Non-material amendment for planning permission 14/503957/FULL - Installation of a double door opening to the former store area and a new door and half leaf to replace an existing door, on the rear elevation of Jubilee Primary School.
Approved Decision Date: 09.10.2017

16/506322/FULL

Planning Committee Report

Removal of condition 2 of 14/503957 (Application for permanent change of use to a free school (Class D1)) - The condition restricts the number of pupils to 240 until July 2022 and then 210 from September 2022 onwards. The condition therefore requires a removed, to accommodate an increase in capacity. In the event the extension of floorspace application is approved at the subject site.

Refused at Committee. Decision Date: 07.07.2017

Allowed on appeal. Decision Date: 10.10.2018

16/506320/FUL

Erection of an extension to the existing school building for educational use.

Refused at Committee. Decision Date: 07.07.2017

Allowed on appeal. Decision Date: 10.10.2018

16/501507/SUB

Submission of details pursuant to Condition 4: Parent and pupil Travel Safety Document

Submission of details pursuant to Condition 6: School Travel Plan, of application

14/503957. Details approved under delegated powers.

16/501502/SUB

Condition 7) Details of cycle parking plan, Condition 8) Details of drop-off & pick-up point, & Condition 9) Details of pedestrian access (relates to application 14/503957/FULL).

Details approved under delegated powers.

16/501509/SUB

Submission of Details pursuant to Condition 10 - Details of Lighting Scheme for

14/503957/FULL. Details approved.

16/501510/SUB

Submission of details pursuant to Condition 12: Details of the boundary treatment of the school grounds, of application 14/503957/FULL.

16/501512/SUB

Submission of details pursuant to Condition 11 - Landscaping Scheme of application

14/503957/FULL.

14/502631/ADV

Advertisement Consent for new installations of one 4m high internally illuminated Totem sign, one internally illuminated fascia sign and 2 non-illuminated signs upon the wall of the building.

Withdrawn Decision Date: 17.11.2014

14/503957/FULL

Application for permanent change of use to a free school (Class D1)

Approved Decision Date: 19.11.2015

14/505446/ADV

New installations

One 4m Totem

One Building letters

One wall mounted panel sign

One all mounted banner sign

Withdrawn Decision Date: 01.12.2014

96/0987

Conversion and change of use to clinical and administrative offices and clinical treatment facilities for child and adolescent mental health services. With enlarged rear parking area for 56 cars & 1 Minibus. Approved - Decision Date: 31.01.1997

MAIN REPORT

1. DESCRIPTION OF SITE

- 1.01 Jubilee School is a two storey, two form entry school located on Gatland Lane.
- 1.02 Residential housing is located to the south and east of the site. There is an electricity substation located on the northern boundary of the site. To the west is a private access road and then Gatland Park.

2. PROPOSAL

- 2.01 Jubilee School has an extant permission for a two storey rear extension that was allowed at appeal, under reference 16/506320 (appeal ref. APP/U2235/W/17/3188248). This application seeks to discharge condition 11 of the appeal condition relating to the School Travel Plan. (The School has also now been granted permission at appeal to operate as a 2 form entry School, under reference 16/506322.)

- 2.02 Condition 11 of permission 16/506320 states:

"Within 3 months from the date of this decision a School Travel Plan, including a Safer Travel Document to deal with up to 420 pupils, shall be submitted for approval to the Local Planning Authority. The Document shall set out information for parents and pupils of all parking and highway restrictions in the area, details of all existing and proposed pedestrian and vehicle access points into the School, details of the School Crossing Patrol, Walking Buses and any other measures to encourage sustainable transport choices and also the need to be considerate to all local residents when either driving and parking or walking to School. It will also clearly set out the restriction on pupil numbers that the School must adhere to and that the drop-off and pick up point at the front of the School must only be used by School buses, taxis and emergency vehicles and not by parents. The School will supply the parents of all pupils with a copy of the Travel Plan within 3 months of it being approved and shall permanently make a copy publicly available on-line on the school website for viewing by local residents and any other interested parties. It shall also be registered and uploaded to KCC's online portal and reviewed on a yearly basis".

- 2.03 A School Travel Plan has previously been approved for the School under reference 16/501507/SUB. This related to the original permission for a one form entry school on the site (reference 14/503957). The discharge of details for this condition was approved under delegated powers in June 2016. The School Travel Plan submitted for this application is very similar, as the main aim of such a condition is to ensure parents are fully informed of all parking and highway restrictions in the area, the access points into the school, measures to encourage sustainable transport choices, approved pupil numbers and also the need to be considerate of local residents.

3. LOCAL REPRESENTATIONS

Local Residents:

- 3.01 No representations were received from local residents in relation to the application for approval of details for condition 11.

4. CONSULTATIONS

(Please note that summaries of consultation responses are set out below with the response discussed in more detail in the main report where considered necessary)

Highways Officer, KCC

- 4.01 The Travel Plan and Section 106 Officer from KCC Highways commented that “based on the submitted plans and information we are satisfied that this application meets the requirements as outlined in condition 11 and would raise no objection on behalf of the Highway Authority”. No objections have been raised to the amended Travel Plan which merely corrected some typing errors in the pie charts and other text.

5. APPRAISAL

Main Issues

- 5.01 The School Travel Plan is basically an Information booklet for parents. It is required that it provides all the information set out in the condition. Therefore, the required information is set out below and the page numbers of the Travel Plan provided for where this information can be found.
- 5.02 The key issues for the School Travel Plan to include are:
- Provide a revised Safer Travel Document to deal with up to 420 pupils;
 - Information for parents and pupils on all parking and highway restrictions;
 - Details of existing and proposed pedestrian and vehicle access points;
 - Details of School Crossing Patrol, walking buses or other methods to encourage sustainable transport choices;
 - Need to be considerate to all local residents when either driving, parking or walking to School;
 - Clearly set out restriction on pupil numbers;
 - Inform parents that the drop-off and pick up point at the front of the school must only be used by School buses, taxis and emergency vehicles and not by parents;
 - The School will supply the parents of all pupils with a copy of the Travel Plan within 3 months of it being approved and shall permanently make a copy publicly available on-line on the school website for viewing by local residents and any other interested parties. It shall also be registered and uploaded to KCC's online portal and reviewed on a yearly basis.
- 5.03 The Safer Travel to School Booklet is circulated to parents and pupils. A copy is attached to Appendix A of this report. It provides advice on parking with care, being considerate and not endangering pupils. It is included in Appendix E of the Travel Plan. It includes specific advice on parking safely, not making excuses for any bad parking that does not conform to the Highway Code and encourages Car Sharing. KCC Highway Engineer is satisfied that these details meet the requirements of Condition 11.
- 5.04 The next requirement of the condition is to provide information on all parking and highway restrictions. Page 11 sets out detailed information on the local highway network, including nearby junctions, speed bumps, give way lines, speed restrictions and pedestrian crossing points. Page 12 sets out the more recent changes to the local highway network, including corner protection car parking restrictions to enhance and enforce guidance not to park on corners already given in the Highway Code, school clearway markings to reduce inappropriate parking,

school warning signs including flashing beacons to warn drivers that children may be crossing and allow time for them to reduce speed, prepare to stop and alter driver behaviour accordingly. As already stated, the KCC Highway Engineer is satisfied that these details meet the requirements of Condition 11.

- 5.05 The condition also requires that details of existing and proposed pedestrian and vehicle access points are provided. These are provided on page 6 of the Travel Plan, setting out both pedestrian and vehicle access and also future provision for cycling as part of the proposed expansion plans.
- 5.06 The condition requires details of School Crossing Patrol, walking buses or other methods to encourage sustainable transport choices. Pages 6 and 7 of the Travel plan set out the alternative access to School from car use, walking, cycling, train and also local bus services, including details on routes, bus numbers and timetables. Flashing beacons have so far been provided to improve safety for road crossing.
- 5.07 The School has also undertaken 5 surveys so far since the School has opened (the results of which are contained within the Travel Plan), which are used by the School to assess and monitor Travel Modes and to find appropriate ways to encourage more sustainable methods of travel wherever possible. These surveys feed into the School Action Plan (Appendix C of the Travel Plan), which sets various ways in which the School actively promotes sustainable travel, safer journeys, good road user behaviour, improved road safety conditions and passing on of information on the purpose of the School Travel Plan. Examples of such activities are Walking Wednesdays, Establishment of car sharing database for families and staff, continuing road safety training for all age groups, promotion of sports related after school clubs, regular lessons on good road user behaviour and taking tough stance with any inappropriate parking through direct communications.
- 5.08 The surveys have also assisted in the preparation of Demand Management Measures (page 21) to smooth the profiles of demand for travel across peak periods. This includes the operation of a Breakfast club from 7.40am, all staff are required to be on site by 8am, school opens its doors 20 minutes before classes start for day in order to stagger arrivals, after school clubs and after school activities further stagger departure times and reduce the impact of peak times on the surrounding area.
- 5.09 The School also employs an Access Management Strategy (page 22), which provides for staff supervision of car park and vehicle access points, 1 – 2 staff members to supervise pupil entry of Gatland Lane, 1-2 staff members to supervise Gatland Lane for inappropriate parking both before and after school. This highlights the importance that the School has placed on ensuring the supervision of the arrival and departure of pupils during each peak period in order to ensure that the surrounding area is not adversely impacted by inconsiderate or dangerous parking.
- 5.10 The condition also sets out the need to be considerate to all local residents when either driving, parking or walking to School. Such information is included throughout the Travel Plan document and also in the Action Plan, Parents' Safer Parking Charter and the Safe Travel to School Booklet.
- 5.11 The condition requires the Travel Plan to clearly set out restriction on pupil numbers. Page 5 sets out current numbers of staff and pupils and also total approved numbers and planned growth up to full capacity in 2026-2027 year group. As such, more information has been provided than requested.
- 5.12 The condition requires that parents be informed that the drop-off and pick up point at the front of the school must only be used by School buses, taxis and emergency

vehicles and not by parents. This is included in the Parents' Safer Parking Charter (appendix D), which all parents have to read, sign and return to the School. A copy of this document is attached as Appendix B to this report. This document also includes information on parking restrictions surrounding the school and other parking safety advice.

- 5.13 Finally, the condition requires that the School will supply the parents of all pupils with a copy of the Travel Plan within 3 months of it being approved and shall permanently make a copy publicly available on-line on the school website for viewing by local residents and any other interested parties. It shall also be registered and uploaded to KCC's online portal and reviewed on a yearly basis. The School reviews its Travel Plan on an annual basis. The School is already registered with KCC's online database, Jambusters. Its previous School Travel Plan was uploaded both onto KCC's online database and the School website. The same procedures will be undertaken for this new Travel Plan.

6. CONCLUSION

- 6.01 The School Travel Plan is considered to meet all the requirements of condition 11. KCC's Highway Engineer is satisfied that these details meet the requirements of Condition 11.

7. RECOMMENDATION

Approve details.

Case Officer: Diane Chaplin