

PLANNING APPLICATIONS COMMITTEE

MINUTES of A meeting of the Planning Applications Committee held in the Council Chamber, Sessions House, County Hall, Maidstone on Tuesday, 12 February 2008.

PRESENT: Mr R E King (Chairman), Mr A R Bassam (Vice-Chairman), Mr T J Birkett (Substitute for Mr A R Poole), Mrs V J Dagger, Mr J B O Fullarton, Mr T Gates, Mr C Hibberd, Mrs S V Hohler, Mr G A Horne MBE, Mr S J G Koowaree, Mr J F London, Mr T A Maddison, Mr R A Marsh, Mr J I Muckle, Mr W V Newman, DL and Mr F Wood-Brignall

IN ATTENDANCE: Mrs S Thompson (Head of Planning Applications Group), Mr J Crossley (Principal Planning Officer), Mr J Wooldridge (Principal Planning Officer) and Mr A Tait (Democratic Services Officer)

UNRESTRICTED ITEMS

7. Minutes - 15 January 2008
(Item A3)

RESOLVED that the Minutes of the meeting held on 15 January 2008 are correctly recorded and that they be signed by the Chairman.

8. Site Meetings and Other Meetings
(Item A4)

The Committee noted that the site visits scheduled for 27 February 2008 and 11 March 2008 had been cancelled.

9. Applications TM/07/4014, TM/07/3920 and TM/03/3946/R27 - (i) new compound area comprising leachate storage tanks, portable cabin, compressor, fencing, gates and associated planting; (ii) variation of Conditions 2, 3, 4, 7, 10, 28, 30 and 31 of Permission TM/03/3946; and variation of Condition 27 of Permission TM/03/3946 to allow movement and placement of soils between November 2007 and March 2008 at Offham Landfill Site, Teston Road, Offham, West Malling; Waste Recycling Group Ltd.
(Item C1)

(1) The Head of Planning Applications Group reported in respect of Application TM/07/3920 that the proposal to vary Condition 7 of Permission TM/03/3946 had been withdrawn. This would necessitate consequential amendments to Condition 4.

(2) Ms C Innes (from Offham PC) and Mr M Balfour (local resident) addressed the Committee in opposition to the application. Mr P Green (WRG) spoke in reply.

(3) Mr A R Bassam moved, seconded by Mr J I Muckle that the recommendations of the Head of Planning Applications Group be agreed.

(4) Mrs S V Hohler moved, seconded by Mr G A Horne that there be no variation of Condition 10 of Permission TM/03/3946.

Amendment carried 13 votes to 2

(5) During discussion of this item the Committee agreed to an additional condition that should an emergency gas flare prove to be necessary it could only be installed with the permission of the Head of Planning Group in consultation with the Chairman. It also agreed an Informative that it would wish to see improved measures, to prevent mud from the site getting on to the public highway.

(6) RESOLVED that:-

- (a) permission be granted to Application TM/07/4014 (new environmental compound comprising leachate storage tanks, portable cabins, compressor, fencing, gates and associated planting, subject to conditions including conditions covering potential noise emissions (including at night); a landscaping scheme being submitted for the prior written approval of the County Planning Authority prior to commencement of operations on site (to include details of under-storey planting along the site boundary with Teston Road); except in the case of emergencies, leachate tankers only being permitted to enter and leave the site and being filled between the hours of 08:00 to 18:00 hours Monday to Friday, and 08:00 to 13:00 on Saturday, with no working on Sundays and Bank Holidays; removal of compound site when final restoration, gas and leachate activities cease on site; restoration of land to suitable afteruse consistent with the main planning permission; removal of structures and hardstandings within the site; materials and colour of site office (green), structures and closeboarded fencing; and measures to protect groundwater (eg., suitable containment for leachate tanks);
- (b) permission be granted to Application TM/07/3920 for the variation of conditions 2, 3, 4, 28, 30 and 31 of Permission TM/03/3946 subject to conditions including conditions covering the extent of the internal access haul road being agreed in writing with the County Planning Authority; and Landscaping works; together with an Informative advising that the location of any emergency gas flare that may be required to control landgas on the site shall only be located in a position that has been approved by the County Planning Authority;
- (c) permission be refused for that part of Application TM/07/3920 for the variation of Condition 10 (type of waste deposited at the site to allow "clean water sludge" as well as compost) on the grounds of the likely unacceptable odour impact on amenity, contrary to Policy W18 of the Kent Waste Local Plan and Policy NR5 of the Kent and Medway Structure Plan;
- (d) approval be given pursuant to condition 27 of Permission TM/03/3946 to allow the movement, placement and handling of soils between the months of November 2007 to April 2008 (inclusive) subject to conditions including conditions covering soil movement; placement and handling operations on site ceasing if weather and ground conditions become inappropriate; and imported materials, or those used from within the site, being uncompacted and of a type that would provide a suitable drainage medium above the cap; and

- (d) the applicants be informed by Informative that the Committee would wish to see improved measures to prevent mud from the site getting on to the public highway.

10. Application TH/07/1441 - Concrete plinth and kiosk to house the motor control centre, including electrical equipment used to control a wastewater pumping station on Public Open Space to the north of Cliff Terrace, Margate; Southern Water Services Ltd.
(Item C2)

(1) The recommendations of the Head of Planning Applications Group had previously been circulated to all Members of the Committee.

(2) RESOLVED that permission be granted to the application subject to conditions, including conditions covering the standard time condition; no part of the building opening or encroaching onto or overhanging the public highway; the materials used in the new high level wall matching the materials in the low level wall; and the development being carried out in accordance with the permitted details.

11. Proposal CA/07/836 - Outline application for new 1 form entry Primary School (capable of being converted to 2 form entry at a later date), children's centre, Vocational Training Centre, multi-use games area and student residential accommodation at The Canterbury Campus, Knights Avenue, Canterbury; Governors of the Canterbury Campus and KCC Children, Families and Education.
(Item D1)

(1) The Head of Planning Applications Group informed the Committee that the word "layout" should be substituted for "design" in the second bullet point of the recommendations.

(2) RESOLVED that outline planning permission be granted to the proposal subject to conditions covering the standard time limit for outline permissions; the submission of details relating to the reserved matters of layout, external appearance of the proposed buildings and landscaping and boundary treatment of the site; hours of working during construction and demolition; detailed ecological surveys assessing the potential of the site to house protected species, namely Great Crested Newts and Invertebrates; the submission of mitigation and enhancement measures for Reptiles, including a survey of the receptor site; submission of ecological enhancement measures for the whole site; tree protection and clearance of the site outside of bird breeding seasons; submission of updated Travel Plans; implementation of a programme of archaeological work; submission and approval of details of foul sewerage and surface water disposal; no occupation of the development until Southern Water are satisfied that the necessary infrastructure is in place; submission of a desktop study regarding land contamination; and submission of a scheme for the disposal of foul and surface waters.

12. Proposal SW/07/1360 - Single storey modular building for use as a community children's centre, including the installation of fencing, pathways, hard play area and staff car parking at Minster-in-Sheppey Primary School,

Brecon Chase, Minster-on-Sea, Sheppey; KCC Children, Families and Education.
(Item D2)

(1) Mr A D Crowther was present for this item pursuant to Committee Procedure Rule 2.24 and spoke.

(2) RESOLVED that permission be granted to the proposal subject to conditions covering the standard time limit; the development being carried out in accordance with the permitted details; submission of a Travel Plan for the Children's Centre prior to commencement of the use of the Centre, and its implementation and ongoing review; details of external materials being submitted; details of a scheme of landscaping being submitted; details of cycle parking being submitted; details of foul and surface water drainage; replacement car parking being provided prior to commencement of use of the Centre; hours of use for the Children's Centre being restricted to 0800 to 1800 Monday to Friday; and the use of the building being restricted specifically to use as a Children's Centre only.

13. Proposal TW/07/2426 - Replacement 5 classroom primary school with nursery, external hard landscaping and car parking for Sissinghurst Primary School at Common Road, Sissinghurst; Canterbury Diocesan Board of Education and KCC Children, Families and Education.
(Item D3)

(1) The Committee welcomed the applicants' intention to achieve the highest standard of design possible.

(2) RESOLVED that the application be referred to the Secretary of State for Local Government and Communities as a departure from the Development Plan and that subject to her giving no direction to the contrary, 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; details of external materials being submitted, including solar panels; details of external lighting; community use; details of all fencing, means of enclosure and gates, including exact positioning; a scheme of hard and soft landscaping, its implementation and maintenance including details of the transplanting of trees and the surfacing of the Public Right of Way; tree protection; details of the footpath between the school and Cleavers with regard to levels and tree protection; protection of nesting birds; protection of bats during tree removal; mitigation for badgers; detailed mitigation for dormice; detailed mitigation for reptiles; recommendations of ecological Surveys/Reports; biodiversity enhancement measures, management plan and monitoring programme; programme of archaeological work; provision and retention of car parking; provision and retention of pathway; availability of the pick up/drop off facility; bound surfacing of the access/car park; provision of cycle parking; extension of 30 mph speed limit and traffic calming methods; the provision and retention or visibility splays; no gates being erected within 5.5m of the highway; the provision of 'school keep clear' markings; details of parking for site personnel; preparation, implementation and ongoing review of a revised School Travel Plan; hours of working during construction; measures to prevent dust; and measures to prevent mud and debris on the highway.

- 14. County matter applications**
(Item E1)
- (a) County matter applications;
- 15. Consultations on applications submitted by District Councils or Government Departments**
(Item E2)
- (b) consultations on applications submitted by District Councils or Government Departments;
- 16. County Council developments**
(Item E3)
- (c) County Council developments;
- 17. Detailed submissions under Channel Tunnel Rail Link Act 1996 (None)**
(Item E4)
- (d) detailed submissions under Channel Tunnel Rail Link Act 1996 (None);
- 18. Screening opinions under Environmental Impact Assessment Regulations 1999**
(Item E5)
- (e) screening opinions under Environmental Impact Assessment Regulations 1999; and
- 19. Scoping opinions under Environmental Impact Assessment Regulations 1999 (None)**
(Item E6)
- (f) scoping opinions under Environmental Impact Assessment Regulations 1999 (None).