

PLANNING APPLICATIONS COMMITTEE

MINUTES of A meeting of the Planning Applications Committee held in the Council Chamber, Sessions House, County Hall, Maidstone on Tuesday, 17 April 2007.

PRESENT: Mr R E King (Chairman), Mr A R Bassam (Vice-Chairman), Mrs V J Dagger, Mr J A Davies, Mr J B O Fullarton, Mr T Gates, Mrs E Green, Mrs S V Hohler, Mr S J G Koowaree, Mr J F London, Mr T A Maddison, Mr J I Muckle and Mr A R Poole

ALSO PRESENT: Mr A J King, MBE

IN ATTENDANCE: Mrs S Thompson (Head of Planning Applications Group), Mr A Ash (Local Transport And Development Manager(Sevenoaks And Tunbridge Wells)) and Mr A Tait (Democratic Services Officer)

UNRESTRICTED ITEMS

36. Minutes - 20 March 2007
(Item A3)

- (1) The Committee recorded its congratulations to Mrs Sharon Thompson on her appointment as Head of Planning Applications Group.
- (2) RESOLVED that the Minutes of the meeting held on 20 March 2007 are correctly recorded and that they be signed by the Chairman.

37. Site Meetings and Other Meetings
(Item A4)

The Committee agreed to visit Pinden Quarry, Longfield on Tuesday, 15 May 2007.

38. Application SH/07/253 - Temporary construction compound associated with first-time sewer network to service individual properties in Greatstone and Lydd-on-Sea at Coast Drive, Lydd-on-Sea, Romney Marsh; 4 Delivery.
(Item C1- Report by Head of Planning Applications Group)

- (1) In approving the application, the Committee agreed to the inclusion of a time condition as set out in paragraph 25 of the report and to an informative stating its view that all vehicles on site at night needed to be immobilised.
- (2) RESOLVED that:-
 - (a) permission be granted to the application subject to conditions, including the hours of operation being 7.30 am to 6.00 pm Mondays to Saturdays with no working on Sundays; the development being carried out in accordance with the plans and specifications for the approved restoration scheme; the inclusion of visibility splays and

entrance warning signs; the submission of a scheme for the disposal of foul and surface waters; no discharge of foul or contaminated drainage from the site into groundwater/surface waters; no lighting being erected on site until details have been submitted to and approved in writing by the County Planning Authority; and operational activity ceasing on or before 31 December 2007; and

- (b) the applicants be informed of the Committee's view that vehicles on site at night need to be immobilised.

39. Proposal MA/06/1892 - Single storey teaching block extension comprising 4 classrooms, associated toilets and classroom areas. Community room building, minor extensions to a classroom and the staff room, internal remodelling of admin areas, revised car parking provision, replacement playground area and floor risk compensation works to playing field at Headcorn Primary School, Kings Road, Headcorn; KCC Children, Families and Education.

(Item D1- Report by Head of Planning Applications Group)

- (1) A letter from Mr J Hawkes objecting to the proposal was tabled.
- (2) The Head of Planning Applications Group reported correspondence from Maidstone Borough Council objecting to the proposal.
- (3) In agreeing to permit the proposal, the Committee asked for the inclusion of an Informative for the replacement planting of all trees lost as a result of the development.
- (4) RESOLVED that:-
 - (a) permission be granted to the proposal subject to conditions, including conditions covering the standard time limit; the development being carried out in accordance with the permitted details; external materials being submitted for approval; details of use of the community room; details of the surfacing of the car parking areas; a scheme of landscaping, its implementation and maintenance; tree protection methods; works to be carried out in accordance with the Reptile Mitigation Method Statement; protection of nesting birds; works to be carried out in accordance with the Flood Risk Assessment; details of surface water drainage; details of finished floor levels; hours of working during construction; prevention of access for construction vehicles at peak school times; and prevention of mud being deposited on the highway; and
 - (b) the applicants be notified by informative that the Committee would expect replacement planting for all trees lost as a result of the development.

40. Proposal SH/07/261 - Single storey school for 230 pupils aged between 4 and 11 years to replace the existing Lympne Primary School which was burnt down in the fire of September 2006. The new building to be located on the

original site and footprint of the school at Lypne Primary School, Octavian Drive, Lypne, near Hythe; KCC Children, Families and Education.

(Item D2- Report by Head of Planning Applications Group)

(1) The Head of Planning Application Group reported the views of Miss S J Carey (the local Member) in support of the proposal.

(2) The Head of Planning Application Group informed the Committee that the construction materials for the roof would be clay tiling rather than the grey slate tiles shown in the elevations on page D2.5 of the report.

(3) RESOLVED that permission be granted to the proposal subject to conditions, including conditions covering the standard time limit; the development being carried out in accordance with the permitted details; external materials being submitted for approval (including clay tiles for the roof); a scheme of landscaping, its implementation and maintenance; provision and retention of cycle parking; preparation, implementation and ongoing review of a School Travel Plan; hours of working during construction and prevention of mud being deposited in the highway.

41. Proposal GR/07/119 - Temporary two-storey modular block of eight classrooms at Gravesend Grammar School, Church Walk, Gravesend; Governors of Gravesend Grammar School and KCC Education and Libraries.

(Item D3- Report by Head of Planning Applications Group)

(1) In agreeing to permit the proposal, the Committee asked for the inclusion of an Informative that it did so in the expectation that funding would be found for a permanent new building.

(2) RESOLVED that:-

(a) temporary permission be granted to the proposal until the end of September 2010 subject to conditions, including conditions covering the development being carried out in accordance with the permitted details; and replacement of a tree in the nearest appropriate location; and

(b) the applicants be informed that permission has been granted in the expectation that funding will be found for a permanent new building.

42. Proposal TW/07/560 - Revised application for construction of covered swimming pool, including changing accommodation and plant room with associated car parking, paving and landscaping at Paddock Wood Primary School, Old Kent Road, Paddock Wood; Governors of Paddock Wood Primary School and KCC Education and Libraries.

(Item D4- Report by Head of Planning Applications Group)

(Mr A J King was present for this item pursuant to Committee Procedure Rule 2.24 and spoke).

(1) The Head of Planning Applications Group reported correspondence from Tunbridge Wells Borough Council raising no objection to the proposal subject to conditions and informatives.

(2) Mr A R Bassam moved, seconded by Mr J B O Fullarton that the recommendations of the Head of Planning Applications Group be adopted.

(3) Mr J A Davies moved, seconded by Mrs E Green as an amendment that the hours of use on Saturdays be reduced from 0800 to 2000 to 0800 to 1700.

Amendment Lost by 3 votes to 8

(4) On being put to the vote, the original motion was carried unanimously.

(5) RESOLVED that permission be granted to the proposal subject to the conditions, including the development being commenced within 3 years; the development being carried out in accordance with the permitted details; the hours of use for the swimming pool being 0730 to 2100 hours Monday to Friday, 0800 to 2000 hours on Saturdays, and 0900 to 1700 hours on Sundays and Bank Holidays; the windows and fire doors to the swimming pool area being fixed closed at all times, except in an emergency; the development being carried out in accordance with the materials recommended in the noise assessment; the noise from the fixed plant not exceeding the background noise level by more than 5dB; submission of a landscape scheme to include improvements to the boundary screening and replacement tree planting; submission of details of the internal fencing arrangements proposed; submission of details of foul and surface water drainage; submission of details of all external lighting proposed; submission of details of appropriate cycle parking; the car parking being provided prior to commencement of use; obscured glazing being provided to the windows to the pool area; submission for approval of a Sport Development Plan for Swimming prior to first use of the pool; hours of working during construction; and requirements for the treatment of ground contamination not previously identified on site.

43. County matter applications

(Items E1-E6- Reports by Head of Planning Applications Group)

RESOLVED to note reports on items dealt with under delegated powers since the last meeting relating to:-

- (a) County Matter applications;
- (b) Consultations on applications submitted by District Councils or Government Departments;
- (c) County Council developments;
- (d) Detailed submissions under Channel Tunnel Rail Link 1996 (None);
- (e) screening opinions under Environmental Impact Assessment Regulations 1999 (None); and
- (f) scoping opinions under Environmental Impact Assessment Regulations 1999 (None).