



AGENDA

PLANNING APPLICATIONS COMMITTEE

Tuesday, 17th July, 2007, at 10.00 am
Council Chamber, Sessions House, County
Hall, Maidstone

Ask for: Andrew Tait
Telephone: 01622 694342

Tea/Coffee will be available from 9:30 outside the meeting room

UNRESTRICTED ITEMS

(During these items the meeting is likely to be open to the public)

A. COMMITTEE BUSINESS

1. Substitutes
2. Declarations of Interests by Members in items on the Agenda for this meeting.
3. Minutes - 19 June 2007 (Pages 1 - 4)
4. Future meetings of the Committee and Member Training Dates (Pages 5 - 6)
5. Site Meetings and Other Meetings

B. GENERAL MATTERS

C. MINERALS AND WASTE DISPOSAL APPLICATIONS

D. DEVELOPMENTS TO BE CARRIED OUT BY THE COUNTY COUNCIL

1. Proposal CA/07/469 - New vehicular entrance from Pilgrims Way and extension of school playground at Barton Court Grammar School, Longport, Canterbury; Governors of Barton Court Grammar School and KCC Children, Families and Education. (Pages 7 - 18)
2. Proposal TH/07/251 - New garage for use by the school minibus at Holy Trinity and St John's CE Primary School, St John's Road, Margate; Governors of Holy Trinity and St John's CE Primary School and KCC Children, Families and Education and Kent Educational Partnership (Pages 19 - 28)
3. Proposal CA/07/705 - New all weather sports pitch with floodlighting at The Community College Whitstable, Bellevue Road, Whitstable; Governors of The Community College, Whitstable and KCC Children, Families and Education. (Pages 29 - 44)

E. COUNTY MATTERS DEALT WITH UNDER DELEGATED POWERS

1. County matter applications (Pages 45 - 50)
2. Consultations on applications submitted by District Councils or Government Departments

3. County Council developments
4. Detailed submissions under Channel Tunnel Rail Link Act 1996 (None)
5. Screening opinions under Environmental Impact Assessment Regulations 1999
6. Scoping opinions under Environmental Impact Assessment Regulations 1999 (None)

F. OTHER ITEMS WHICH THE CHAIRMAN DECIDES ARE URGENT

EXEMPT ITEMS

(At the time of preparing the agenda there were no exempt items. During any such items which may arise the meeting is likely NOT to be open to the public)

Peter Sass
Head of Democratic Services and Local Leadership
(01622) 694002

(Please note that the background documents referred to in the accompanying papers may be inspected by arrangement with the Departments responsible for preparing the report. Draft conditions concerning applications being recommended for permission, reported in sections C and D, are available to Members in the Members' Lounge.)

Monday, 9 July 2007

KENT COUNTY COUNCIL

PLANNING APPLICATIONS COMMITTEE

MINUTES of a meeting of the Planning Applications Committee held at Sessions House, County Hall, Maidstone on Tuesday, 19 June 2007.

PRESENT: Mr R E King (Chairman), Mr A R Bassam (Vice-Chairman), Mr T J Birkett (substitute for Mrs E Green), Mr J A Davies, Mr J B O Fullarton, Mr T Gates, Mr C Hibberd, Mrs S V Hohler, Mr G A Horne, 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, Mr R A Pascoe (substitute for Mrs V J Dagger), Mr A R Poole and Mr F Wood-Brignall.

OFFICERS: The Head of Planning Applications Group, Mrs S Thompson (with Mr J Crossley and Mr J Wooldridge); the Development Planning Manager, Mr A Ash; and the Democratic Services Officer, Mr A Tait.

UNRESTRICTED ITEMS

51. Minutes
(A3)

RESOLVED that the Minutes of the meeting held on 15 May 2007 are correctly recorded and that they be signed by the Chairman.

52. Site Meetings and Other Meetings
(Item A4)

The Head of Planning Applications Group circulated a list of sites that Members of the Committee might wish to visit individually without recourse to a formal site meeting.

53. Suggested Member Training Programme
(Item B1 - Report by Head of Planning Applications Group)

RESOLVED that:-

- a) a regular training programme be endorsed for all Members to address issues pertinent to the business of the Committee;
- b) the Head of Democratic Services be required to secure additional dates for half day training sessions in the County Council diary for 2008; and
- c) the following dates be agreed for formal training in 2007:-
 - (i) Tuesday 17 July;
 - (ii) Thursday 20 September;
 - (iii) Tuesday 9 October; and
 - (iv) Monday 26 November.

54. Application DA/07/001 – Consolidation of Planning Permissions, northern extension of quarry and exchange of the proposed northern extension for the existing and permitted westerly extension at Pinden Quarry, Green Street Green Road, Longfield, Dartford; Pinden Ltd
(Item C1 – Report by Head of Planning Applications Group)

Mr A Bassam made a declaration of Personal Interest and took no part in the decision making.

- (1) A letter from Mrs M Greenhalgh, a local resident was tabled.
- (2) Mrs M Salway (Southfleet Parish Council), Mrs M Greenhalgh and Mr P Memory (Southfleet Residents' Association) addressed the Committee in opposition to the application. Mr B Ballard, local resident spoke in support (incorporating the views of Darenth Parish Council). Mr I Thompson (Bureau Veritas) spoke in reply on behalf of the applicants.
- (3) Mr A R Poole moved, seconded by Mr S J G Koowaree that the recommendation of the Head of Planning Applications Group be agreed.

Carried with no opposition

RESOLVED that permission be granted to the application subject to the prior satisfactory conclusion of a legal agreement to secure the Heads of Terms given in Appendix 5 of the report and the applicants meeting the County Council's reasonable legal costs associated with this agreement; and to conditions covering amongst other matters: duration of the permission (until February 2042); requirement for annual progress reports; requirement for working and phasing programmes to be reviewed at 3-yearly intervals; maximum depth of extraction (30m AOD); wastes being restricted to those set out in the application; hours of operation; noise and dust controls; lighting (to minimise visual impacts); land stability (relating to the CTRL); vehicle movement restrictions; use of existing site access only; measures to minimise any adverse effects associated with any landfill gas and leachate control infrastructure; measures to minimise mud, dust and other debris being deposited in the highway (including the use of suitably contained or covered vehicles); landscape planting; removal of permitted development rights; working, restoration and aftercare schemes; surface water drainage; appropriate soil handling and storage; ecology (including monitoring of dust impacts on the SNCI); and archaeology and historic landscape.

55. Application SH/07/589 – Change of use of land from use in connection with plant hire business to use ancillary or incidental to the operation of a waste recycling facility at rear of Century House, Park Farm Road, Folkestone, Hythe Plant Services
(Item C2 – Report by Head of Planning Applications Group)

- (1) Mr R A Pascoe identified himself as the local Member instead of Mr Bliss. He informed the Committee that although he had not been consulted on this application he was content for it to be determined at the meeting.
- (2) In agreeing the recommendation, the Committee agree that the hours of operation condition should closely define the phrase "essential plant and vehicle maintenance" set out in paragraph 46 of the report.

RESOLVED that permission be granted to the application subject to conditions covering amongst other matters limitations on stockpile & container heights; hours of operation (including a definition of “essential plant and vehicle maintenance” as set out in (2) above); vehicle movements; noise; dust; odour and windblown litter.

- 56. Proposal MA/07/482 – New sports field for Harrietsham CE Primary School and erection of a low level black mesh fence around the perimeter of the playing area, including localised re-grading of the landscape to suit the slope of the site and the levelling of the pitch at Tongs Meadow, north of West Street, Harrietsham; KCC Children, Families and Education**
(Item D1 – Report by Head of Planning Applications Group)

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; the submission of ecological mitigation plans; details of the surfacing to the Public Right Of Way; hours of working during construction; and prevention of mud being deposited in the highway.

- 57. Proposal MA/07/607- Storage of dry chippings in an existing lay-by on the A249 at Stockbury, Maidstone; Kent Highways Partnership**
(Item D2 – Report by Head of Planning Applications Group)

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 plans; the stored chippings not exceeding 2 metres in height; a programme of clearing all refuse from the site prior to commencement of the proposed development; erection of appropriate roadside warning signage; and permitted months of operational use.

- 58. Proposal AS/06/2277 – Single floodlit all-weather pitch and the extension of an existing non-floodlit multi-use games area in connection with the comprehensive redevelopment of the school site previously approved by Permissions AS/05/1329 and AS/04/1708 at The North School, Essella Road, Ashford; KCC Children, Families and Education and Kent Educational Partnership.**
(Item D3 – Report by Head of Planning Applications Group)

- (1) The Head of Planning Applications Group reported the receipt of correspondence from Ashford Borough Council maintaining its objection to the proposal.
- (2) RESOLVED that permission be granted to the proposal subject to conditions including the development being carried out strictly in accordance with the approved plans and specifications; the inspection of the installed lighting by a qualified lighting engineer to ensure its correct specifications and performance; hours of use of the pitch and floodlights being 0800 to 2130 hours Monday to Friday, 0900 to 2130 hours on Saturdays and 0900 to 1300 hours on Sundays and Bank Holidays; the floodlights being extinguished when not required for all or part of the pitch and operated at the proposed lux levels when required; the proposed acoustic fence being installed in addition to (placed outside of) the proposed mesh

fencing; details of surface materials for the proposed Multi Use Games Area being submitted prior to works on site being carried out; the submission of a Community Use Scheme for the proposed sports facilities; and the submission and implementation of a landscaping and boundary treatment scheme.

59. County Matters dealt with under Delegated Powers
(Item 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; and
- (f) scoping opinions under Environmental Impact Assessment Regulations 1999 (None).

By: Head of Democratic Services
To: Planning Applications Committee – 17 July 2007
Subject: Future meetings of the Committee and Training Dates
Classification: Unrestricted

Summary: To seek the Committee's agreement to the proposed meeting and training dates set out in the report.

FOR DECISION

Introduction

1. In June 2007, the Committee agreed to hold regular half day training sessions on days other than those when it met formally. The Committee afternoons would continue to be reserved for site visits.

Committee Meetings

2. The proposed dates for Committee meetings in 2008/09 are set out below. It should be noted that the dates up to 13 May 2007 have already been approved. If these dates are agreed, the Committee will continue to meet on Tuesday mornings at 10.00am.

Tuesday, 15 January 2008	Tuesday, 9 September 2008
Tuesday, 12 February 2008	Tuesday, 7 October 2008
Tuesday, 18 March 2008	Tuesday, 4 November 2008
Tuesday, 15 April 2008	Tuesday, 9 December 2008
Tuesday, 13 May 2008	Tuesday, 13 January 2009
Tuesday, 24 June 2008	Tuesday, 17 February 2009
Tuesday, 29 July 2008	Tuesday, 17 March 2009
Tuesday, 19 August 2008	Tuesday, 21 April 2009

Training Sessions

3. The Committee meeting in June 2007 also agreed a training programme for the remainder of 2007. I was asked to propose a further five dates for half-day sessions in 2008. If agreed, the sessions set out below would all begin at 10.00am.

Wednesday, 13 February 2008
Wednesday, 23 April 2008
Tuesday, 17 June 2008
Tuesday, 23 September 2008
Wednesday, 19 November 2008.

Recommendations

4. The Committee is recommended to agree the meeting and training dates set out in paragraphs 2 and 3 of the report.

Andrew Tait
Democratic Services Officer
(01622) 694342

Item D1**New vehicular entrance from Pilgrims Way and extension of playground at Barton Court Grammar School, Canterbury– CA/07/469**

A report by Head of Planning Applications Group to Planning Applications Committee on 17 July 2007.

Application by The Governors of Barton Court Grammar Schools and Kent County Council Children Families and Education for the construction of a new vehicular entrance from Pilgrims Way and the extension of school playground at Barton Court Grammar School, Longport, Canterbury – CA/07/469.

Recommendation: Planning permission be granted subject to conditions.

Local Member(s): Mr. M. Northey

Classification: Unrestricted

Site

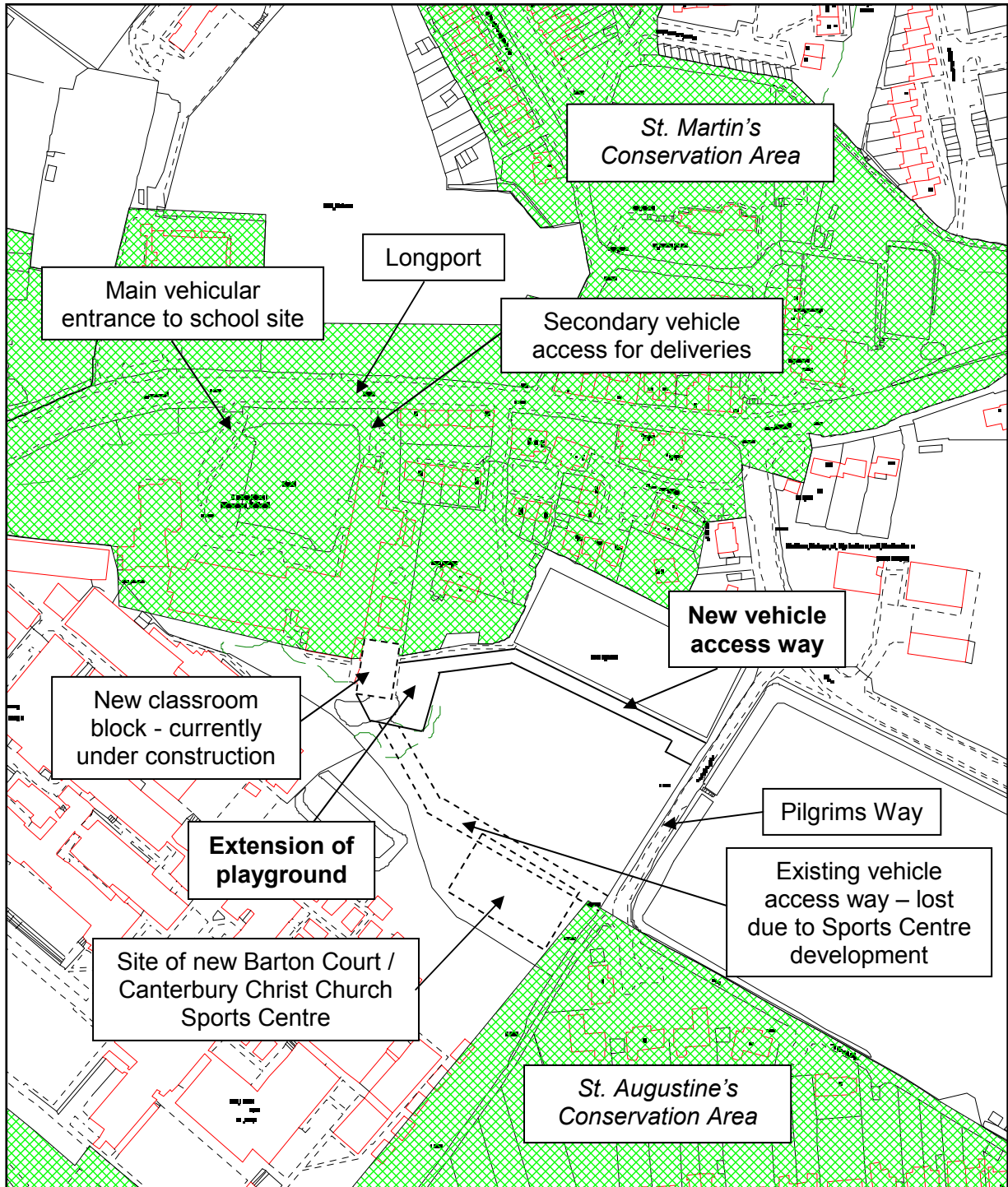
1. Barton Court Grammar School is located in Longport, opposite Canterbury Prison and Canterbury Christ Church University. The school has three existing vehicular entrances, the main access being from Longport adjacent to the Grade II Listed School House, the second being from Longport adjacent to the school kitchen to the north-east of the site, and the third being from Pilgrims Way into the rear of the site across the school playing field. The latter access way from Pilgrims Way is occasionally used for service and maintenance vehicles, and more recently with construction traffic for a new classroom block to the rear of the school.
2. The application site is adjacent to the St. Martin's, Canterbury Conservation Area and is within a Protected Existing Open Space Policy, as defined in the Adopted Canterbury City Council Local Plan. *A site location plan is attached and shows the Barton Court Grammar School site.*

Background and Proposal

3. The application proposes two key elements: those being (a) the construction of a new vehicular entrance way to the rear of the school from Pilgrims Way and, (b) the extension to the existing school playground surface adjacent to a new classroom block which is currently under construction.
4. First, the construction of the new vehicular access way from Pilgrims Way into the rear of the school has arisen due to the loss of the existing vehicle access way in association with a recently approved Sports Centre at the school site. The Sports Centre has recently been granted planning permission by Canterbury City Council, and is a joint venture between Barton Court Grammar School and Canterbury Christ Church University. As indicated by the site plan on page (2), the Centre would sit directly on the line of the existing vehicle access way to the rear of the school. Given the need to provide a rear access to the school, not only for maintenance and construction vehicles, but also for emergency service vehicles, the applicants are proposing re-routing the access way to the north side of the existing playing field, adjacent to existing tennis courts. As a result, the proposal includes a new vehicular access leading directly from Pilgrims Way that will be closed from the public by new palisade vehicle gates.

Construction of new vehicular entrance from Pilgrims Way and extension of playground – CA/07/469

Site Location Plan

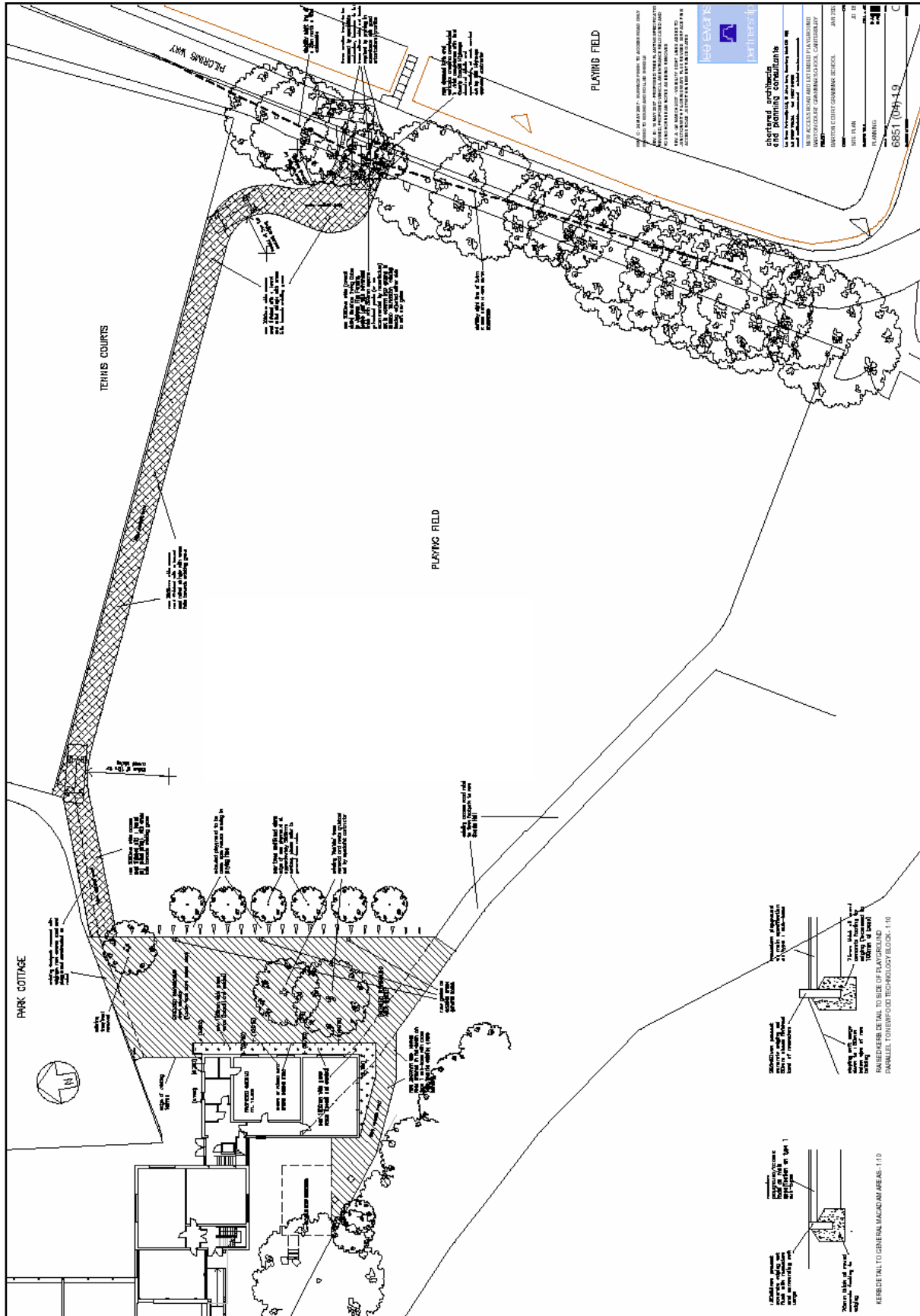


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Construction of new vehicular entrance from Pilgrims Way and extension of playground – CA/07/469

Site Plan of New Vehicular Access Way & Playground Extension



Construction of new vehicular entrance from Pilgrims Way and extension of playground – CA/07/469

5. The second element of the proposal is for an extension to the existing playground at the rear of the school, adjacent to a recently approved, and now under-construction classroom block extension. The applicants propose to tarmac an existing grass surface and remove several trees in order to carry out their playground extension proposal. As part of the landscaping works proposed, there would be six new trees planted to compensate for the loss of two existing mature Robinia trees within the playground extension site. Detailed plans of both the new access way and the extension to the playground can be found on pages (3) and (4).
6. As a result of the views expressed by statutory consultees (as set out in paragraph 9 below), notably Canterbury City Council and Jacobs (Landscaping) the application was amended to include the following aspects:
 - A bound and rolled shingle vehicular access way;
 - A re-aligned entrance into the site from Pilgrims Way to minimise any potential impacts on existing mature trees; and
 - Six new trees adjacent to the new playground extension being amended to a 50/50 mix of Hornbeam and Field Maple species.

As a result of these amendments, consultations have been carried out on the new documents with the appropriate consultees and the views are reported below.

Planning History

7. As previously mentioned, a number of applications have recently been granted planning permission at Barton Court Grammar School. These are notably permission for:
 - A new two-storey classroom block and re-cladding of existing gymnasium in association with conversion to a library under application number CA/06/1101;
 - Permission for a free-standing canopy and creation of an external access door under application number CA/07/550;
 - Permission was granted at the 20 March 2007 Planning Applications Committee for retrospective palisade and railing fence around the shared school playing field with Chaucer Technology School under application number CA/06/1187;
 - In addition, Canterbury City Council's Development Control Committee resolved to grant planning permission for a new Sport's Centre on the Barton Court Grammar School site in March 2007 under application number CA/06/1684.

Planning Policy

8. The Development Plan Policies summarised below are relevant to consideration of the application:

(i) **The Adopted 2006 Kent & Medway Structure Plan:**

Policy SP1 – The primary purpose of Kent's development and environmental strategy will be to protect and enhance the environment and achieve a sustainable pattern and form of development. This will be done principally by, amongst other matters:

- protecting the Kent countryside and its wildlife for future generations;
- protecting and enhancing features of importance in the natural and built environment;
- encouraging high quality development and innovative design that reflects Kent's identity and local distinctiveness and promoting healthy, safe and secure living and working environments;

Construction of new vehicular entrance from Pilgrims Way and extension of playground – CA/07/469

Policy QL1 – All development should be well designed and be of high quality. Developments, individually or taken together, should respond positively to the scale, layout, pattern and character of their local surroundings. Development which would be detrimental to the built environment, amenity, functioning and character of settlements or the countryside will not be permitted.

Policy QL6 - The primary planning policy towards conservation areas is to preserve or enhance their special character or appearance. Development which would harm the character or appearance of a conservation area will not be permitted.

Policy QL11 – Provision will be made for the development and improvement of local services in existing residential areas and in town and district centres, particularly where services are deficient. Flexibility in the use of buildings for mixed community uses, and the concentration of sports facilities at schools, will be encouraged.

Policy EN9 - Tree cover and the hedgerow network should be maintained. Additionally, they should be enhanced where this would improve the landscape, biodiversity, or link existing woodland habitats.

Policy CA1 - At Canterbury the location of new development will be governed by the need to conserve the built environment and setting of the historic city.

(ii) **The Adopted Canterbury City Council Local Plan 2006**

Policy BE1 – The City Council will expect proposals of high quality design which respond to the objectives of sustainable development. When considering any application for development the Council will have regard to the following consideration:

- The need for the development;
- The landscape character of the locality and the way the development is integrated into the landscape;
- The conservation and integration of natural features including trees and hedgerows to strengthen local distinctiveness, character and biodiversity;
- The visual impact and impact on local townscape character;
- The form of the development: the efficient use of land, layout, landscape, density and mix, scale, massing, materials, finish and architectural details;

Policy BE7 - Development within, affecting the setting, or views into and out of conservation areas, should preserve or enhance all features that contribute positively to the area's character or appearance. Particular consideration will be given to the following:

- The impact of the proposal on the townscape, roofscape, skyline and the relative scale and importance of buildings in the area;
- The need to protect trees and landscape;
- The removal of unsightly and negative features; and
- The need for the development.

Policy C17 – The City Council will work with the Education Authority and school Governors to ensure that the needs of primary and secondary schools

Construction of new vehicular entrance from Pilgrims Way and extension of playground – CA/07/469

are taken into account in the assessment of their development needs and proposals. Planning permission will be granted for proposals that are needed by the schools subject to design and highway safety considerations.

Policy C24 – Proposals which would result in the loss of protected existing open space as shown will only be permitted if:

- There would be no material harm to the contribution the protected open space makes to the visual or recreational amenity of the area where there would be material harm, this would be balanced against demonstrable need for the development.

Policy NE5 – Development should be designed to retain trees and hedgerows that make an important contribution to the amenity of the site and the surrounding area and which are important to wild flora and fauna. The City Council will refuse planning permission for proposals that would threaten the future retention of trees and hedgerows or other landscape features of importance to the site's character, an area's amenity or the movement of wildlife.

Consultations

9. **Canterbury City Council** – previously raised concerns to the chosen surface material of the proposed access way, however following the amendment to the application make the following comments:

'I can advise that the City Council is pleased to see the use of a gravel rolled tarmac and has no further observations to make'.

Sport England: As the site of the proposed development forms part of, or constitutes a playing field as defined in the 1996 Statutory Instrument No. 1817, Sport England has therefore assessed the application in light of our adopted Playing Fields Policy.

The new access road will slightly develop an area of the playing field. The playing pitches will still be accommodated with a slight re-alignment and Sport England is satisfied that the proposed development meets with exception of the above policy. Consequently, Sport England does not wish to raise an objection to the proposed development.

Divisional Transportation Manager: has raised no objections to the proposal that could also be utilised to serve the proposed sports hall.

Environment Agency: has no objection to the proposal but offer advice regarding the site lying within a Source Protection Zone.

Jacobs (Landscaping): has made the following comments in relation to the proposal.

"In general we do not have any objection to the proposed vehicular entrance, access road and playground extension. They would cause little impact on the surrounding area due to the current amount of existing and proposed development on site, the screening of surrounding existing vegetation and the anticipated low usage of the road.

Construction of new vehicular entrance from Pilgrims Way and extension of playground – CA/07/469

The proposed tree planting, in front of the playground extension would have a beneficial impact screening the new development due to the removal of existing trees.

Following the amendment to the alignment of the vehicular access way, Jacobs (Landscaping) has no further comments with regard to the proposed development.

County Archaeologist: has noted that recent archaeological investigations at the school revealed a number of medieval features. As a result, he has recommended that should permission be granted, a condition requiring a formal programme of archaeological works be placed on the decision.

Local Members

10. The local County Member, Mr M. Northey, was notified of the application on the 2 April 2007. Mr M. Northey was notified on the amended details on the 30 May 2007.

Publicity

11 The application was publicised by the posting of a site notice to the rear of the school along Pilgrims Way, an advertisement in the KM Extra and the individual notification of 15 neighbouring residential properties. The site notice and advertisement indicated that the application is adjacent to St. Martin's, Canterbury Conservation Area and is likely to affect its character and/or appearance.

Representations

12. To date, 3 letters of objection have been received in relation to the proposed development. The main points are summarised below:

- Concerned about the loss of more trees from the Barton Court grounds. These trees are survivors from the rural past of this land and make a greater contribution to the landscape than replacement saplings will do;
- Wish to see more extensive tree planting and landscaping carried out around these developments to compensate for the loss of ancient hedgerow along Pilgrims Way (resulting from the new vehicular entrance) and the loss of mature trees over recent years by the adjacent Canterbury College rebuilding and imminent University Sport's Centre development, as well as other developments by the School;
- Concerned that the hardstanding for the playground would in the future be used as a venue for live entertainment or other activities such as boot fairs;
- During recent applications with the Sports Centre, the existing playing field is being 'eaten into' and this application will remove another 3.5m swath from the north of the field.
- Concerns that the constant string of applications at the school, each being legitimate and sensible improvements and hard to resist, is causing rampant uncontrolled development leading to environmental impacts on the school grounds;

Discussion

13. In considering this proposal, regard must be had to the Development Plan policies outlined in paragraph (8) above. Section 38(6) of the 2004 Planning and Compulsory

Construction of new vehicular entrance from Pilgrims Way and extension of playground – CA/07/469

Purchase Act states that applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise. Therefore this proposal needs to be considered in the context of the Development Plan Policies, Government Guidance and other material planning considerations arising from consultation and publicity. Issues of particular relevance in this case include the impact upon residential and local amenity, the impact of the development on the adjoining St. Martin's Conservation Area and the impact of the development on the Protected Open Space Designation as set out in the Adopted Canterbury City Council Local Plan.

Impact on adjacent Conservation Areas

14. As outlined above, the new vehicular access way and playground extension sit adjacent to the St. Martin's Conservation Area as can be identified on the site location plan on page (2).
15. Development Plan policies state that proposals within or adjacent to Conservation Areas should '*preserve or enhance their special character or appearance*' and '*development which would harm the character or appearance of a Conservation Area will not be permitted*' [Policy QL6 from the Adopted Kent and Medway Structure Plan 2006]. Similarly, the Adopted Canterbury City Council Local Plan states that, under Policy BE7, '*development within, affecting the setting, or views into and out of conservation areas, should preserve or enhance all features that contribute positively to the area's character or appearance*'.
16. In my opinion the new access way, extended playground area and the removal of two trees adjacent to the Conservation Area does little to reflect its special characteristics. However, when considering the proposal in the wider context, the extension to the existing hardstanding space would not, in my opinion, seriously undermine the character of the adjoining St. Martin's Conservation Area given the existing built form within the school site. It is worth noting that the new vehicular access way lies directly adjacent to a large area of existing hardstanding, currently occupied by tennis courts. I consider that the new vehicular access way would sit in visual terms relatively comfortably adjacent to this existing hardstanding without encroaching too far into the protected open space designation of the school playing field.
17. It should be noted the amendment of the surface dressing material of the proposed vehicular access way upon the advice from Canterbury City Council as outlined in paragraph (6) above. Members should note that the applicants have confirmed that the extent of the new vehicular access way would be finished in a bound and rolled shingle surface as opposed to the originally proposed tarmac surface. In my opinion, I consider that this amendment would be a significant improvement in visual terms with regard to the adjoining Conservation Area setting.

Landscaping

18. Members should note that Policy EN9 of the Adopted Kent and Medway Structure Plan states that '*tree cover and the hedgerow network should be maintained and enhanced where this would improve the landscape [...]*'. Similarly, Policy NE5 of the Adopted Local Plan states that '*development should be designed to retain trees and hedgerows that make an important contribution to the amenity of the site and the surrounding area [...]*'. It is therefore important to consider the proposal against the development plan policies relating to trees and landscaping.
19. With regard to the loss of several mature trees which currently lie adjacent to the currently under-construction food technology room, it is worth noting that these trees were controlled by planning condition to be retained under the approval for the new food

Construction of new vehicular entrance from Pilgrims Way and extension of playground – CA/07/469

technology block. However, following construction works in close proximity to these trees several branches have had to be cut back. In my opinion, trees in this part of the site play an important role in screening the School's built development from the Protected Open Space of the school field, and as such it is important to ensure that appropriate species and sizes of tree are selected as replacements.

20. Following the advice from the Council's landscaping specialist, the applicants have amended the specification for new tree planting to be a split mix of three Hornbeam and three Field Maple trees to between 3-4m high. I note the further advice from Jacobs landscaping on this point, in which they have no further comments to make regarding this amendment. As such, I am satisfied that the loss of several mature trees can be compensated for through the planting of six new native species.
21. Another important consideration in this case is the potential impact on an existing avenue of mature trees along Pilgrims Way. It should be noted that these trees to the rear of the school provide high townscape value to both adjoining Conservation Areas and as such every effort should be made to protect these as part of the proposed development. In light of the advice contained in paragraph (9) from Jacobs Landscaping, the applicants have slightly re-aligned the entrance of the vehicular access way between two mature trees in order to reduce the potential impact on tree roots. In light of this amendment, I am satisfied that given a condition is placed on any decision to provide and maintain tree protection zones around these trees during the construction works, the development should have no wider implications given the protection of this existing avenue of trees.
22. Whilst I recognise the concerns raised by local residents in relation to the removal of trees within the site, when considering the proposal in light of the relevant Development Plan Policies and the advice sought from our landscaping specialist, I am satisfied that the proposal is acceptable, and as such would not raise an objection in terms of landscaping.

Residential and local amenity

23. I am aware of the residential concerns relating to a constant string of applications at this site which have been described by a local resident as *"each being legitimate and sensible improvements which are hard to resist, however are causing rampant uncontrolled development leading to environmental impacts on the school grounds"*. Whilst I appreciate the concerns raised, in my opinion the development proposed is in connection with the recently approved Sports Centre development. Given that this proposal would remove an existing access into the rear of the site, I can acknowledge the applicant's concerns to re-establish a new point of access. In considering the application, I have to look at the current development in context of its wider surroundings. As such, whilst I appreciate that the current proposal would lead to a further area of development to one side of the school playing field, I am of the opinion that the extent of the proposal would not prejudice either the Protected Open Space Policy designation of the playing field or the adjoining St. Martins Conservation Area. Accordingly, I would not raise objection to the proposal on these grounds.
23. In addition, I note the concerns regarding the use of the extended playground as an area for live entertainment and Boot Fairs at weekends. I have sought advice from the applicants on this point and they have confirmed that there is no intention for this space to be used for this kind of activity.

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Use of the vehicle access way

24. The applicants have stated that the School wishes to use the new vehicular access way for construction and maintenance vehicles as well as emergency access to the rear of the school. It has been confirmed that this roadway would be used on an irregular basis. Whilst I recognised the concerns of local residents regarding the potential for noise disturbance from vehicular traffic along the new access road, given the irregular use of the roadway, and the distance to the nearest residential property being in excess of 40 metres, an objection on these grounds in my view cannot be sustained.
25. In order to retain control over the usage of the vehicular access way, I am minded to suggest that the use of the access way be controlled by a planning condition to restrict access for construction and maintenance vehicles as well as emergency access to the rear of the school.

Protected Open Space Policy designation

26. Members will note that as outlined above, part of the site falls within a Protected Open Space Policy designation as set out in the Adopted Canterbury City Council Local Plan. Policy C24 of the Adopted Local Plan states that “*proposals which would result in the loss of protected existing open space as shown will only be permitted if there would be no material harm to the contribution that the protected open space makes to the visual or recreational amenity of the area*” and “*where there would be material harm this would be balanced against demonstrable need for the development*”.
27. As such, it is important to consider the potential impact that the development may have on the Protected Open Space of the school field. Members should note the proposed plans shown on pages (2), (3) & (4) which show the extent of the new vehicular access way across the side of the field. In my opinion, given that the area of hardstanding would cover a 3-metre strip to the east of an area of existing hardstanding currently occupied by school tennis courts, I consider that the further encroachment into the open space to be minimal. In terms of the overall contribution that the Open Space makes to the recreational amenity of the area, I note the plan shown on page (4) which sets out the current school playing field as a recreational space with marked out sports pitches.
28. In addition to this, I would note that Sport England has not raised any objection to the proposal in terms of any potential loss in recreational space that is capable of forming part of, or constitutes a playing field. In the absence of an objection from this statutory consultee, I am satisfied that the new access way would not impede the existing outdoor sports provision at the school. As such, I do not consider the proposal to cause any demonstrable harm to the recreational amenity of the playing field site.
29. In terms of the need for the access way, I acknowledge the applicant’s case to provide a means of access for service vehicles and emergency access as well as to increase the amount of hardstanding play area space within the school. In this case, I believe that the applicants have demonstrated that any harm caused by the proposal could be successfully mitigated against.

Conclusion

30. In conclusion, whilst I recognise the concerns of local residents to the proposed new access way and extension to the existing school playground, I consider that the applicant’s need for the development, together with the requirements for new tree planting, tree protection measures, and amended surface material for the access way. I therefore am satisfied that the development is in accordance with the relevant

Item D1

Construction of new vehicular entrance from Pilgrims Way and extension of playground – CA/07/469

Development Plan Policies as addressed above. In addition, whilst I recognise the issues relating to the proposed use of the vehicular access way, I recommend that a condition limiting this use is imposed on the applicants in this case. Accordingly, I recommend that planning permission be granted, subject to the conditions outlined in paragraph (31) below.

Recommendation

31 I RECOMMEND that PLANNING PERMISSION BE GRANTED, SUBJECT TO conditions, including conditions to cover the following aspects

- The use of the vehicle access way being limited to emergency access, construction and maintenance vehicles only;
- Details of a landscaping scheme being submitted to and approved by the County Planning Authority prior to the commencement of any operations on site and thereafter implemented within the next available planting season following completion of the works;
- Tree protection measures to be adhered to at all times;
- Vehicular access way surface material being a bound and rolled shingle surface;
- A programme of archaeological work in accordance with a written specification shall be submitted to and approved by the County Planning Authority prior to the commencement of any operations on site.

Case officer – Julian Moat	01622 696978
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Background documents - See section heading
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Item D2**New Garage at Holy Trinity & St. Johns CE Primary School, Margate – TH/07/251**

A report by Head of Planning Applications Group to Planning Applications Committee on 17 July 2007.

Application by The Governors of Holy Trinity & St. Johns CE Primary School and Kent County Council Children Families and Education for the construction of a new garage for use by the school mini-bus at Holy Trinity & St. John's CE Primary School, St. John's Road, Margate – TH/07/251.

Recommendation: Planning permission be granted subject to conditions.

Local Member(s): Mr. C. Hart & Mr. C. Wells

Classification: Unrestricted

Site

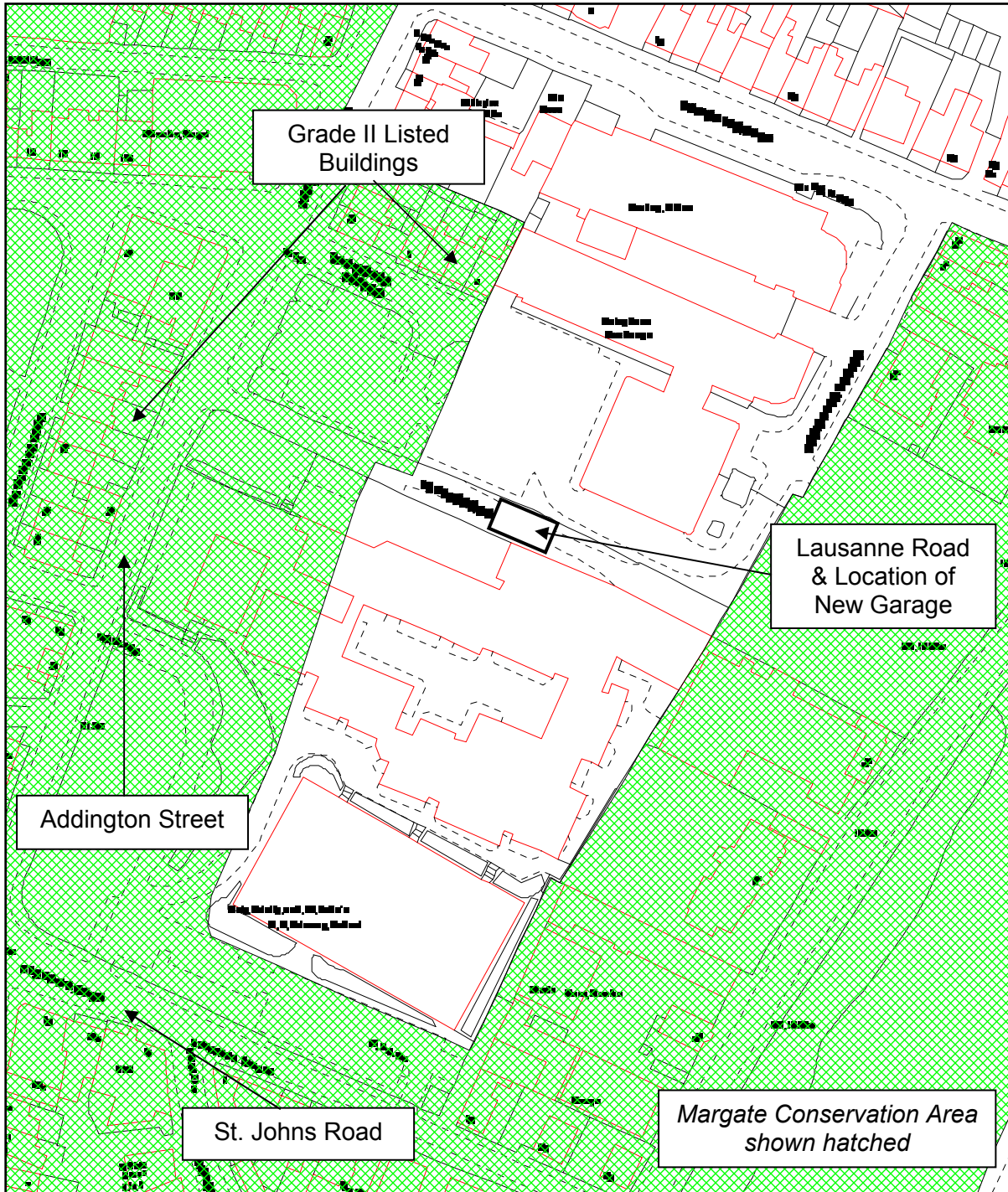
1. Holy Trinity & St. John's CE Primary School is located just off St. John's Road and is surrounded to three sides by the Margate Conservation Area. The main vehicular access to the school lies to the south of the site from St. John's Road, and a secondary access to the rear of the school is obtained to the north of the site from Lausanne Road. Lausanne Road is an un-adopted road that once served as a means of access to a graveyard to the east of the school site, but now only serves as an entrance to the school. The road is currently un-made past the rear entrance to the school and it is here where the new garage to house the school minibus is proposed to be located. The site is also faced by nearby Grade II Listed Buildings in Addington Street, Addington Square and Hawley Square. *A site location plan is attached and shows the Holy Trinity & St. Johns Primary School site and the surrounding context.*

Background and Proposal

2. The application proposes a new garage sited on the former Lausanne Road to house a new school mini-bus which is due to be delivered to the site in September 2007. The proposal has arisen due to a recent spate of serious vandalism over recent months at the school, and the need to protect the vehicle from the levels of vandalism currently experienced at the site.
3. When the application was originally submitted, the proposal entailed a 'Compton' pre-cast concrete panel garage, consisting of colour coated galvanised steel sheeting and a galvanised steel roller shutter door. However, following an initial consultation period with Thanet District Council and KCC's Conservation Architect, amongst others, it became apparent that this design of garage would not be suitable for the chosen location adjacent to Grade II Listed Buildings and surrounded by the Margate Conservation Area.
4. Accordingly, the applicants re-submitted a second style of garage, which forms the current proposal as discussed in the subsequent report. The new style of garage comprises a brick-built structure, using bricks to match an adjacent wall and school buildings, and an artificial pitched slate roof. It should be noted that the size of the garage has been determined by the size of the new school mini-bus and therefore the building proposed is larger than that of a standard garage as designed for a car. Members will note from the plans on page (3) that the proposed garage would be 9 metres long by 4.5 metres wide, and would have a ridge height of approximately 8.5 metres.

New garage at Holy Trinity & St. Johns CE School, Margate – TH/07/251

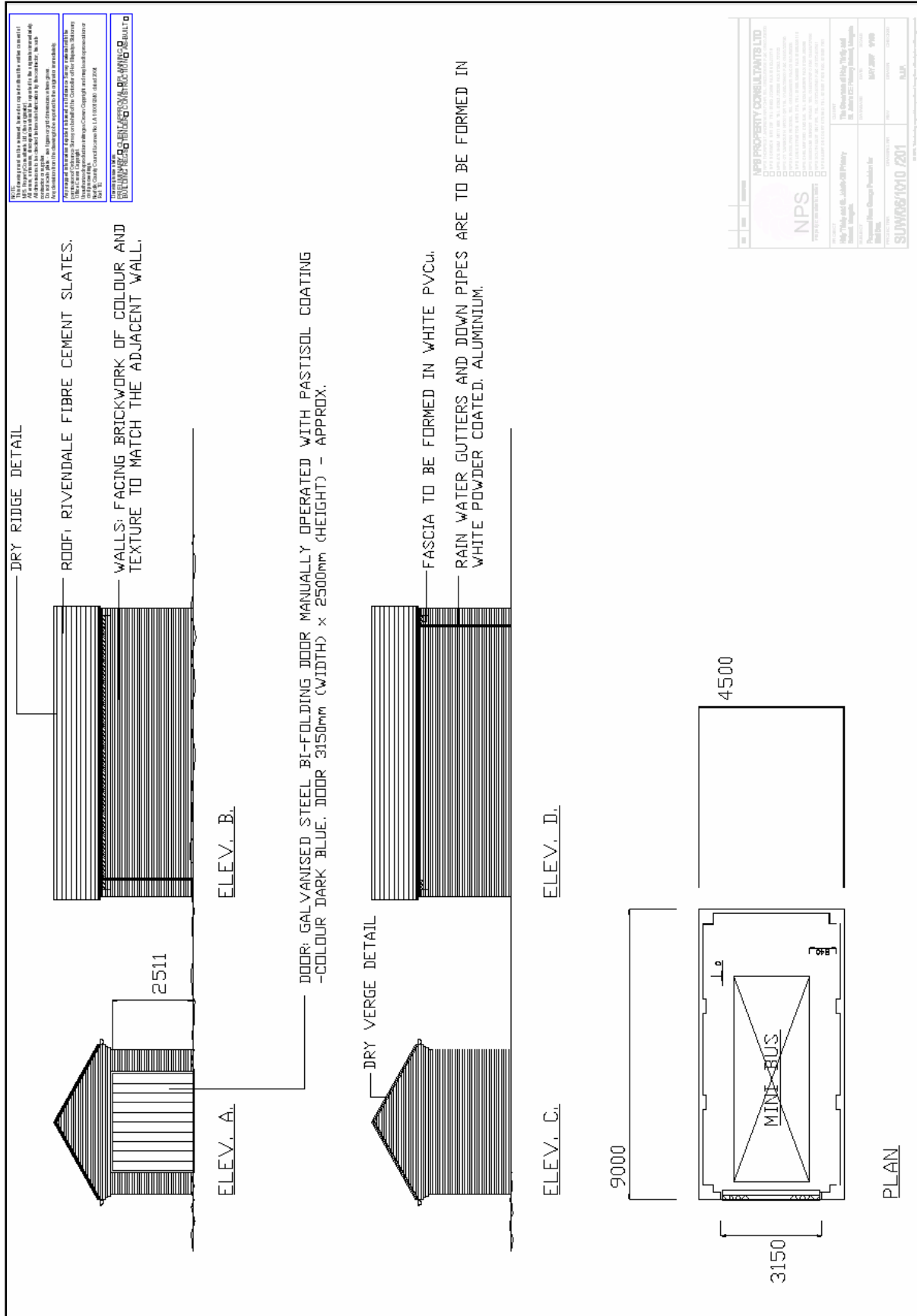
Site Location Plan



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Scale 1:1250

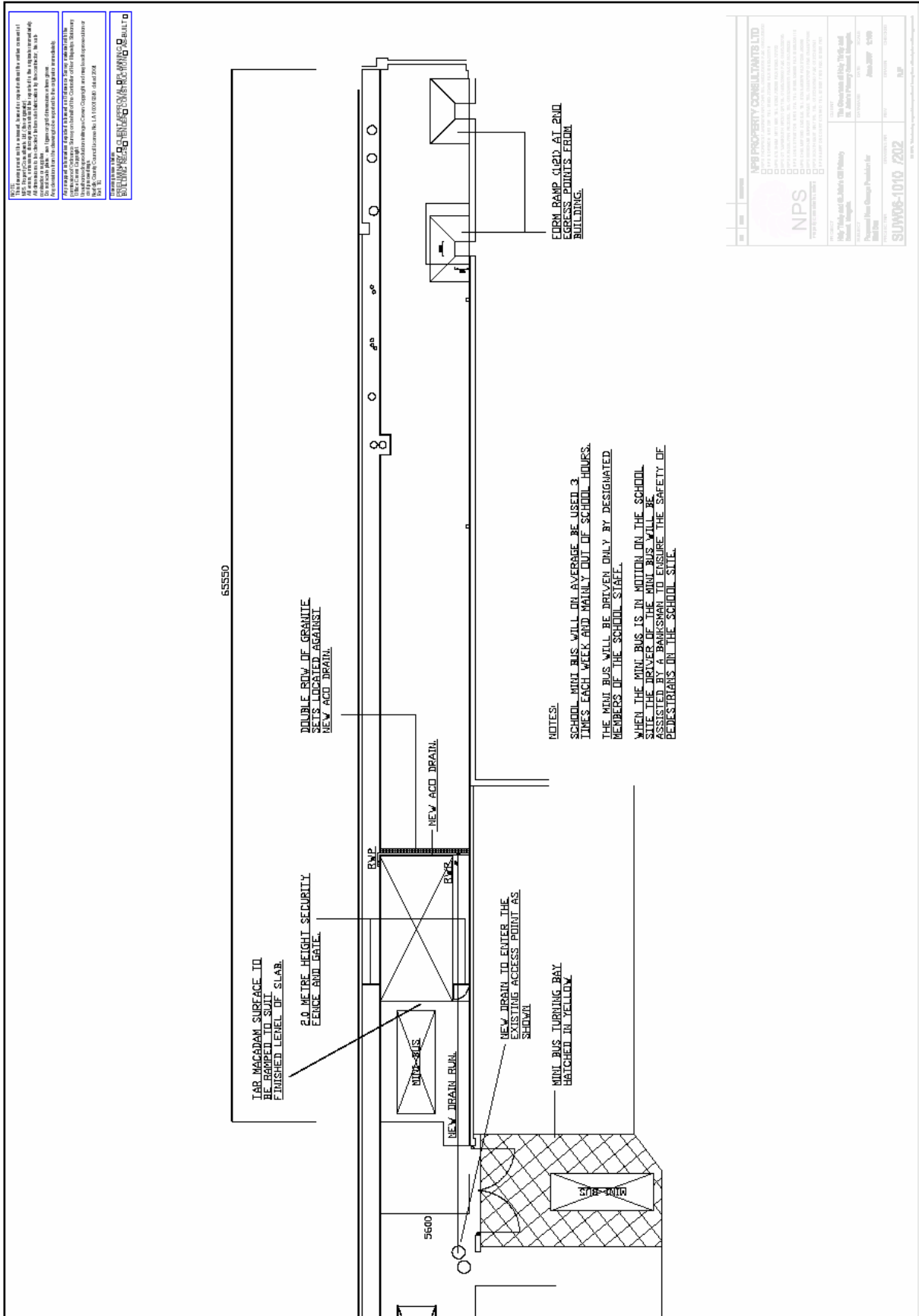
New garage at Holy Trinity & St. Johns CE School, Margate – TH/07/251

Proposed Elevations of New School Garage



New garage at Holy Trinity & St. Johns CE School, Margate – TH/07/251

Proposed Vehicle Turning Area



New garage at Holy Trinity & St. Johns CE School, Margate – TH/07/251

Planning History

6. A number of previous applications have been granted planning permission at Holy Trinity & St. John's Primary School in recent years. These are notably permission for:
- A new single storey pre-school nursery building on the corner of Lausanne Road and Addington Street, under application number TH/03/823; and
 - A new entrance foyer and extension to an existing Nurture room is currently under consideration by the County Planning Authority, under application number TH/07/TEMP/0044.

Planning Policy

5. The Development Plan Policies summarised below are relevant to consideration of the application:

(i) **The Adopted 2006 Kent & Medway Structure Plan:**

Policy SP1 – The primary purpose of Kent's development and environmental strategy will be to protect and enhance the environment and achieve a sustainable pattern and form of development. This will be done principally by, amongst other matters:

- protecting the Kent countryside and its wildlife for future generations;
- protecting and enhancing features of importance in the natural and built environment;
- encouraging high quality development and innovative design that reflects Kent's identity and local distinctiveness and promoting healthy, safe and secure living and working environments;

Policy QL1 – All development should be well designed and be of high quality. Developments, individually or taken together, should respond positively to the scale, layout, pattern and character of their local surroundings. Development which would be detrimental to the built environment, amenity, functioning and character of settlements or the countryside will not be permitted.

Policy QL6 - The primary planning policy towards Conservation Areas is to preserve or enhance their special character or appearance. Development which would harm the character or appearance of a conservation area will not be permitted.

Policy QL8 – Listed Buildings will be preserved and their architectural and historic integrity and the character of their settings will be protected and enhanced. Development that would adversely affect them will not be permitted.

Policy QL11 – Provision will be made for the development and improvement of local services in existing residential areas and in town and district centres, particularly where services are deficient. Flexibility in the use of buildings for mixed community uses, and the concentration of sports facilities at schools, will be encouraged.

New garage at Holy Trinity & St. Johns CE School, Margate – TH/07/251

Policy EN9 - Tree cover and the hedgerow network should be maintained. Additionally, they should be enhanced where this would improve the landscape, biodiversity, or link existing woodland habitats.

(ii) **The Adopted Thanet District Council Local Plan 2006**

Policy D1 – All new development is required to provide high quality and inclusive design, sustainability, layout and materials and development proposals will only be permitted if they, amongst other matters

- respect and enhance the character or appearance of the surrounding area, particularly in scale, massing and use of appropriate materials;
- is compatible with neighbouring buildings and does not lead to unacceptable loss of amenity;
- maintains mature trees and other vegetation and incorporate new landscaping

Policy D1 – Landscaping will be required as part of new development to include:

- the enhancement of the development site in its setting;
- the retention (and protection during site works) of as many trees, hedges and other habitat features as possible;

Policy HE1 – There will be a presumption in favour of preservation of Listed Buildings. When considering applications for development affecting a Listed Building or its setting, the District Council will have special regard to the desirability of preserving the building, its setting and any features of special architectural or historic interest that it possesses.

Policy HE4 – In and adjoining Conservation Areas, all planning proposals will be assessed in relation to their effects on the character and appearance of the area as a whole. Development that would harm that special character or appearance would not be permitted.

Policy CF1 – Planning permission will be granted for new community facilities if the proposal are not contrary to other Local Plan Policies and the community use and location are demonstrated as appropriate.

Consultations

6. **Thanet District Council** – has made the following observations on the current proposal:

“Although I appreciate the need for the proposed new garage, I wish to object to the scheme in its current form due to its impacts upon the adjacent Conservation Area. I am of the opinion that the design and location of the proposed garage means that it will be a prominent feature and would harm the character and appearance of the designated Conservation Area. The scheme is therefore considered to be contrary to Thanet Local Plan Policy HE4 which stresses that development in and adjoining Conservation Areas will only be permitted if it preserves or enhances the special character of the area.

The scheme may be more acceptable if it could be accommodated in a less prominent location within the site”.

New garage at Holy Trinity & St. Johns CE School, Margate – TH/07/251

Divisional Transportation Manager: has raised no objections to the proposal provided that the area shown on the site plan as a mini-bus turning area is kept clear and solely used for that purpose in order to allow the mini-bus to enter and leave Lausanne Road in a forward gear.

Environment Agency: has no objection to the proposal but offer advice regarding surface water drainage.

County Conservation Architect: has no objections to the proposed garage and advises that the use of natural slate or a good quality artificial slate, such as Rivendale Fibre Cement Slate, is used on the garage roof.

Local Members

7. The local County Members, Mr C. Hart and Mr. C. Wells were notified on the original application on 26 February 2007. Following the amendment to the design of the garage, Mr. C. Hart and Mr. C. Wells were re-notified on 31 May 2007.

Publicity

8. The application was publicised by the posting of a site notice to the rear of the school along Addington Road with the entrance to Lausanne Road, an advertisement in the KM Isle of Thanet Extra and the individual notification of 12 neighbouring residential properties. The site notice and advertisement indicate that the proposed development is likely to affect the character and/or appearance of the adjacent Margate Conservation Area. It is also indicated that the proposed development may affect the setting of nearby Listed Buildings.

Representations

9. To date, no letters of objection have been received in relation to the proposed new garage.

Discussion

10. In considering this proposal, regard must be had to the Development Plan policies outlined in paragraph (5) above. Section 38(6) of the 2004 Planning and Compulsory Purchase Act states that applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise. Therefore this proposal needs to be considered in the context of the Development Plan Policies, Government Guidance and other material planning considerations arising from consultation and publicity. Issues of particular relevance in this case include the impact of the development on the surrounding Margate Conservation Area and nearby Grade II Listed Buildings.

Impact on adjacent Margate Conservation Area

11. As outlined above, the proposed new school garage site is enveloped on three sides by the Margate Conservation Area as can be identified on the site location plan on page (2).

New garage at Holy Trinity & St. Johns CE School, Margate – TH/07/251

12. Development Plan policies state that proposals within or adjacent to Conservation Areas should *'preserve or enhance their special character or appearance'* and *'development which would harm the character and/or appearance of a Conservation Area will not be permitted'* [Policy QL6 from the Adopted Kent and Medway Structure Plan 2006]. Similarly, the Adopted Thanet District Council Local Plan states that, under Policy HE4, *'in and adjoining Conservation Areas, all planning proposals will be assessed in relation to their effects on the character and appearance of the area as a whole'* and that *'development that would harm that special character or appearance would not be permitted'*.
13. In my opinion, the current proposed garage is of a significant improvement to the original proposal for a pre-cast garage structure consisting of metal sheeting and concrete walls. I am of the opinion that the current proposal goes some way to reflect the character and appearance of the surrounding area, by using materials that sit comfortably against the existing built form. It should be noted that the applicants are keen to use matching facing brickwork to construct the outer skin of the garage, and a high quality artificial slate, such as the one specified by the County Conservation Architect (see paragraph 6). Given that these exact materials can be reserved for consideration by a planning condition, I would propose that a condition be placed on any decision to allow the County Planning Authority to retain control over the final materials for the proposed garage building.
14. Whilst I recognise the concerns of the District Council with regard to their objection based on Policy HE4, I am of the opinion that subject to the correct choice of materials for the garage being chosen, the overall impact of the garage on the adjacent Conservation Area would be minimal. In addition, it should be noted the surrounding context of the site for the new garage; the site is bordered to the north by an existing commercial building (currently occupied by a BT Telephone Exchange) which visually dominates smaller residential properties, notably the listed buildings in Addington Square. When considering the openness of the garage site against the wider Conservation Area, I am of the opinion that the proposed development would be relatively well screened, between the existing brick built boundary wall to the school, the large telephone exchange building and several trees.

Impact on surrounding Listed Buildings

15. Given that several Grade II listed buildings surround the proposed site, Policy QL8 of the Adopted Structure Plan and Policy HE1 of the Adopted Local Plan need to be carefully considered. Policy QL8 states that *'Listed Buildings will be preserved and their architectural and historic integrity and the character of their settings will be protected and enhanced'* and *'development that would adversely affect them will not be permitted'*. Similarly, Policy HE1 of the Adopted Local Plan states that *'when considering applications for development affecting a Listed Building or its setting, the District Council will have special regard to the desirability of preserving the building, its setting and any features of special architectural or historic interest that it possesses'*.
16. In this context, it is important to consider the openness and proximity of the proposed development to the nearby listed buildings. When considering the site plan on page (2), it is evident that the proposed garage would sit some 36 metres from the front façade of the nearest Listed Building in Addington Square, and that the distance is separated by virtue of a car park and low level screening, as well as a change in level between the garage and residential properties in Addington Square. Therefore, on balance, I am satisfied that the proposal would not have any significant detrimental impact on the setting of nearby listed buildings.

New garage at Holy Trinity & St. Johns CE School, Margate – TH/07/251

17. Whilst I recognise that the garage is relatively large in size, with a pitched roof of 8.5 metres to the maximum ridge height, I am of the opinion that there is little that can be achieved aside from a flat roofed structure when working with sufficient parking space for a school mini-bus. Whilst I acknowledge the size of the structure, I consider that subject to the correct materials being chosen, I would not wish to raise an objection on the grounds of surrounding listed buildings or on a detrimental impact on the character and setting of the adjacent Margate Conservation Area.

Landscaping

18. Members should note that Policy EN9 of the Adopted Kent and Medway Structure Plan states that *'tree cover and the hedgerow network should be maintained and enhanced where this would improve the landscape [...]*. Similarly, Policy D1 of the Adopted Local Plan states that *'landscaping will be required as part of new development to enhance the development site in its setting'* as well as *'the retention (and protection) of trees, hedges and other habitat features'* on the site during construction works.

19. In my opinion, the need for a landscaping buffer is not required in this case, and could not easily be achieved given the width of the proposed garage taking up much of the width of the former Lausanne Road. However, I would recommend that given there are existing trees and a low level hedge in situ around the proposed garage I would propose a condition be placed on any decision requiring these landscaping features to be retained as part of the current proposal. Accordingly, I would not wish to raise an objection to the proposal on landscape amenity grounds.

Highway Issues

20. The Divisional Transportation Manager was consulted on the proposed new garage sited in Lausanne Road and has confirmed that he has no objections to the proposal subject to the use of the mini-bus turning area shown on the site plan on page (4). There is a requirement here for the mini-bus to enter and leave Lausanne Road in a forward gear, and as such the mini-bus turning area needs to be kept free for this purpose at all times. As such, I would recommend that a condition be placed on any decision to safeguard this space for use solely as a mini-bus turning area.

Alternative Sites

21. The District Council in paragraph (6) has highlighted the issue of alternative sites for the proposed garage. However, the applicants have stated that within the school site there is no other suitable alternative where this garage could be housed without giving rise to detriment to the education provision and amenity of the school grounds. Similarly, given the proximity of the Conservation Area on three sides of the school site, it is not possible, in my view to locate the garage in any other location on the school site without a similar impact on the Conservation Area. As a result of Thanet District Councils concerns, alternative options have been explored moving the garage further eastwards along Lausanne Road, effectively hiding it further from view of the properties in Addington Street and Addington Square. However, the area behind the site of the proposed garage is currently used by the School's After School Club, and an area that the School hope to develop in the future as an outdoor play area. As such, the applicants do not wish for the garage to be sited any further eastwards than currently proposed as this would lead to an unacceptable loss in useful external school play space. Such a loss would be contrary to Policy QL11 of the Adopted Kent & Medway Structure Plan.

New garage at Holy Trinity & St. Johns CE School, Margate – TH/07/251

Conclusion

22. In conclusion, whilst I recognise the concerns of Thanet District Council with regard to the impact upon the Conservation Area, I am of the opinion that, subject to the correct external materials being selected and that the applicants complying with conditions covering tree and shrub retention, and highway safety matters, the development is in general accordance with the Development Plan Policies. Whilst I recommend that the proposed site of the garage would be visible from residential properties, I do not consider that moving the garage eastwards would achieve a significant improvement to compensate for the loss of valuable outdoor play area as indicated in paragraph (21) above. Therefore, I am satisfied with the location of the proposed garage and accordingly recommend that planning permission be granted, subject to the conditions outlined in paragraph (23) below.

Recommendation

- 23.1 RECOMMEND that PLANNING PERMISSION BE GRANTED, SUBJECT TO conditions, including conditions to cover the following aspects:
- Details of all external material be submitted to and approved in writing by the County Planning Authority prior to the commencement of any operations on site;
 - Protection measures for existing trees to be submitted to and approved by the County Planning Authority and adhered to at all times;
 - The area shown on the site plan for a mini-bus turning area shall be reserved for that purpose at all times and any mini-bus using the garage should enter and leave Lausanne Road in a forward gear.

Case officer – Julian Moat	01622 696978
Background documents - See section heading	

Item D3**All weather sports pitch with floodlighting at The Community College, Whitstable – CA/07/705**

A report by Head of Planning Applications Group to Planning Applications Committee on 17 July 2007.

Application by Kent County Council Children Families and Education and the Governors of The Community College Whitstable for a proposed new all weather sports pitch with floodlighting at The Community College Whitstable, Bellevue Road, Whitstable - (Ref: CA/07/705)

Recommendation: Permission be granted subject to conditions.

Local Member(s): Mr M. Dance & Mr M. Harrison

Classification: Unrestricted

Site

1. The Community College, Whitstable is located approximately 1 km to the south of the centre of Whitstable, just north of the A2990 (the former Thanet Way). The College campus comprises four parcels of land – the main campus site, Plot 10 (a wildlife area also used for field athletics events), Invicta Field (unused site) and Church Street Playing Fields (used for various sports, and athletics). The proposed all weather sports pitch would be located within the main campus site, which fronts Bellevue Road and contains all the teaching and administration accommodation, together with a joint College and community indoor sports centre, owned and managed by Canterbury City Council. All built accommodation lies to the south of the site, with three fenced outdoor games courts and approximately 2 hectares of open playing field, accommodating a football and cricket pitch, located to the north. The site is bounded by residential properties, apart from the college frontage. Between the College boundary and the residential properties on the north west, north east and south east lie Bellevue Road, Invicta Road and Clifford Road, which are unmade roads. The proposed all weather sports pitch would be located adjacent to the north eastern boundary of the site, in close proximity to the existing sports centre. *A site plan is attached.*

Background

2. This application replicates a previous application (CA/03/985) which was granted planning permission in January 2004. Members visited the site on the 4 December 2003, and Members resolved to grant planning permission at the Planning Applications Committee Meeting on the 20 January 2004. Condition (1) of the planning consent required the development to commence not later than 3 years from the date of the permission. As no works have begun on site, the planning permission expired on the 21 January 2007. Although this application replicates the previous proposal, this is a new application and therefore needs to be considered and determined on its own merits.
3. Whitstable Community College is one of the secondary schools in Kent included in the first tranche of the Building Schools for the Future programme. Whilst that programme envisages substantial rebuilding of the College accommodation on the site, the existing sports facilities are not directly affected. Therefore, this application would have no direct bearing on the Building Schools for the Future proposal, and vice versa.

All weather sports pitch with floodlighting at The Community College, Whitstable – CA/07/705

All weather sports pitch with floodlighting at The Community College, Whitstable – CA/07/705

All weather sports pitch with floodlighting at The Community College, Whitstable – CA/07/705

All weather sports pitch with floodlighting at The Community College, Whitstable – CA/07/705

Proposal

4. This proposal involves the installation of an all-weather sports pitch on the main campus site of The Community College, on an area currently used as playing field. The pitch would be located adjacent to the existing sports hall to enable use of the existing changing facilities. In order to prevent mud being deposited on the synthetic surface a 1.2 metre wide macadam path is proposed to the perimeter of the pitch, which would extend to the existing hard surfacing adjacent to the sports hall. The fence around the perimeter of the pitch as approved under the previous application was 2.75m chain link fencing, with wooden boarding to the base. The applicant is now proposing a 3m high weldmesh fence, to be powder coated green. For the 0.9m section at the base of the fencing the bars would be stronger, negating the need for wooden boarding. The fencing would be recessed behind the main soccer goals and along the sides of the main pitch to accommodate five-a-side goals.
5. The applicant advises that the synthetic turf pitch must be of a definitive size in order to permit games, adequate marking out and run off. The sports pitch is, therefore, proposed to be 101.44m long by 62.85m wide. The works would require the re-grading of an area outside the main sports hall, which would involve an element of cut and fill. In addition, consolidation of the sub-structure would be achieved by the importation of sub-base material, on which the all weather pitch would be laid. Drainage of this area would be set out underneath and along the edges of the sports pitch, and would be connected to the existing drainage on Downs Avenue.
6. The artificial pitch would primarily be used for College based sports activities, but it is intended that the facility be geared to recreational/club level sports for local teams. The proposed hours of use are 09.00 to 21.30 Mondays to Saturdays, and from 10.00 to 21.00 on Sunday. Use by the College would cease at 17.30, from which time the pitch would be available for local clubs, etc. In addition, one day during the week may be set aside for use by other primary schools in the area. The applicant states that additional parking could be provided adjacent to the Whitstable Sports Centre, close to the location of the floodlit pitch, to cater for any additional traffic generated from the proposal. That is likely to be predominately private cars, as a result of private hire of the facility, or a number of public service vehicles, coaches, or other school minivans when tournaments are staged. The College is also in the process of preparing a Travel Plan.
7. The lighting of the all weather pitch is an important element of the proposal in that it would extend the hours of use of the all weather surface during the winter months. An illumination level of 300 lux is required to enable sports with high lighting level requirements, such as hockey and tennis, to be played at club level. In order to provide an illumination level of 300 lux, eight 15 metre high lighting columns would be installed, four columns for each side of the pitch. The floodlights would be turned off within 15 minutes of the end of the last match played.
8. Philips Lighting prepared a Lighting Proposal for the previous application, which has been resubmitted. It is stated within the Lighting Proposal that the Philips 'OptiVision' floodlight generates 3 times less spill light than asymmetric floodlights, and 10 times less than conventional symmetrical reflector floodlights. The asymmetric distribution of the Philips 'Optivision' also allows for a lower tilt angle from the horizontal, hiding the lamp, reducing glare. For this proposal all floodlights have been tilted as flat as possible, the maximum tilt angle being 7° above the horizontal floodplain. Due to the spill and glare control of the floodlights proposed, it is not envisaged that the use of louvres or cowl attachments would be required.

All weather sports pitch with floodlighting at The Community College, Whitstable – CA/07/705

9. The Lighting Proposal was prepared on the basis of an ordinance map and accompanying planning application information provided by the applicant, which indicates that the pitch would be located within an 'urban location'. According to the Institution of Lighting Engineers Guidance, the site would therefore be categorised as an E3 environmental area – 'small town centre or urban location'.
10. The pitch is proposed to be set at an angle to create a triangle of land where tree and shrub planting could be introduced. Quick growing evergreen trees, such as Holm Oaks, could be planted, which would grow to some considerable height, and provide a year round screen. The applicant proposes to submit a detailed landscaping scheme should planning permission be granted.

Reduced copies of the submitted drawings showing the site layout, and proposed floodlighting, are attached.

Planning Policy

11. The Development Plan Policies summarised below are relevant to the consideration of the application:

(i) **The Kent & Medway Structure Plan: Adopted 2006:**

Policy SP1 - Seeks to conserve and enhance Kent's environment and ensure a sustainable pattern of development.

Policy QL1 – All development should be well designed and be of high quality. Developments should respond positively to the scale, layout, pattern and character of their local surroundings.

Policy QL12- Community Services, including schools and education provision, will be provided as long as there is a demonstrable need for them.

Policy QL15 – Local Development Documents will make provision for sport, informal and formal recreation facilities, taking account of the potential for dual use and/or joint provision. All major new formal recreation and sports facilities should be designed to avoid nuisance from traffic, noise and lighting.

Policy NR5 – The quality of Kent's environment will be conserved and enhanced. This will include the visual, ecological, geological, historic and water environments, air quality, noise and levels of tranquillity and light intrusion.

(ii) The adopted (2006) **Canterbury District Local Plan:**

Policy BE1 - The City Council will expect proposals of high quality design which respond to the objectives of sustainable development.

All weather sports pitch with floodlighting at The Community College, Whitstable – CA/07/705

Policy BE3 - Design statements and/or Development Briefs shall be submitted with planning applications setting out the principles used in the scheme to relate the development within and to its context. This will apply to all planning applications, where the development is visually significant or is significant to its neighbours.

Policy C17 - The City Council will work with the Education Authority and school Governors to ensure that the needs of primary and secondary schools are taken into account in the assessment of their development needs and proposals. Planning permission will be granted for proposals that are needed by the schools subject to design and highway safety considerations.

Policy C40 - When granting planning permission for development which could potentially result in pollution, the City Council will impose conditions or seek agreements to ensure subsequent mitigation measures are undertaken.

Consultations

12. Canterbury City Council: comments as follows:

“I can confirm that Canterbury City Council has no objection to the principle of the application. The site is existing playing fields for the Community College and money has been generated from the sale of the nearby Invicta Fields to provide for all weather sports pitches.

Kent County Council should be satisfied that sufficient landscaping screening is provided on the boundary of the site to provide screening for properties in surrounding roads. Turning to the floodlighting specifically, Kent County Council should control the number of, and hours the floodlighting is proposed to be used, to ensure this is not excessive and resulting in unacceptable nuisance to the residential neighbours. Canterbury City Council also considers that an assessment of the floodlighting should be undertaken to ensure no outspill of light to the adjacent residential properties.”

In addition **Canterbury City Council’s Environmental Health Officer** has commented as follows:

“I have no objection to the proposal in principle. However, I have some concerns over residential amenity being affected by overspill from the floodlighting, and also noise from people shouting during the night-time use of the pitch.

I disagree with the applicants view that the night-time light levels in this locality are relatively high, and while overspill beyond the pitch area can be controlled by using asymmetric luminaires, the sky glow from the installation will still provide a level of illumination on the facades of neighbouring houses.

I would therefore recommend that the vertical illuminance at the facades of the nearest residential properties should not exceed the pre-existing light time levels by more than 1 Lux when the floodlights are in use.”

All weather sports pitch with floodlighting at The Community College, Whitstable – CA/07/705

“The applicants do not appear to have considered the impact of noise from people using the new pitch. Shouting, cheering and swearing is a normal occurrence during most competitive team games, and I would request that the applicants demonstrate how they are going to control the impact of noise on neighbouring residents.”

Divisional Transport Manager: raises no objection to the proposed development, subject to all parking, including overspill, being made available whenever the sports pitch is in use, and inclusion of the sports pitch, and its impacts, within the Community College’s Travel Plan.

The County Council’s Noise Consultant: expressed concerns regarding the potential introduction of noise during the evenings, where currently there is none, due to the introduction of the all-weather pitch with floodlighting. As Invicta Road is an unmade road, traffic noise levels will currently be low. Therefore, it is suggested that an acoustic fence and/or bund be erected, which should ensure that noise does not affect the amenity of the closest properties in Invicta Road. Details of this could be required under planning condition.

The County Council’s Lighting Consultant: comments as follows:

“This application appears to be no different from the earlier application in 2003 as far as the proposed floodlighting is concerned. Therefore, as stated in my earlier response on 10th December 2003, the amount of light falling in adjacent properties is within the limits set in the Institution for Lighting Engineers (ILE) Guidance Notes for the Reduction of Light Pollution and therefore complies with this document.”

Following receipt of neighbour representations (summarised in paragraph 13), further comments were obtained from the County Lighting Consultant. These comments are summarised at the end of paragraph 13.

The County Council’s Landscaping Consultant: no comments received to date.

Sport England: raises no objection to the proposed development, and would wish to see a Community Use Agreement drawn up and undertaken.

The Environment Agency: raises no objection subject to the imposition of conditions regarding drainage and land contamination.

The County Archaeologist: requests that a condition be placed on any grant of planning permission requiring the securing of the implementation of a programme of archaeological work, in accordance with a written specification and timetable.

Local Member

13. The local County Members, Mr M. Dance and Mr M. Harrison, were notified of the application on the 18 May 2007.

Publicity and Representations

14. The application was publicised by advertisement in a local newspaper, the posting of a site notice, and individual neighbour notification letters to 40 local residents. 4 letters of

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representation have been received to date, and the points of concern and objection are summarised below:

- This application is obviously a ‘rehash’ of CA/03/985, which a number of local residents objected to previously;
- The height and amount of lighting proposed is a cause of concern. Local residents already suffer from light pollution from existing College buildings;
- The lighting columns appear excessively high;
- The application will lead to noise and light pollution;
- Bellevue Road is at best an unadopted road, but is more accurately described as a Private Street with Public Footpath (Whitstable UDC 1977);
- Due to the College, Bellevue Road is solidly parked all day and almost impassable during peak school hours;
- The proposal would lead to increased traffic and congestion;
- The floodlit pitch is not necessary for the pupils at the College;
- The current drainage system cannot cope with existing development;
- Concern is expressed over construction access, and it is requested that Clifford Road is not used;
- There is a widespread problem with litter associated with pupils of the College;

An objection was received from a neighbouring resident who represented himself, and 44 local properties, the addresses of which were listed. The local residents had commissioned a review of this proposal by Mr Pollard, past President of the Institute of Lighting Engineers, and current Director of the International Committee on Illumination. Although residents had employed Mr Pollard’s services to assess this proposal, his survey work and reports would not be completed until late July 2007. However, this application is identical to the previous application (CA/03/985) in terms of siting and lighting levels. Local Residents also commissioned Mr Pollard to assess the previous application and, therefore, in the interim, the reports prepared for the previous application have been submitted in objection to this proposal. The main points of concern and objection expressed by the local residents representative, and within the submitted report, are as follows:

- “Invicta Road as it is presently formed, is classified as a semi rural area. This particular classification was used by Canterbury City Council when refusing an application for development in the road and the same reference was used by an Appeal Decision (Ref APP/J2210/A/06/2007050 on 25 May 2006, pertaining to CA/05/01387/WHI).
 - a. Para 6 of the reason for the refusal to grant permission: ‘ *The houses in Invicta Road ...allow extensive views across the fields.. hedgerow plants next to Invicta Road ..combined with its unmade nature ... gives the road a semi rural appearance...*’
The classification of semi rural is important to the process of calculating acceptable light ingress.
- The model used by Philips in 2003 did not take adequate account of the curvature of the hill in which the floodlit pitch is to be sited. Once these additional factors are taken into account, Mr Pollard, using a model that is fully accepted by the industry concludes:
 - a. The area can in no way be regarded as a normal ‘medium district brightness’ “urban” location.
 - b. ‘The light trespass values should therefore be below 5 lux, which at 6 Lux, they are not.

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- The current background lighting levels in Invicta Road were measured by Canterbury City Council in 2003 and shown to be well below the level expected in a semi-rural area.
- Today we have a clear, and up to date ruling that Invicta Road is semi rural, not urban. This essentially means that the 2003 application would breach ILE guidance.
- To add to this, it is important to be aware that the original application was based upon the assumption that there would be a need to support competition hockey – this particular requirement is the largest single reason for the intensity of the lighting proposed. Yet Kent’s own Sports Development specialist Guthrie Miller confirmed in 2003 that he ‘has no knowledge of any requirements for hockey in Whitstable’. Thus the burden of responsibility falls upon the applicant when such a level of lighting ingress is being proposed to demonstrate that there is in fact a case for all that lighting. The 2003 application does not make such a case.
- The applicant does have options to contain the lighting (i) by lowering the lighting levels to not support competition hockey and (ii) to alter the absolute position of the pitch by a few metres to reduce the light ingress.
- We have made repeated offers to Kent County Council that this community would be willing to consider the floodlit pitch if modifications could be made to its layout which would contain the level of light reaching the residences down to a tolerable level.”

*This representation, with attached reports, was forwarded to the **County Lighting Consultant** for further comment. In light of this, the following comments were received:*

“The original report from Nigel Pollard dated 4th November is based on the original lighting submission (using Abacus floodlights) which I received in July 2003. He is quite concerned about the lighting impact, as indeed I was in my response of 25 July 2003. As a consequence we received a re-submission based on Philips floodlights in late November 2003. As a consequence the lighting levels quoted in this first report are no longer relevant.

“The latter submission reduced spill light considerably as commented on in my letter of 10th December 2003 and this scheme is covered in Mr Pollards "supplementary report" dated December 2003. As you can see Mr Pollard is far happier with this scheme, (as was I), and the only area of contention is the vertical illumination falling on 2 properties in Invicta Road. This opinion is formed on the basis that the area should be classified as an E2 environmental area as opposed to an E3, which was my view.

“For your information the definitions in the ILE "Guidance Notes for the Reduction of Obtrusive Light" is as follows:

E1 Intrinsically dark landscapes - National Parks, Areas of Outstanding natural Beauty, etc.

E2 Low district brightness area - Rural or small village locations

E3 Medium district brightness areas - Small town centre, or urban locations

E4 High District Brightness - Town/City centres with high levels of night-time activity.

“If the vertical light spill is assessed as for an E3 environment the installation complies for all properties. If however it is assessed as E2 then it does not comply for one property only and that is Fairfield where the level is calculated as 9 lux by Mr Pollard but 5.9 by the manufacturers against a limit of 5 lux. The limit for E3 is 10 lux.

“Since 2003 the Guidance notes have been revised (2005) with the description for E2 to include "dark urban areas" so while it was pretty clear cut in 2003 it is now somewhat of a

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moot point as to what a dark urban area is. It should be borne in mind that the light falling on a property from an adjacent street light is often in excess of this figure.”

Discussion

15. In considering this proposal regard must be had to the Development Plan policies outlined in paragraph (11) above. Section 38(6) of the 2004 Planning and Compulsory Purchase Act states that applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise. Therefore, this proposal needs to be considered in the context of the Development Plan Policies, Government Guidance and other material planning considerations arising from consultation and publicity. Issues of particular relevance include impact upon residential and local amenity, light and noise pollution and highway implications.

Residential and Local Amenity

16. The proposed flood lit pitch would be located adjacent to the north eastern boundary of the Community College site, in close proximity to residential properties on Invicta Road. As a result of this proximity, neighbouring residents and statutory consultees have expressed concern over the possible impacts of this proposal with regards to light and noise pollution. These are the two primary points of objection, and will be discussed below. However, the issue of litter has also been raised. The applicant states that litter is an ongoing problem with all colleges/schools, and is a constant battle to minimise. However, there is an incentive to the College to prevent litter being deposited in the vicinity of the proposed pitch, as that would be detrimental to the artificial grass, if 'trafficked' in. The applicant states that they have made provision for waste bins at the main entrance points, and the College would have every incentive to make sure they are used. In addition, I consider that an informative should be added to any subsequent consent requesting that the College draw this problem to the attention of students.
17. Kent and Medway Structure Plan Policy NR5 seeks to conserve and enhance the quality of Kent's environment, including noise and levels of tranquillity, and light intrusion. Therefore, development proposals must seek to minimise levels of pollution, and be deemed to be acceptable in terms of impact upon local and residential amenity. Canterbury District Local Plan Policy C40 states that when granting planning permission for development which could potentially result in pollution, conditions should be imposed to ensure subsequent mitigation measures are undertaken. The following paragraphs will assess the potential light and noise pollution associated with this application, and consider whether appropriate mitigation measures are required to ensure that residential amenity is not significantly adversely affected.

Light Pollution

18. Objections from local residents express concern over the proposed lighting level, and the light pollution that could be generated as a result of this application. In addition, local residents have commissioned and submitted a report, prepared by an independent lighting engineer, which questions the accuracy of the application documentation, and the validity of the previous 2003 planning approval. When planning application CA/03/985 was determined the site was classified as an E3 area (i.e. small town centre or urban location). The vertical light spill deemed acceptable for an E3 area is 10 lux, and as the previous submission complied with this, planning permission was granted.

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19. However, as stated at the end of paragraph 13 of this report, since 2003 the Institute of Lighting Engineers “Guidance Notes for the Reduction of Obtrusive Light” have been revised. In 2005 the description for an E2 area was amended to include ‘dark urban areas’, where previously it included ‘rural or small village locations’ only. Although the floodlighting proposed is identical to that approved in 2003, the changes to the Guidance need to be considered and addressed. Canterbury City Council’s Environmental Health Officer states that he disagrees with the applicant’s view that night time light levels in this locality are relatively high. In addition, the independent report submitted by local residents, as summarised in paragraph 13 of this report, concludes that the area cannot be regarded as a normal medium district brightness ‘urban location’, and that the light levels should therefore be below 5 lux (as specified for E2 classified sites). Evidence is given to support the argument that the site cannot be considered to be a small town centre or urban location, suggesting the site should be classified as E2. At the time of determining the previous application the E2 classification included rural or small village locations. I remain of the view that the site should not have been classified as E2 at that time. However, the amendments to the classification, made in 2005, to include ‘dark urban areas’ within category E2 has effectively changed the assessment situation.
20. Invicta Road is an unmade road, located adjacent to school playing fields and, although lit by street lights, is dark in character. I therefore accept that the site should now be classified as a ‘dark urban area’ meaning that the light spill from the proposed development needs to conform with the guidance for an E2 site. As previously stated, the guidance for an E3 site allows for illuminance levels to reach 10 lux at local residential properties. This is reduced to 5 lux for sites within the E2 classification. The lighting specification included within this application produces a illuminance level of 5.9 lux at the closest residential property. This therefore no longer conforms with the Guidance produced by the Institute of Lighting Engineers, and is therefore unacceptable.
21. As a result of the site now being considered to fall within the E2 category, rendering the previous lighting submission unacceptable, the applicant has made a minor amendment to the proposal. Philips Lighting have reduced the tilt angle of all the luminaires by a few degrees, particularly the lamps facing the closest residential properties. This has reduced the average lux level on the pitch by 4 lux to 296 lux, which would not be noticeable in terms of usage of the pitch. However, by reducing the tilt angle the illuminance spillage at the closest residential property would be lowered from 5.9 lux to 4.67 lux. This is below the 5 lux specified within the guidance for an E2 classified site.
22. The amended lighting specifications from Philips lighting were sent for consultation with the County Council’s Lighting Consultant and Canterbury City Council. Both of the consultees agree that the proposal, as amended, complies with the guidance for an area classified as E2 as defined in the Institute of Lighting Engineers guidance, and that the proposal is acceptable. However, Canterbury City Council’s Environmental Health Officer considers that the night time light levels at this location are relatively low and fluctuate between environmental zones E1 and E2. The light trespass recommendations in the Institute of Lighting Engineers Guidance is 1 lux for an E1 site and, therefore, were this site classified as E1, the lighting proposal, as amended, would not conform to this guidance. However, the E1 classification is defined as ‘intrinsically dark landscapes’, and gives examples of National Parks and Areas of Outstanding Natural Beauty. The County Lighting Consultant confirms that this area cannot be considered as E1 as this only applies to intrinsically dark landscapes, such as the examples above, and not to suburban or rural fringe housing areas. Invicta Road, although unmade, is lit by streetlights. In addition, the existing College buildings have external security lighting which, in conjunction with the street lighting, provide some background lighting.

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Therefore, I do not consider that the application site can in any way be classified within category E1.

23. On this basis, I accept that the application site is a dark urban area and, therefore, falls within the new definition of an E2 site. The lighting proposal, as amended, conforms with the Institute of Lighting Engineers 'Guidance Notes for the Reduction of Obtrusive Light' and I consider this to be acceptable. Therefore, subject to the imposition of conditions to ensure that the lighting is installed as specified within the application, and that lighting levels do not exceed those stated by the applicant, I consider that light pollution would not have a significantly adverse effect on the amenity of neighbouring residents.

Noise pollution

24. As detailed in paragraph 5 of this report, the applicant proposes that the all weather pitch be used in the evenings and at weekends. Although the proposed pitch would be located upon an area already marked out as a rugby pitch in the rugby season, an area for softball and/or cricket in the summer, and occasional use for 'short soccer', use of the area would increase as a result of this application. The applicant states that the existing grass pitches are used by the College during normal school hours, for after school activities and weekend tournaments, and some outside lettings. However, by providing an all weather surface and floodlighting, the use of the pitch is no longer constrained by poor weather or low lighting levels. This will undoubtedly increase its use.
25. Use of the pitch over longer hours has the potential to introduce additional noise disturbance to the closest noise sensitive receivers. In order to mitigate against this, the applicant proposes a dense band of planting between the pitch and the boundary. The applicant states that this could normally be augmented by raising the planting onto an earth mound, although the College are concerned that this could lead to a breach of security. In any instance, the County Council's Noise Consultant does not consider this to be sufficient in terms of noise mitigation, and has requested the installation of an acoustic fence. The fence should be approximately 2 metres in height, and screen properties to the north and south of Invicta Field, on Invicta Road. The acoustic fence could be provided instead of, or as well as, an earth bund. However, the planting of a substantial tree belt would be required in any instance. Subject to the imposition of conditions requiring the submission of a detailed landscaping scheme, and details of an acoustic fence and possible earth bunding, I am of the opinion that this proposal would not have a significantly detrimental effect on the amenity of local residents in terms of noise pollution.

Highway Implications

26. Traffic generation and impact upon the local highway network are further concerns expressed by local residents. However, use of the pitch during the school day would be primarily for existing pupils only and would, therefore, not impact upon the local highway network. The only additional use proposed during the school day is use by local Primary Schools, which would be limited to one day per week. However, in this instance pupils would arrive by mini bus/coach, the parking of which could be accommodated on site, and arrival/departure of Primary School pupils would not conflict with peak school times. However, the applicant proposes that use by the College would cease at 17.30, from which time the pitch would be available for use by local clubs, etc. The proposed hours of use are 09.00 to 21.30 Mondays to Saturdays, and 10.00 to 21.00 on Sundays. Use of the facility during evenings and weekends would generate additional traffic, although at these times the school car parks would be virtually clear. In addition, the applicant has

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proposed that overspill car parking could be provided adjacent to the Whitstable Sports Centre, to cater for any additional car parking requirements.

27. As use of the facility by the wider community would be outside normal school hours, and at times which would not conflict with peak school hours, I do not consider that this proposal would have a detrimental impact upon the local highway network. The applicant has demonstrated that additional traffic generated by the proposed facility could be accommodated within the College's existing car parks. In addition, an overflow car parking area would be available should it be required. Concern is also raised over the possible use of Clifford Road as a construction access. The applicant believes it to be extremely unlikely that the contractor would access the site via Clifford Road.
28. The Divisional Transport Manager raises no objection to the proposed development subject to all parking, including overspill, being made available whenever the sports pitch is in use. That would be a condition of consent. In addition, the Community College would be required, under planning condition, to update their School Travel Plan to include the sports pitch, and its impacts. I therefore consider that, subject to the imposition of conditions, this proposal would not have a detrimental impact upon the local highway network.

Design

29. Development Plan Policies require development to be well designed and of high quality, responding positively to the scale, layout and character of the locality. The design of the pitch itself would have a minimal impact upon the wider landscape. However, the lighting columns and ball stop fencing would be visible in the locality and, therefore, their impact upon the landscape must be considered. The eight 15 metre high lighting columns, and the 3-metre high weldmesh fence to the perimeter of the pitch, have the potential to be visually intrusive. Although the applicant has proposed to paint these elements of the proposal green, I consider that black would be a more appropriate colour finish in this locality. Painting the fencing and lighting columns would reduce their visual impact. In addition, the pitch is proposed to be set at an angle, which would leave a triangle of land between the floodlit pitch and the boundary. The applicant proposes to introduce tree and shrub planting in this area, such as quick growing evergreen trees, to provide a year round screen. This would not only aid in mitigating any noise and/or light pollution, but would visually screen the development from the closest residential properties. The acoustic fence would also be located within this triangle of land, with the proposed tree and shrub planting located to either side of it. Existing boundary planting, in conjunction with the proposed planting scheme, would aid in screening the acoustic fence, reducing its impact on the local landscape. Therefore, I consider that subject to the imposition of conditions requiring the submission of the colour finish to the fencing and lighting columns, and a full detailed scheme of landscaping and tree planting, that this proposal would not have a detrimental effect on the visual amenity of the locality and is acceptable in design terms.

Drainage

30. Local residents have suggested that the current drainage system cannot cope with existing drainage requirements, and that the provision of an all weather surface would exacerbate this problem. The applicant states that this problem relates to the Clifford Road side of the site, which is to the south of the existing school buildings, and not within close proximity to the proposed sports pitch. However, the applicant confirms that Canterbury City Council's Environmental Officer, and the local water company, were consulted by the College on the issue of a flow of surface water across Clifford Road.

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The applicant states that investigations discovered that an old pipe across Clifford Road, to a pond, had failed. This pipe was replaced by the College in August 2006, and since then the College has not been made aware of any further occurrence of the problem.

31. In addition, the Environment Agency was consulted on this application, and has raised no objections, subject to the imposition of conditions. One of these conditions requires a scheme for the disposal of surface waters to be submitted for approval, prior to the commencement of development. Submission of such details would ensure that the drainage scheme proposed for the pitch would be able to accommodate the surface run off created as a result of the artificial surface. Subject to this condition, I am satisfied that the artificial pitch would not exacerbate existing drainage problems.

Need

32. Local residents have questioned the need for the all weather sports pitch. However, the applicant states that the College's community and lettings policy, adopted in the 1980's, facilitated the building of a dual use sports centre, and a rapid growth in community activities based at the College, or within its grounds. The sports centre has enabled the college to become a pioneer in physical education-related examinations and courses. However, the College's outdoor facilities hold the college back from developing its expertise in sports education, with many of its pitches being waterlogged and unplayable for significant parts of the winter season.

33. The applicant states that the College's flagship role would be significantly enhanced by the provision of adequate outdoor facilities, which would be available for wider community use out of school hours. In addition, Sport England state that they are aware that currently there is no artificial pitch in Whitstable, and teams wishing to train have to use the only floodlit artificial pitch at Herne Bay High School, or go to Canterbury. Sport England raises no objection to the proposal and consider that the proposed facility, with community use outside of school hours, would provide a significant sporting benefit. Sport England would expect to see the development of a Community Use Agreement, which must be submitted for approval, and detail hours of availability, management, pricing structures, access to changing facilities and include a mechanism for review. That would be required under planning condition, and would ensure that the use of the pitch was managed and regularised. Therefore, I consider that a need for the facility has been demonstrated, and that a Community Use Agreement would ensure the pitch was used to its maximum potential.

Conclusion

34. In summary, I consider that this proposal would not have a significantly detrimental effect on the amenity of local residents, should Members be minded to permit, subject to the conditions outlined below. In my view it would not give rise to any significant material harm and is in accordance with the general thrust of relevant Development Plan Policies. As outlined in paragraph 2, planning permission was granted for the floodlit pitch in 2004. The minor amendment made to the scheme, in response to a change in the Institute of Lighting Engineers Guidance, has ensured that the proposal accords with current guidance, and is therefore acceptable. There are no material planning considerations that indicate that the conclusion should be made otherwise. However, I recommend that various conditions be placed on any planning permission, including those outlined below.

Recommendation

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35. I RECOMMEND that PLANNING PERMISSION BE GRANTED SUBJECT TO conditions, including conditions covering:

- the standard time limit;
- the development to be carried out in accordance with the permitted details;
- lighting to be installed in accordance with approved details, and checked on site;
- lighting levels not to exceed those specified within the application;
- a scheme of landscaping, its implementation and maintenance;
- details of colour finish to fencing and lighting columns;
- details of the provision of an acoustic fence;
- details of surface water drainage;
- a Community Use Agreement;
- programme of archaeological work;
- availability of car parking, including overspill;
- revision of the School Travel Plan;
- control over hours of use;
- control over the extinguishing of lights;
- hours of working during construction;

Case officer – Mary Green

01622 221066

Background documents - See section heading
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E1 COUNTY MATTER APPLICATIONS AND DETAILS PURSUANT PERMITTED/APPROVED UNDER DELEGATED POWERS - MEMBERS' INFORMATION

Since the last meeting of the Committee, the following matters have been determined by me under delegated powers:-

Background Documents - The deposited documents.

- | | |
|---------------|---|
| MA/87/114/R12 | Request for approval of revised plant layout pursuant to condition (12) of planning permission MA/87/114.
Shepherds Farm Quarry, Lenham Heath |
| TH/07/433 | Amendments to Margate Headworks Perimeter Wall, part of Planning Permission TH/04/893: amendment to the materials used to construct the wall surrounding Margate Headworks; amendment to Bird Hide and position of windows.
Margate Headworks, Princes Walk, Margate |
| TH/07/433/R2 | Details of wall materials – Amendments to Margate Headworks perimeter wall.
Margate Headworks, Princes Walk, Margate |
| TW/05/2136/R1 | Reserved details – Details of an Archaeological Watching Brief – Excavation of sand and gravel to form groundwater recharge lagoon.
Land at Postern Park Quarry, Hadlow Road, Tonbridge |

E2 CONSULTATIONS ON APPLICATIONS SUBMITTED BY DISTRICT COUNCILS OR GOVERNMENT DEPARTMENTS DEALT WITH UNDER DELEGATED POWERS - MEMBERS' INFORMATION

Since the last meeting of the Committee, I have considered the following applications and decided not to submit any strategic planning objections:-

Background Documents - The deposited documents.

- | | |
|------------|---|
| AS/07/396 | Proposed change in tile hanging to elevations Front Side and Rear.
2, 3 and 4 Oxney Cottages, Stone |
| GR/07/9 | Outline application for erection of a detached dwelling.
Land adjacent to 52 Huntley Avenue, Gravesend |
| MA/07/1251 | Refurbishment and updating of existing public toilets to include a new independent disabled toilet facility.
Public Conveniences, Mote Park Pavilion Site, Maidstone |

- TH/07/672 Variation of condition 12 of planning permission OL/TH/05/672 to allow existing Haine Road to remain open to vehicular traffic with the provision of speed attenuation measures.
Land off New Haine Road, Ramsgate
- TH/07/644 Change of use from agricultural land to playing fields together with the erection of 2 shelters and score box in connection with sports ground.
Land adjacent to Jackey Bakers Playing Fields, Ramsgate

E3 COUNTY COUNCIL DEVELOPMENT APPLICATIONS AND DETAILS PURSUANT PERMITTED/APPROVED UNDER DELEGATED POWERS MEMBERS' INFORMATION

Since the last meeting of the Committee, the following matters have been determined by me under delegated powers:-

Background Documents – The deposited documents.

- AS/05/1525/R Amended details – Amendments to the elevations of the building for new detached youth centre and garage.
The North School, Essella Road, Ashford
- AS/07/585 Proposed temporary storage provision.
Phoenix Community School, Belmont Road, Ashford
- AS/05/2144/R4 Reserved Matters - Details of a scheme of landscaping and tree planting. Construction of a single storey extension.
High Halden Church of England Primary School, Church Hill, High Halden
- CA/06/1392/R4 Reserved Matters – Details of all materials to be used externally.
King Edward Court, King Edward Avenue, Herne Bay
- CA/07/387/R Amended details – Amendment to location of mobile classroom permitted under reference CA/07/387.
Simon Langton Grammar School for Boys, Langton Lane, Canterbury
- CA/06/997 Replacement of the existing steel framed single glazed windows and doors in the rear extensions with UPVC and aluminium double glazed units and replacing 1 window with double doors.
St Philip Howard Catholic Primary School, Avenue Road, Herne Bay
- DA/05/768/R5 Reserved matters – Details of an archaeological watching brief. Two storey extension.
Sedley's Church of England Primary School, Church Street, Southfleet

DA/07/36/R6	Amended details – Request for use of the compound outside the normal hours for office and welfare use only for the duration of the temporary consent. Site Offices, King Edward Road, Greenhithe
DA/06/868/R10	Reserved matters – Details of fencing and means of enclosure for new primary school. Westgate Primary School, Summerhill Road, Dartford
DA/06/868/R	Amended details – Amendments to car parking layout for new primary school. Westgate Primary School, Summerhill Road, Dartford
DA/06/817/R3	Reserved matters – Details of all materials to be used externally. School extension. Wilmington Hall School, Common Lane, Wilmington
DA/06/817/R4	Reserved Matters – Details of a scheme of landscaping. School extension. Wilmington Hall School, Common Lane, Wilmington
DO/07/560	Improved security fence to infant playground and junior playground. Sandown School, Golf Road, Deal
DO/05/1420/R2	Reserved details – Details of external materials – New detached building. Castle Community School, Mill Road, Deal
DO/07/70/R4	Reserved details – Details of foul and surface water disposal methods – Extension and alteration to staff accommodation, toilets and changing rooms. Lydden Primary School, Stonehall Road, Lydden, Dover
DO/07/665	Construction of wooden outdoor classroom/shelter in corner of the playground. St Richard's Catholic Primary School, Castle Avenue, Dover
GR/07/249	Overflow car park to create 18 new spaces. Higham Primary School, School Lane, Higham, Rochester
GR/07/435	Installation of enclosed fire escape from first floor classroom block. Riverview Primary School, Cimba Wood, Gravesend
GR/07/467	Siting of a mobile building for school and community use. Dover Road Primary School, Dover Road East, Gravesend
MA/07/952	Demolition of an existing conservatory and construction of a larger extension. West Borough Primary School, Green Way, Maidstone
MA/07/1083	Erection of canopy over part of Key Stage 1 playground. East Borough Primary School, Vinters Road, Maidstone

SE/07/1476	Renewal of temporary planning permission for double mobile classroom. Hever Church of England Primary School, Hever Road, Hever, Edenbridge
SH/05/799/R11	Reserved matters – Details of a scheme of landscaping for new 45 bed centre. Field between Park Farm Primary School and the Channel School, Park Farm Road, Folkestone
SH/06/1287/R3 & R4	Reserved details – Details of finished floor levels and emergency evacuation plan for proposed redevelopment for 40 extra care apartments for the elderly and 7 supported apartments for people with learning difficulties. Whitegates, Whitegates Close, Hythe
SH/07/599	Installation of modular building. Harvey Grammar School, Cheriton Road, Folkestone
SH/05/799/R6	Details of the site access for 45 bed care home development. Field between Park Farm Primary School and the Channel School, Park Farm Road, Folkestone
SH/07/634	To attach a canopy to the front elevation of the school building. Pent Valley Technology College, Surrenden Road, Folkestone
SW/06/506/R3	Reserved matters – Details of a scheme for the disposal of foul and surface waters for a two storey classroom block. Highsted Grammar School, Highsted Road, Sittingbourne
SW/07/567	Replacement of three mobile classrooms with one larger mobile classroom building. Danley Middle School, Halfway Road, Minster on Sea, Sheerness
SW/07/469	Single storey detached reception classroom with fully accessible toilets. Holywell Primary School, Forge Lane, Upchurch, Sittingbourne
SW/07/623	Retention and renewal of mobile classroom. Eastchurch C of E Primary School, Warden Road, Eastchurch, Sheerness
SW/07/564	Extension to existing ICT Suite. Minterne Community Junior School, Minterne Avenue, Sittingbourne
TH/05/963/R6	Reserved matters – Details of all materials to be used externally for new sports hall. King Ethelbert School, Canterbury Road, Westgate
TH/07/586	Renewal of temporary planning consent for science mobile classroom. St. George's Church of England Foundation School, Westwood Road, Broadstairs
TH/07/675	Extension to provide internal exercise room. Stone Bay School, 70 Stone Road, Broadstairs

TH/07/681	3 classroom teaching block, extension to the junior playground and re-location of the PTA building. Cliftonville Primary School, Northumberland Avenue, Cliftonville, Margate
TH/07/679	Proposed new pathway linking Garlinge Infant and Junior Schools. Garlinge Junior School, Westfield Road, Margate
TM/04/3340/RB	Amended details – Amendments to sports pitch layout and vehicle parking layout for new school buildings. Aylesford School, Teapot Lane, Aylesford
TM/05/2171/RA	Amended details – Amendments to elevational treatment of proposed sports hall, changing rooms and plant facility. Malling School, Beech Road, East Malling
TM/06/2593/R	Amended details – Amendments to the design of the extension. Offham Primary School, Church Road, Offham
TM/07/1771	Pitched roof extension to form new main entrance and school administration offices. Tunbury Primary School, Tunbury Avenue, Walderslade
TM/07/1477	Amendment to the overall design of the third phase of development of the school building permitted under application TM/02/2350. The Discovery School, Discovery Drive, Kings Hill, West Malling
TW/07/1754	Dining room extension. Tunbridge Wells Grammar School for Boys, St Johns Road, Tunbridge Wells
TW/07/601/R	Amendments to approved scheme including changes to window locations, omission of ventilation cowls and addition of solar panels – New two storey classroom building. Bennett Memorial Diocesan School, Culverden Down, Tunbridge Wells
TW/07/601/R5	Reserved details – Details of all materials to be use externally – New two storey classroom building. Bennett Memorial Diocesan School, Culverden Down, Tunbridge Wells

E4 DETAILED SUBMISSIONS UNDER CHANNEL TUNNEL RAIL LINK ACT 1996

Since the last meeting of the Committee, the following matters have been determined/responded to by me under delegated powers:-

Background Documents – The deposited documents.

None

E5 TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) REGULATIONS 1999 – SCREENING OPINIONS ADOPTED UNDER DELEGATED POWERS

Background Documents –

- *The deposited documents.*
- *Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999.*
- *DETR Circular 02/99 – Environmental Impact Assessment.*

- (a) Since the last meeting of the Committee the following screening opinions have been adopted under delegated powers that the proposed development does not constitute EIA development and the development proposal does not need to be accompanied by an Environmental Statement:-

None

- (b) Since the last meeting of the Committee the following screening opinions have been adopted under delegated powers that the proposed development does constitute EIA development and the development proposal does need to be accompanied by an Environmental Statement:-

None

E6 TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) REGULATIONS 1999 – SCOPING OPINIONS ADOPTED UNDER DELEGATED POWERS

- (b) Since the last meeting of the Committee the following scoping opinions have been adopted under delegated powers.

Background Documents -

- *The deposited documents.*
- *Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999.*
- *DETR Circular 02/99 - Environmental Impact Assessment.*

DC29/07/SW/0001 Request for a scoping opinion under the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999 for a Biodiesel Production Plant , Ridham Dock

DC29/07/TM/0003 Scoping Opinion under the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999 (Regulation 10) for proposed Northern Extension to Wrotham Quarry, Trottiscliffe Road, Addington