



AGENDA

PLANNING APPLICATIONS COMMITTEE

Tuesday, 14th February, 2006, at 10.00 am Ask for: **Andrew Tait**
Council Chamber, Sessions House, County Telephone: **01622 694342**
Hall, Maidstone

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 - 17 January 2006 (Pages 1 - 4)
4. 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 TH/05/1341 - 6 badminton court sports hall and climbing wall at Ursuline College, Canterbury Road, Westgate-on-Sea; Governors of Ursuline College and KCC Education and Libraries (Pages 5 - 24)
2. Proposal SW/05/1426 - Retention of mobile classroom at Tunstall CE (Aided) Primary School, Tunstall; Canterbury Diocesan Board of Education and KCC Education and Libraries (Pages 25 - 32)
3. Proposal AS/05/2121 - Change of use from Residential to Education for use as an Alternative Curriculum Centre at Rosemount, Mill Hill, Kingsnorth, Ashford; KCC Alternative Curriculum (Pages 33 - 34)
4. Proposal TH/05/1263 - Demolition of existing building and erection of new building to accommodate 7 supported apartments and communal facilities for those with mental health issues at former Tram Shed and garden of Westbrook House, 150 Canterbury Road, Margate; KCC Social Services (Pages 35 - 52)

E. COUNTY MATTERS DEALT WITH UNDER DELEGATED POWERS

1. County matter applications (Pages 53 - 62)
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, 6 February 2006

KENT COUNTY COUNCIL

PLANNING APPLICATIONS COMMITTEE

MINUTES of a meeting of the Planning Applications Committee held at Sessions House, County Hall, Maidstone on Tuesday, 17 January 2006.

PRESENT: Mr R E King (Chairman), Mr A R Bassam (Vice-Chairman), Mrs V J Dagger, Mr J A Davies, Mr J B O Fullarton, Mr T Gates, Mrs E Green, Mr S J G Koowaree, Mr T A Maddison, Mr J I Muckle, Mr W V Newman, Mr R J Parry (substitute for Mr R F Manning), Mr A R Poole, Ms B J Simpson, Mrs P A V Stockell, Mr R Tolputt (substitute for Mr R A Marsh) and Mr F Wood-Brignall.

OFFICERS: The Principal Planning Officers Mr J J Crossley and Mr J Wooldridge; and the Democratic Services Officer, Mr A Tait.

UNRESTRICTED ITEMS

1. Membership
(Item A1)

The Committee noted the appointment of Ms B J Simpson in place of Mrs S V Hohler.

2. Minutes
(Item A2)

RESOLVED that the Minutes of the meeting held on 13 December 2005 are correctly recorded and that they be signed by the Chairman.

3. Site Meetings and Other Meetings
(Item A3)

The Committee agreed to bring forward its April meeting to Tuesday, 11 April 2006.

4. Application SE/05/2526 – Cessation of existing green waste composting facility and transfer station, with redevelopment of a new waste transfer station, modification of the existing household waste recycling centre and improvements to the landscaping of the site at Dunbrik, near Sevenoaks; Mr John Durnell, Darenth River Ballast Company Ltd
(Item C1 - Report by Head of Planning Applications Group)

(1) Mr R J Parry spoke to the Committee in his capacity as local Member but did not take part in the decision making process.

(2) The Principal Planning Officer informed the Committee that the relevant Kent and Medway Structure Plan (Deposit) (Proposed Modifications, August 2005) Policy in paragraph 14 of the report should read “NR10” not “NRO”. He also amended the first sentence of paragraph 23 of the report to read: “The Divisional Transportation Manager: Agrees that there is no need for improvement of the existing access onto the A25”.

(3) The Committee agreed to ask Kent Highways to monitor the effect of traffic at the access onto the A25 and report back after 12 months. It also agreed to amend the recommended condition on Japanese Knotweed to read “control and eradicate” and to make the same amendment to Point 5 of the Draft Heads of Terms for Legal Agreement in Appendix A.

(4) The Committee decided to delete Point 4 of the Draft Heads of Terms for Legal Agreement in Appendix A of the report and to insert the following additional condition:-

“within 12 months of the first use of the new WTS, the existing waste transfer building and any associated structure, shall be removed”.

(5) RESOLVED that the application be referred to the Deputy Prime Minister as a departure from the development plan and that subject to him giving no direction to the contrary and the prior satisfactory conclusion of a legal agreement to secure the Draft Heads of Terms set out in Appendix A of the report (excluding point 4 and amending point 5 as set out in (3) above) permission be granted to the application:

(a) subject to conditions including the submission of details of the specification and colour of external materials; the submission of details of the flood resistant design and construction of the building; the submission of details of external lighting; the submission and implementation of a dust suppression scheme; the submission and implementation of a scheme of surface water drainage works; the submission and implementation of a scheme for the disposal of foul and surface waters; the submission of a full survey of trees on site, a scheme of landscaping (including planting specifications and protection of trees during construction) and a management plan for the woodland belt; the submission of a management plan for the control and eradication of Japanese Knotweed; the closing of the roller shutter doors unless required for access; only vehicles, plant and machinery that are ancillary to the development being stored on the ‘existing paved area’; no plant or associated material being stored on the ‘existing paved area’ at a height greater than 2.5 metres; hours of operation of the transfer station and HWRC; waste sources; vehicle movement restrictions for the WTS (maximum 112 movements per day – 56 in/56 out); hours of construction; and within 12 months of the first use of the new WTS, the existing waste transfer building and any associated structures shall be removed; and

(b) the Divisional Director – Transport Operations be requested to monitor the effect of traffic at the access onto the A25 and report back to the Committee after 12 months.

5. Proposal SW/05/1299 - Outline application for the clearance of site and erection of new building to accommodate 6 supported apartments for those with learning difficulties, and the provision of associated car parking at land off Sumpter Way, Faversham; KCC Social Services
(Item D1 – Report by Head of Planning Applications Group)

(1) Mr T Gates spoke to the Committee in his capacity as local Member but did not take part in the decision making process.

(2) A letter from Swale Borough Council was tabled.

(3) RESOLVED that the proposal be referred to the Deputy Prime Minister as a departure from the Development Plan and that subject to him giving no direction to the contrary outline planning permission be granted to the proposal subject to conditions covering the standard time limit for outline permissions; the submission of details relating to the reserved matters of design and external appearance of the proposed building, and landscaping and boundary treatment of the site; hours of working during construction and demolition; a desktop study to identify potential contaminants; an ecological survey assessing the potential of the site to house protected species; and tree protection and clearance of the site outside of bird breeding seasons.

6. County Matters Dealt with Under Delegated Powers

(Items E1-6 – 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 the Channel Tunnel Rail Link Act 1996 (None);
- (e) screening opinions under Environmental Impact Assessment Regulations 1999 (None); and
- (g) scoping opinions under Environmental Impact Assessment Regulations 1999.

This page is intentionally left blank

SECTION D
DEVELOPMENT TO BE CARRIED OUT BY THE COUNTY COUNCIL

Background Documents - the deposited documents, views and representations received as referred to in the reports and included in the development proposal dossier for each case and also as might be additionally indicated.

Item D1

Proposed 6 Badminton Court Sports Hall and Climbing Wall at Ursuline College, Westgate-On-Sea – TH/05/1341

A report by Head of Planning Applications Group to Planning Applications Committee on 14 February 2006.

Application submitted by Ursuline College and Kent County Council Education and Libraries for a proposed 6 badminton court sports hall and climbing wall at Ursuline College, Canterbury Road, Westgate-On-Sea. (Ref: TH/05/1341)

Recommendation: Recommend that the application be referred to the First Secretary of State as a departure from the Development Plan, and that subject to his decision, planning permission be granted.

Local Member(s): Mr Robert Burgess

Classification: Unrestricted

Site

1. Ursuline College is located to the south of Canterbury Road in Westgate-On-Sea, and neighbours King Ethelbert School, which lies to its west. Playing fields within the curtilage of King Ethelbert School lie to the west of Ursuline College, separating the two schools. Residential roads lie to the south and east of the site, with properties in these roads either facing or directly backing onto Ursuline College. The proposed location for the 6 badminton court sports hall and climbing wall is to the south of the existing school buildings adjacent to the recently completed St Ursula's teaching block, on the western boundary of the site. The footprint of the sports hall would cover an existing orchard and a small part of the existing tennis courts. The adopted Isle of Thanet Local Plan and the deposit draft Thanet Local Plan show the site to be within the Green Wedge and the adopted Local Plan also identifies the site as a Local Landscape Area. A site plan is attached. A Members site visit was held on 30 January 2006 and the Committee Clerk's Notes of the site meeting are appended at the end of the report.

Background

2. In May 1999 planning permission was granted for the construction of a new teaching block, St Ursula's, which allowed the expansion of Ursuline College and increased the school roll by 220. In the interests of highway safety a planning condition was attached which required the construction of a dedicated right turn lane into the College from the A28.
3. Due to a funding shortfall during St Ursula's completion, this condition went unfulfilled. At the time the County Planning Authority agreed to allow occupancy of the development without the right turn lane on the ground that there was a reasonable expectation that the Highway Authority would be carrying out changes to the A28 which might affect the need for the right turn lane. Whilst some modest changes have since been made they have not overcome the need for the site access improvement, so the condition has remained on record. The College accepts that right turn manoeuvres into the school are a cause for concern, and that appropriate improvements need to be

SECTION D
DEVELOPMENT TO BE CARRIED OUT BY THE COUNTY COUNCIL

Background Documents - the deposited documents, views and representations received as referred to in the reports and included in the development proposal dossier for each case and also as might be additionally indicated.

Item D1

Proposed 6 Badminton Court Sports Hall and Climbing Wall at Ursuline College, Westgate-On-Sea – TH/05/1341

A report by Head of Planning Applications Group to Planning Applications Committee on 14 February 2006.

Application submitted by Ursuline College and Kent County Council Education and Libraries for a proposed 6 badminton court sports hall and climbing wall at Ursuline College, Canterbury Road, Westgate-On-Sea. (Ref: TH/05/1341)

Recommendation: Recommend that the application be referred to the First Secretary of State as a departure from the Development Plan, and that subject to his decision, planning permission be granted.

Local Member(s): Mr Robert Burgess

Classification: Unrestricted

Item D1

Proposed 6 Badminton Court Sports Hall and Climbing Wall at Ursuline College, Westgate-On-Sea – TH/05/1341

Item D1

Proposed 6 Badminton Court Sports Hall and Climbing Wall at Ursuline College, Westgate-On-Sea – TH/05/1341

Item D1

Proposed 6 Badminton Court Sports Hall and Climbing Wall at Ursuline College, Westgate-On-Sea – TH/05/1341

Item D1

Proposed 6 Badminton Court Sports Hall and Climbing Wall at Ursuline College, Westgate-On-Sea – TH/05/1341

Item D1

Proposed 6 Badminton Court Sports Hall and Climbing Wall at Ursuline College, Westgate-On-Sea – TH/05/1341

Proposed 6 Badminton Court Sports Hall and Climbing Wall at Ursuline College, Westgate-On-Sea – TH/05/1341

provided in the form of fulfilling the previous condition. A Transport Assessment, submitted with this application, suggests that this could be done through the provision of the right turn lane scheme as originally requested, or by the consideration of an alternative scheme, details of which are given in the submitted Transport Assessment.

Proposal

4. This application has been submitted by Ursuline College and Kent County Council Education and Libraries and proposes the erection of a 6 badminton court sports hall and climbing wall at Ursuline College, Westgate-On-Sea. The two-storey sports hall would have a ridge height of 10 metres and would be approximately 28 metres wide and 34.5 metres in length allowing it to accommodate up to 6 badminton size courts. In addition to the main hall, ancillary accommodation i.e. changing rooms, storage and office space, would be provided to the north and east of the sports hall, which would be single storey. The footprint of the entire building would be 40.2 metres in length and 38.3 metres in width. An external climbing wall is proposed on the southern elevation of the building.
5. The applicant advises that the materials proposed are typical of similar structures, which by nature includes superstores, but the colours of the materials have been selected to be mellow and fit in with the identity of the existing school buildings. Signage is proposed on the exterior of the sports hall but has been kept to a minimum, especially on elevations facing nearby residential properties.
6. The applicant has supplied the following information in support of the application:

‘The only indoor space currently available for the delivery of Physical Education is a small gymnasium which is equivalent in size to one badminton court. This makes it extremely difficult to deliver the National Curriculum for Physical Education across all year groups. Currently the College has to transport students off-site to locations around Thanet which creates logistical problems, health and safety concerns, loss of lesson time and cost implications. Ursuline College is the only Specialist Sports College in Thanet, which puts an even greater responsibility on the College to deliver the Government’s Physical Education, School Sport, Club Links, National Strategy (PESSCL). The aim of the National Strategy is for 75% of all children aged 5-16 years to be involved in a minimum of 2 hours of PE and School Sport by 2006. Kent County Council has a local Public Service Agreement that 87% of children are involved in 2 hours or more, and 19% in 3 hours or more by April 2008’.
7. The applicant advises that the role of Ursuline College in contributing towards the achievement of these targets would be to act as a Regional Training Centre, using the classrooms in the new sports hall to deliver the programme to all teachers within Thanet. The proposed facility would not only meet the urgent needs of Ursuline College but it would support many other young people across Thanet.
8. In addition to the above, lies the College’s role as the ‘Hub’ of the Thanet Schools Sports Partnership. The applicant advises that part of this role is to provide appropriate facilities to enhance the work of the Partnership, i.e. the provision of a suitable venue for Sporting Festivals across the 36 Primary Schools, 6 Special Schools and the 10 Secondary Schools in Thanet. The applicant suggests that the proposed sports hall would be ideally suited to meet this demand.

Proposed 6 Badminton Court Sports Hall and Climbing Wall at Ursuline College, Westgate-On-Sea – TH/05/1341

9. Ursuline College also has established links with Thanet and District Sports Association for those with disabilities. The Association has outgrown their existing facility and the College is keen to make the proposed sports hall available to them for a club night. The applicant believes that the proposed facility would allow the College to cater for the needs of a wide spectrum of abilities from fundamental movement skills right up to meeting the needs of talented young sports people. In addition to this, it is believed that the sports hall would support the work of the Kent County Council Community Warden with the provision of activities out of school hours.
10. The proposed facility is intended to be used out of school hours and at weekends. The indicative out of school hour uses are 6pm until 9pm in the evenings, 9am to 9pm at weekends and 9am to 9pm during school holidays. Opportunities to use the facility at weekends, evenings and during school holidays would be offered as part of an organised programme of activities, published and advertised through either the College or through clubs and organisations working in partnership with the College. The facility would not be available to the general public on a 'pay and play' basis.
11. The 70 car parking spaces within the College grounds would be made available for use out of school hours, and accessed off Canterbury Road (A28). The applicant does not envisage that at any stage the access off of Linkfield Road would be used for anything other than pedestrian access and access for emergency vehicles. The access off Linkfield Road would however be used as the construction access, as it has been for previous developments at the site.
12. The Transport Assessment submitted with this application concludes that the transport implications of this proposal are not significant. The report states that the expected 'trip' generation is relatively minor and could be accommodated within the existing access arrangements. A frequent bus service continues into the evening, and the local cycle and walking networks suggest that there would be considerable scope for users of the sports hall to access the facility using public transport, cycles or on foot.

Reduced copies of the submitted drawings showing the site layout, elevations, and access are attached.

Planning Policy

13. The Development Plan Policies summarised below are relevant to the consideration of the application:
 - (i) **The Adopted 1996 Kent County Structure Plan:**
 - Policy S2** – Seeks to conserve and enhance the quality of Kent's environment.
 - Policy S9** – In considering development proposals, local authorities will have regard to the need for community facilities, including education.
 - Policy ENV15** – New development should be well designed and respect its setting.

Proposed 6 Badminton Court Sports Hall and Climbing Wall at Ursuline College, Westgate-On-Sea – TH/05/1341

Policy T17 - Development will normally be required to provide for vehicle parking on site in accordance with Kent County Council Vehicle Parking Standards.

Policy SR2 - Development of an appropriate range and standard of facilities for sports and formal recreation will be provided for.

(ii) **The Kent & Medway Structure Plan: Deposit 2003:**

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

Policy QL1 – Seeks to conserve and enhance the environment through the quality of development and design.

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

Policy QL16 – All major formal recreation and sports facilities should be accessible by choice of transport and designed to avoid nuisance from traffic, noise and lighting.

Policy TP19 - Development proposals must comply with the respective vehicle parking policies and standards adopted by Kent County Council.

(iii) **The adopted (1998) Isle of Thanet Local Plan:**

Policy CB1 - The District Council will seek to ensure that all development is of a high standard and design.

Policy TR8 - Proposals for development will be required to make satisfactory provision for the parking of vehicles in accordance with Kent County Council's Vehicle Parking Standards.

Policy SP4 - Proposals for the multiple use of existing facilities and new development which will create opportunities for recreational use by the public additional to the existing use of the facilities will normally be permitted.

Policy SP6 – Proposals for the provision of new sports facilities, including those provided by schools, will be permitted subject to the location, intended use, relation to transportation network and satisfactory arrangements for vehicular access.

Policy CF1 - Proposals for new community facilities will be supported and permission given if the proposals are not contrary to other Local Plan policies and the community use and location are demonstrated as appropriate.

Proposed 6 Badminton Court Sports Hall and Climbing Wall at Ursuline College, Westgate-On-Sea – TH/05/1341

Policy CL5 - Development which would have an adverse impact on the character and amenity of Local Landscape Areas will not normally be permitted.

Policy CL6 - Within the Green Wedge, new development would not be permitted if it would result in outward expansion and significant consolidation of the existing pockets of development, and/or be otherwise detrimental to the integrity, character and amenity and functioning of the Wedges.

(iv) Revised Deposit Draft (2003) **Thanet Local Plan:**

Policy D1 – The District Council requires all new development to provide a high standard of design, layout, and materials and to take into account the principles of sustainable design.

Policy TR17 -Proposals for development will be required to make satisfactory provision for the parking of vehicles in accordance with Kent County Council's Vehicle Parking Standards.

Policy SR1 – Proposals for the provision of new sports facilities including those provided by Schools, particularly where these proposals are available to the public will be permitted provided the reasons given in Policy SP6 (Thanet District Local Plan, 1998) are followed.

Policy SR3 - Proposals for the multiple use of existing facilities and new development which will create opportunities for recreational use by the public additional to the existing use of the facilities will normally be permitted.

Policy CF1- Proposals for new community facilities will be supported and permission given if the proposals are not contrary to other Local Plan policies and the community use and location are demonstrated as appropriate.

Policy CC1 - Within the Countryside new development will not be permitted unless there is a need for the development that overrides the need to protect the countryside.

Policy CC3 – New development proposals should respect local landscape features and their setting.

Policy CC5- Within the Green Wedge new development will not be permitted unless it can be demonstrated that the development is not detrimental or contrary to the stated aims of the Policy. New development that is permitted should make a positive contribution to the area in terms of siting, design, scale and use of materials.

Proposed 6 Badminton Court Sports Hall and Climbing Wall at Ursuline College, Westgate-On-Sea – TH/05/1341

Consultations

14. **Thanet District Council:** considered this application at their Planning Committee Meeting on 14 December 2005 and resolved to raise objection, in accordance with the officer report.

“Essentially, the objection relates to a concern at the potential visual impact of the development upon the character of the ‘Green Wedge’. Notwithstanding the benefits that the scheme offers, it was not considered that the building design proposed appropriately addressed the character of the site.”

The Divisional Transport Manager: is aware of a history of applications being linked to the site. Previous applications required the provision and dedication of a right turn lane off the A28 Canterbury Road. A planning condition was attached to the previous consent on the site in this respect. For reasons justified in the submitted Transport Assessment by Jacobs Babtie, this scheme has not yet been implemented. It is now deemed necessary that prior to any further development of the Ursuline site, whether generating a significant increase in traffic movements to and from the site or not, that the right turn lane is constructed. This planning application therefore exacerbates the need for this to be implemented (prior to any works being carried out on site) in the event of the application being granted.

The Divisional Transport Manager confirms that they are happy for the right turn lane to be provided in accordance with the scheme which previously passed Stage 1 Safety Audit in 1997. It was established at that time that the right turn lane was slightly substandard for the Canterbury Road, but it was also noted that it would be very unlikely that the facility would be required to accommodate articulated lorries, and that it would be predominantly private cars accessing the site. The Divisional Transport Manager advises that the application proceeds on this basis.

A School Travel Plan is currently being worked on and is to be submitted shortly, the results of this will also impact upon the final determination of this application.

With regard to car parking provision within the site for the proposed sports facilities, the Divisional Transport Manager is satisfied that the existing car park has the capacity to accommodate the number of visitors to the site outside of school hours.

Construction access is shown from Lymington Road to the rear of the site. Drawing no. 16617A/05, received on the 16 December 2006, showing a 15m passing bay for construction vehicles is considered satisfactory and clarifies points raised.

Jacobs Babtie Landscaping: The proposed sports hall would involve the loss of a large number of fruit trees within a small walled garden. Orchards are a rare feature within the Thanet landscape and an assessment as to the age and significance of the trees has been undertaken by Jacobs Babtie’s arboricultural team who raise no concerns or objections to their removal. ‘Old’ orchards are generally considered important historical features worthy of retention. However, from a purely visual perspective the fruit trees, whilst mature, appear not to be of very great age and, in addition, are not generally visible in the wider landscape. It is proposed to retain about ten of the fruit trees within the development, which will at least give some link to the former use of the area.

Although within a designated Green Wedge and Local Landscape Area, the site is generally suburban in character. Jacobs Babtie consider that properties on the north side of Ursuline Drive are generally well screened by the tree belt which runs to the

Proposed 6 Badminton Court Sports Hall and Climbing Wall at Ursuline College, Westgate-On-Sea – TH/05/1341

north of Ursuline Drive, that hedge planting to the gardens abutting the western boundary largely screens the nearest properties, and that overall the visual impact upon Ursuline drive is regarded as only slightly adverse. Eight properties on the northern side of The Warren Drive would have some upper storey views of the building, but ground floor views are largely blocked by existing fencing and garden planting. Jacobs Bactie consider that these properties would suffer a moderate adverse visual impact. Properties elsewhere overlook the school grounds and may experience some views of the development. However, these views are at some distance across playing fields or over intervening buildings, and they are at least partially intercepted by trees. Such properties are regarded as suffering only a very slight adverse visual impact.

Additional tree planting near to the southern boundary, and extending partly along the western boundary would help to screen the sports building and largely mitigate the visual impact in the longer term from the properties on both Ursuline Drive and The Warren Drive. This tree planting would need to be submitted as part of a landscaping scheme, which would need to be agreed prior to commencement to mitigate the adverse visual impacts of the sports hall.

In addition, it is stated that 'the wall which forms the southern and western boundary of the orchard would appear to be an historic feature which is shown on the First Edition OS maps, whilst the surrounding area was largely undeveloped'. It is recommended that an archaeologist is consulted.

The Environment Agency: raises no objection but makes a number of detailed comments regarding surface water drainage, foul drainage, protection of Source Protection Zones, water conservation and storage of fuel, oil and chemicals.

Kent International Airport: raises no objection but requests that, should the height of the proposed development increase to over 10 metres, the airport is notified and allowed to reconsider its opinion.

County Archaeologist: requests that conditions are placed on any grant of planning permission requiring the securing of the implementation of a programme of archaeological work, and a programme of building recording, in accordance with written specifications and timetables.

Local Member

15. The local County Member, Mr Robert Burgess, was notified of the application on the 25 October 2005.

Publicity

16. The application was publicised by advertisement in a local newspaper, the posting of two site notices and the individual notification of 47 nearby properties.

Representations

17. To date 33 letters of representation have been received from 28 neighbouring properties. The main comments/points of concern and objection can be summarised as follows:

Proposed 6 Badminton Court Sports Hall and Climbing Wall at Ursuline College, Westgate-On-Sea – TH/05/1341

- Concerned that large construction vehicles would have difficulty getting to the site on the narrow local roads, which would lead to damage of the pavements and risk to pedestrians. The access route to the site is totally inadequate.
- Assurance is sought that the access on Linksfield Road would revert to emergency access only upon completion and that parents would be prevented from dropping off pupils at this gate.
- Linksfield Road and Warren Drive would be used as car parks to allow people to use the pedestrian access gate. This would block emergency vehicles and buses, and would exacerbate the risk of accidents.
- There should be no public access from Linksfield Road and all public parking should be within the school site.
- Deliveries to the site should be at off peak times only.
- The building would be too high and large, and located too close to neighbouring residential properties.
- The building would block out sunlight to neighbouring properties.
- External lighting would cause a nuisance to neighbouring properties.
- Portable floodlights are already being used, it appears the School want to floodlight external courts.
- It is understood the sports hall would be used until late in the evening after school hours, at weekends and during school holidays. That would cause increased noise disturbance and nuisance to neighbours.
- All practicable measures should be taken to achieve optimum sound insulation to the building.
- Extended opening hours and an increased volume of use would deprive residents of the quiet and peaceful use of their homes and gardens over a longer period of the year.
- Opening hours should be restricted and use should only be for sports activities and not social functions, meetings, parties, etc.
- It is understood 35 schools will be using the hall, this is unacceptable in a residential area.
- Concerned over the removal of trees, and requests that the building be screened by mature, tall and evergreen trees and the area landscaped.
- The proposed sports hall is more like a retail outlet in terms of its design and should be on an industrial estate.
- The logos make the building look like a superstore and should not be permitted.
- The building is not in keeping with other buildings within Ursuline College.
- The positioning of the climbing wall will be obvious and unwelcome. Could this not be moved to the north facing elevation?
- The school site is already overdeveloped.
- The Association for Spina Bifida & Hydrocephalus object to any building near no. 12 The Warren Drive as this bungalow provides holidays for the disabled.

Discussion

18. In considering this proposal regard must be had to the Development Plan policies outlined in paragraph (13) 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, need, visual impacts and possible effects on the local environment, particularly the Green Wedge.

Proposed 6 Badminton Court Sports Hall and Climbing Wall at Ursuline College, Westgate-On-Sea – TH/05/1341

19. Policies S2 and ENV15 of the Adopted Kent Structure Plan, SP1 and QL1 of the Deposit Kent and Medway Structure Plan, CB1, CL5 and CL6 of the adopted Isle of Thanet Local Plan and D1, CC1, CC3 and CC5 of the Revised Deposit Draft Thanet Local Plan, seek to conserve and enhance the environment and require development to be well designed and respect its setting. This is particularly relevant to this site which is within the Green wedge and a Local Landscape Area.
20. As previously mentioned the application site is included within the Green Wedge and a Local Landscape Area, as designated in the Adopted Isle of Thanet Local Plan under Policies CL6 and CL5 respectively. The Revised Deposit Draft Thanet Local Plan continues to include the site within the Green Wedge (Policy CC5) but removes the Local Landscape Area designation. However, within the Revised Deposit Draft the site is included within the 'Countryside' as designated under Policy CC1. All of these policies have a presumption against development and, therefore, this application has been advertised as a departure from the Development Plan and the matter would need to be referred to the Secretary of State for his consideration, should Members be minded to permit. In assessing the proposal the policies detailed above, particularly those concerning the Green Wedge, need to be considered more closely to establish whether or not there are special circumstances that would warrant setting aside the general presumption against development.

Siting and Design

21. Policy CL6 of the Adopted Isle of Thanet Local Plan states that within the Green Wedge new development would not be permitted if it would result in outward expansion and significant consolidation of the existing pockets of development, and/or be otherwise detrimental to the integrity, character, amenity and functioning of the Green Wedges. This is amplified by Policy CC5 of the Revised Deposit Draft Thanet Local Plan which adds that new development that is permitted should make a positive contribution to the area in terms of siting, design, scale and use of materials. In conjunction with other relevant landscape protection and design policies, these issues need to be considered in the determination of this application and will be discussed below.
22. First, the design of the building must be considered in conjunction with its scale and siting. The proposed sports hall is located within the built confines of the school, and although designated as a Green Wedge and Local Landscape Area, the site and its immediate surroundings are generally suburban in character. The proposed sports hall would be situated next to the recently completed St Ursula's teaching block, and would separate the block from the existing external sports courts to the south of the site. The sports hall would not lead to a significant outward expansion or consolidation of existing pockets of development and, therefore, would not have a detrimental effect on the functioning of the Green Wedge or be contrary to the initial principles of Policy CL6 of the Adopted Local Plan.
23. The footprint of the sports hall would cover an existing orchard, necessitating the removal of a number of mature fruit trees. From a visual perspective the fruit trees appear not to be of a great age, and in addition, are not generally visible in the wider landscape. Their removal would, therefore, not have a significant detrimental impact upon the local landscape. In addition, the proposed location of the building is one that effectively minimises the visual impact of the scheme as it would be viewed against the backdrop of existing school buildings, and is located as far as practicably possible from the open boundaries of the site. However, the siting of the sports hall does have implications regarding local residential amenity and these issues will be discussed later in this report.

Proposed 6 Badminton Court Sports Hall and Climbing Wall at Ursuline College, Westgate-On-Sea – TH/05/1341

24. The design of the proposed sports hall is an issue of concern raised by many local residents, and is the sole reason for the objection lodged by Thanet District Council. I also have concerns over the design of the building, which is uninspiring and similar in nature to a retail outlet. The sports hall would be visible from a number of residential properties, and from the boundary of the school on Linksfield Road, and its impact upon the character of the Green Wedge therefore needs to be considered.
25. The applicant has provided the following information in support of the design;
“The structure is predominately 2 storey’s in height to facilitate the indoor activities that would take place, i.e. badminton and other ball games, and obviously a lower ceiling height would not allow this to happen (based on Sport England standards). The materials that are proposed are typical of similar type structures, which by nature will include superstores. That does not mean however, that every structure should be stereotyped into one user group. The colours of the materials have been chosen to be mellow and fit in with the identity of the school and tie the buildings together, rather than have a mish mash of clashes. Signage has been purposely avoided on the rear elevation facing Ursuline Drive, and the southern elevation which faces the Warren Drive has minimal signage upon it.”
26. The sports hall is included within the built confines of Ursuline College, which itself is bound by residential properties. The proposed site is essentially suburban in character and is not a wholly open part of the Green Wedge or Local Landscape Area, and therefore the siting of the building would not have a detrimental impact upon the Green Wedge. However, although the siting of the building is acceptable in principle, the design of the sports hall is not considered to be the most appropriate for the setting. The design would not make a positive contribution to the Green Wedge in terms of scale, massing and use of materials, and could be considered detrimental to the character and amenity of the Green Wedge.
27. The applicant advises that the design of the sports hall cannot be amended due to budget constraints, and therefore this application must be considered in its current form. Although the proposed design would introduce a potentially austere building compared to the “essentially rural” character that Local Plan Policy CL6 seeks to maintain, I consider that by ensuring appropriate external materials are used the development may not amount to the kind of “damaging” development that would be unacceptable under that policy. Details and samples of all materials to be used externally would be required under condition, should Members be minded to permit, and would be expected to be in keeping with the character of the area. Bright colours, metallic finishes and inappropriate materials would not be accepted and alternatives would be sought.

Amenity

28. The sports hall would have an impact on residential and local amenity, and the significance of this impact needs to be discussed. First, the mass of the building must be considered in relation to neighbouring properties. The closest residential property is only 19 metres away from the sports hall (at the closest point) and it is this property in Ursuline Drive that would be most affected by the development in terms of location of the building and its massing. However, the sports hall would be located to the side elevation of the property, and would not significantly impact upon their rear outlook. In addition, it is considered by Jacobs Babtie Landscape that the properties to the north of Ursuline Drive are well screened by the tree belt which runs to the north of these properties, and that existing hedge planting to the gardens abutting the western

Proposed 6 Badminton Court Sports Hall and Climbing Wall at Ursuline College, Westgate-On-Sea – TH/05/1341

boundary largely screens these properties. Therefore the visual impact of the development upon Ursuline drive is considered only slightly adverse. The rear elevation of the building, the elevation that would face Ursuline Drive, does not contain any windows or access points (two fire exits only) and would therefore not generate any noise or disturbance to residents. In addition, this brick elevation is over 11 metres from the nearest residential window and therefore conforms with the guidance set out in the Kent Design Guide. The recently completed St Ursula's teaching block would still be visible over the roof line of the sports hall, which would be 10 metres in height. The loss of light to nearby properties and gardens would be minimal and would not have a significant adverse impact upon residential amenity.

29. The proposed sports hall would also be visible from residential properties in surrounding roads including The Warren Drive and Linksfield Road. The rear elevations of these properties are all over 60metres from the proposed sports hall, and would be separated from the hall by existing tennis courts and/or playing fields. Eight properties on the northern side of The Warren Drive would have views of the sports hall, but these would be intercepted by existing fencing and garden planting. Although it is considered by Jacobs Babbie that these properties would suffer a moderate adverse visual impact, a landscaping scheme would be required and mature tree planting to the southern elevation of the sports hall would aid in a reduction of this impact. Properties elsewhere overlook the school grounds and may get some views of the development. However, these views would be over some distance and would be partially intercepted by trees and vegetation. A landscaping scheme would be conditioned, should this application be permitted, which would aid in mitigating any adverse visual impacts of the development. Under the circumstances, I do not consider that the proposed development would be particularly conspicuous or have a significantly adverse impact on the landscape setting.
30. Secondly, concern is raised over the proposed use of the sports hall, particularly its use in the evenings, at weekends and over school holidays. Issues of concern include possible noise generation, nuisance and disturbance and additional external lighting. The applicant does intend that the facility would be used out of school hours and at the weekends. The indicative out of school hour uses are 6pm until 9pm on weekday evenings, 9am to 9pm on weekends and 9am to 9pm on school holidays. The facility would not be made available for use by the general public on a 'pay and play basis' and would be used for sports activities and children's holiday clubs only. Opportunities to use the facility at weekends, evenings and during the school holidays would be offered as part of an organised programme of activities, published and advertised through either the College or through clubs and organisations working in partnership with the College. This limitation on its use would be conditioned in an effort to alleviate the impact on surrounding properties and to minimise noise generation.
31. The applicant states that at present some 300 pupils enjoy the outside play space currently available at the school at various times throughout the day. Providing a new hall would reduce the number of students that are outside and therefore should reduce the associated noise. In addition, the main access to the sports hall is on the eastern elevation facing into the school grounds and therefore disruption from users arriving or leaving the hall would not be significantly adverse.
32. Concern is also expressed over the installation of a climbing wall on the southern elevation. This elevation contains only one access point and is otherwise free from windows and doors making it suitable for the climbing wall. The western elevation is the only other elevation that benefits from a lack of windows and doors, but this is adjacent to properties in Ursuline Drive. Therefore, locating the climbing wall here would create

Proposed 6 Badminton Court Sports Hall and Climbing Wall at Ursuline College, Westgate-On-Sea – TH/05/1341

unacceptable levels of overlooking, noise and disturbance to neighbouring properties. Locating the climbing wall on the southern elevation is the most suitable location given the design of the sports hall, and restricts the potential noise disturbance and overlooking to an level which is deemed acceptable.

33. The applicant confirms that the College has no plans to install permanent floodlighting, but should this change in the future this would be the subject to a separate application and therefore cannot be discussed at this time. However, there will be a need for lighting for pedestrian access and also for security, and details of this lighting would be required under condition. In addition, as the main access to the sports hall is on the eastern elevation, and the two elevations with windows, the northern and eastern, are oriented away from residential properties into the school grounds the impact of lighting should be minimal.

Highways

34. Traffic generation and impact upon the local highway network are further concerns expressed by local residents. However, use during the school day would be for existing pupils only and would in fact reduce use on the A28 as pupils currently have to be mini-bused off site. Out of school hours the 70 car parking spaces within the school grounds would be made available for use, and would be accessed off Canterbury Road (A28). The Divisional Transport manager is satisfied that the existing 70 car parking spaces has the capacity to accommodate the number of visitors expected out of school hours, and the development is therefore in accordance with Kent Structure Plan Policy T17, and Policy TR8 of the Isle of Thanet Local Plan. In addition, a frequent bus service continues into the evening, and local cycle and walking networks suggest that there would be considerable scope for users of the sports hall to access the facility using public transport, cycles or on foot.
35. The installation of the right turn lane, as detailed in the Transport Assessment submitted with this application and conditioned on a previous consent, would be required should Members be minded to permit this application. This would remove concern over the current right turn movements into the College, and would provide appropriate improvements to the access arrangements. Installation of the right turn lane which previously passed Stage 1 Safety Audit in 1997 is deemed appropriate and therefore its completion is required by the Divisional Transport Manager.
36. The applicant does not envisage that at any stage the access off Linksfield Road would be used for anything other than pedestrian access and access for emergency vehicles. The access off Linksfield Road would, however, be used as the construction access as it has been for previous developments at the site. First, concern is expressed that users of the sports hall would park in Linksfield Road and use the pedestrian access. This is a school management issue and cannot be controlled by condition. However, the applicant has demonstrated that sufficient car parking would be available on site, which in conjunction with improved access to the College through provision of the right turn lane, would not necessitate any off site car parking. Should Members be minded to permit, a School Travel Plan would be required under condition, and this would need to include the sports hall and details of how the hall is managed to ensure its users park within the school grounds.
37. Secondly, the use of the Linksfield Road access as a construction access has raised concern over large construction vehicles accessing the site, and the subsequent safety concerns and possible damage to highways and pavements. Previous developments within the site have used this access for construction purposes, and the applicant has

Proposed 6 Badminton Court Sports Hall and Climbing Wall at Ursuline College, Westgate-On-Sea – TH/05/1341

advised that it would be the main contractor’s responsibility to make good any damage caused by construction vehicles. The applicant states that prior to commencement of any development, a condition survey would be carried out, in conjunction with Kent Highways, and this would be agreed with Kent Highways prior to works commencing. The Divisional Transport Manager considers that the use of this access is not a cause for concern, and that the provision of a passing bay, details of which have been approved, would remove any cause for vehicles to block the public highway.

Need

38. Policy SP6 of the adopted Isle of Thanet Local Plan states that proposals for the provision of new sports facilities, including those provided by Schools, will be permitted subject to the location, intended use, relation to the transportation network and satisfactory arrangements for vehicular access. This Policy is amplified by Policy SR1 of the Revised Deposit Draft Thanet Local Plan. The provision of the sports hall is therefore supported by Local Plan Policy, and in addition meets the requirements specified in Policy SP6 regarding location, use, and links to the transportation network. The applicant has demonstrated a case of need for the facility, as outlined in paragraphs 6-9 of this report. The sports hall would not only meet the urgent needs of Ursuline College, it would provide a facility that could be used by other local Schools and sports associations including the Thanet and District Sports Association. Therefore, I consider that the provision of the sports hall would meet the needs of many local people and the pupils of Ursuline College.

Conclusion

39. In summary, I consider that there are special circumstances to justify the proposed development within the Green Wedge. Subject to the imposition of conditions, I am of the opinion that the proposed development would not give rise to any material harm and is otherwise in accordance with the general principles of the relevant Development Plan Policies. Therefore, I recommend that the application be referred to the First Secretary of State as a departure from the Development Plan, and that subject to his decision, permission be granted subject to appropriate conditions.

Recommendation

40. I RECOMMEND that SUBJECT to no direction to the contrary by the First Secretary of State, 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,
- external materials to be submitted,
- a scheme of landscaping, its implementation and maintenance,
- external lighting,
- a programme of archaeological work and building recording,
- restrictions on hours of use and type of use,
- the installation of the right turn lane from the A28 Canterbury Road,
- preparation, implementation and ongoing review of a Revised School Travel Plan,
- hours of working during construction,

Case officer – Mary Green	01622 221066
---------------------------	--------------

Background documents - See section heading
--

This page is intentionally left blank

Item D2**Retention of Mobile Classroom at Tunstall Church of England (Aided) Primary School, Tunstall – SW/05/1426**

A report by Head of Planning Applications Group to Planning Applications Committee on 14 February 2006.

Application by the Diocesan Board of Education and Kent Education and Libraries for the retention of a mobile classroom.

Recommendation: Planning permission be granted subject to conditions.

Local Member(s): Mrs. B Simpson & Mr R. Truelove

Classification: Unrestricted

Site

1. Tunstall Church of England Primary School is situated alongside the main road (B21613), which runs through Tunstall village. The mobile classroom is located to the south-west of the school site and lies approximately one metre from the boundary to 'The Oast', a Grade 2 Listed Building. Behind the school, to the west is the new Tunstall Memorial Village Hall and associated car park. The application site is located outside the built up area boundary as defined in the adopted Local Plan. The main school building is Grade 2 Listed and the school grounds are located within the Tunstall Conservation Area. *A site location plan is attached.*

Proposal

2. The application has been submitted on behalf of the Diocesan Board of Education and KCC Education and Libraries and proposes the retention of the existing mobile classroom. The applicants have provided the following supporting information:

"The current school roll is 209, structured in seven classes. The mobile unit needs to be retained to enable efficient delivery of the Curriculum to children in their appropriate age groups. This unit is intended to be temporary until grant is made by the Department for Education and Skills to replace all temporary accommodation on site."

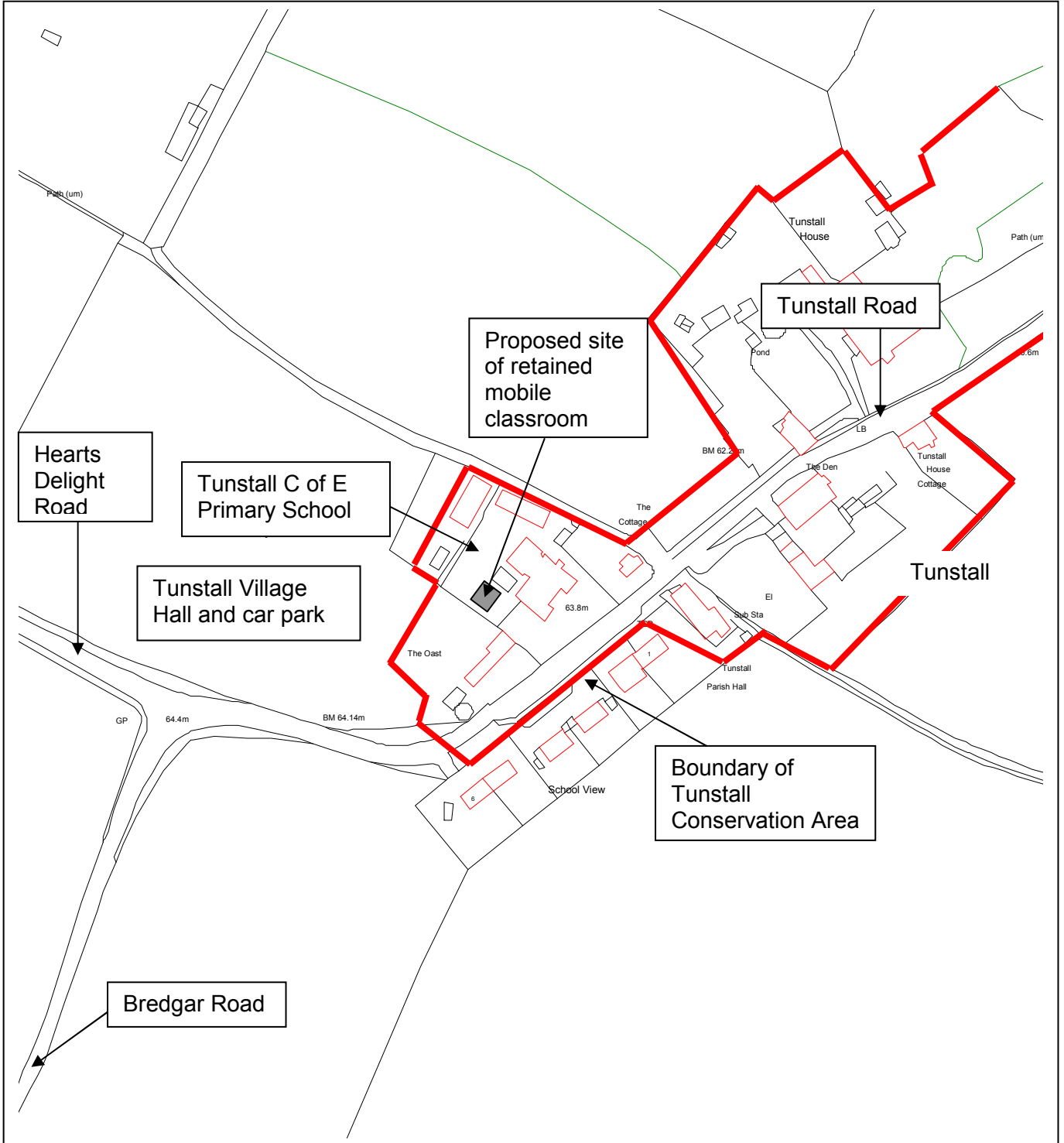
Planning History

3. This application for the retention of a mobile classroom at Tunstall C.E Primary School relates to permission SW/02/762 that was granted on 10 October 2002, following the original application being reported to the Planning Applications Committee on 1 October 2002.
4. The provision of a new playing field and associated access by the conversion of an existing agricultural field (SW/05/1356) is currently ongoing. Tunstall School Travel Plan was approved in July 2005, under condition 4 of decision SW/02/762 for a new mobile classroom at Tunstall Primary School. In June 2005, car parking at the front of the main School building was refused under application no SW/05/254.

Item D2

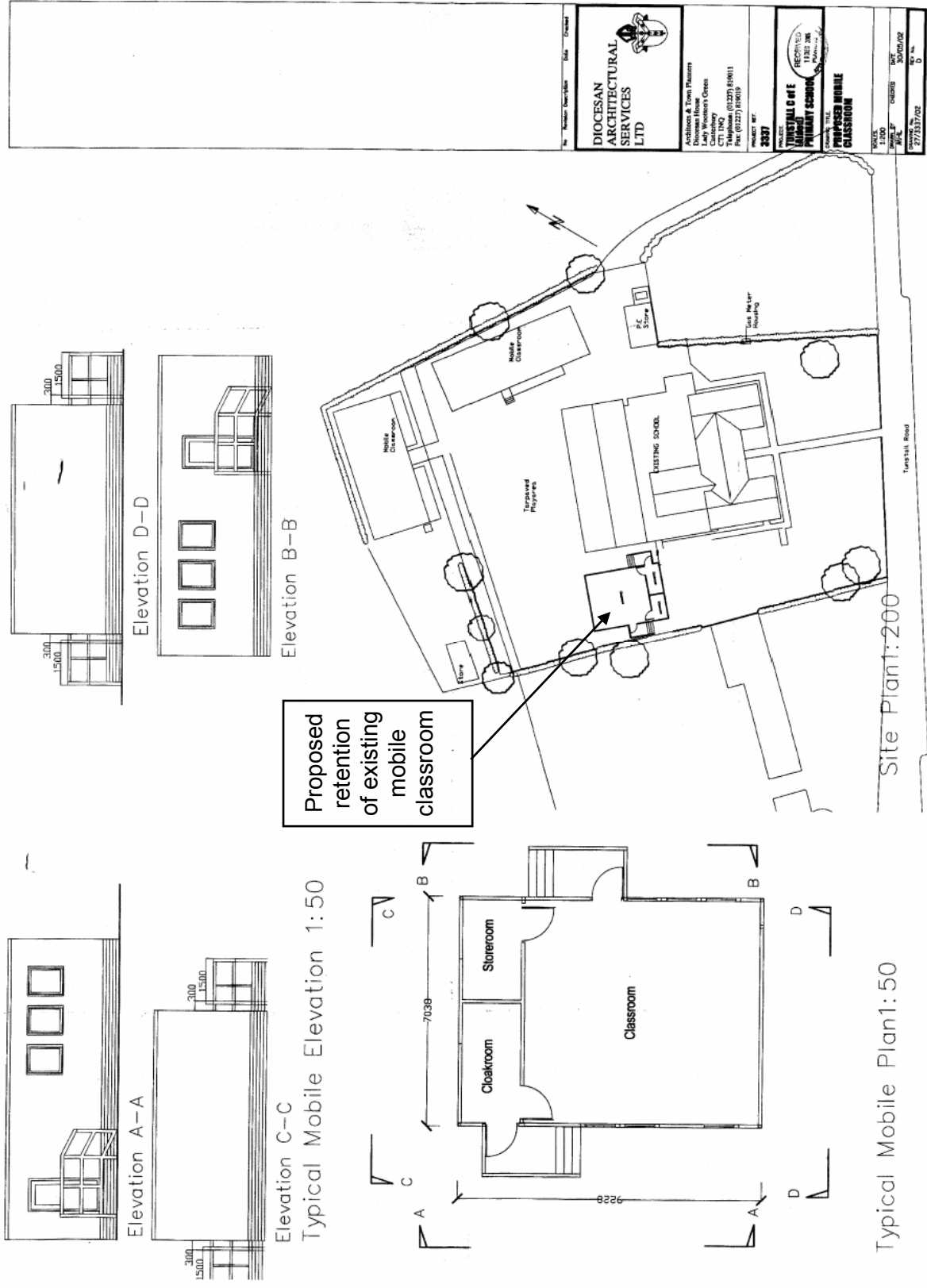
Retention of mobile classroom at Tunstall Church of England (Aided) Primary School, Tunstall – SW/05/1426

Site Location Plan



Retention of mobile classroom at Tunstall Church of England (Aided) Primary School, Tunstall – SW/05/1426

Proposed Plans and Elevations



No.	Revision	Author	Date	Checked
<p>DIOCESAN ARCHITECTURAL SERVICES LTD</p> <p>Southwell & Peter Thimons Diocesan House Lady Worsley's Cross COTBY HAY Telephone: (01227) 816011 Fax: (01227) 816015 Project Ref: 2887</p>				
<p>TUNSTALL C of E PRIMARY SCHOOL</p> <p>PROPOSED MOBILE CLASSROOM</p> <p>RECEIVED 11 FEB 2006 PROJECTS</p>				
SCALE	1:100	DATE	20/02/06	BY No. D
SCALE	1:100	DATE	20/02/06	BY No. D
SCALE	1:100	DATE	20/02/06	BY No. D

Retention of mobile classroom at Tunstall Church of England (Aided) Primary School, Tunstall – SW/05/1426

Planning Policy

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

(i) The adopted 1996 **Kent Structure Plan:**

Policy S2 The quality of Kent's environment will be conserved and enhanced and measures taken to minimise any adverse impacts arising from the development

Policy S9 Has regard for the need for community facilities and services, including education.

Policy ENV1 The countryside will be protected for its own sake and development should seek to maintain or enhance it.

Policy ENV15 The character, quality and functioning of Kent's built environment will be conserved and enhanced. Development should be well designed and respect its setting. Development that would be incompatible with the conservation or enhancement of the character of a settlement, or detrimental to its amenity or functioning, will not normally be permitted.

Policy ENV17 The primary planning policy towards conservation is to preserve or enhance their special character and appearance. Development, which would harm that special character, will not normally be permitted.

(ii) The September 2003 deposit draft of the **Kent & Medway Structure Plan:**

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

Policy QL1 Carries forward and amplifies Policy ENV15 and RS1 of the Adopted Plan

Policy QL12 Carries forward and amplifies Policy S9 of the Adopted Plan

Policy QL7 Carries forward and amplifies Policy ENV17 of the Adopted Plan

(iii) The adopted 2000 **Swale Borough Local Plan:**

Policy C1 Concerns new development and the provision of social and community facilities

Policy G1 Seeks to avoid unacceptable impacts on the natural and built environment and requires new development to:
(i) accord with the policies and proposals of the Plan unless material consideration indicate otherwise;
(ii) have regard to the characteristics and features of the site and locality;

Retention of mobile classroom at Tunstall Church of England (Aided) Primary School, Tunstall – SW/05/1426

- (iii) cause no demonstrable harm to the residential amenity and other sensitive neighbouring uses;
- (iv) provide convenient and safe pedestrian access and avoid and unacceptable consequences in highway and infrastructure terms; and provide parking and servicing facilities sufficient for the traffic likely to be generated.

Policy E9 Concerns development of the countryside of the Borough, outside the built-up area boundary

Policy E36 Concerns development within or adjacent to Conservation Areas

Policy E39 Concerns proposals which affect a Listed Building

(iv) The re-deposit 2005 draft **Swale Borough Local Plan First Review:**

Policy E1 Sets out standards for general development proposals

Policy E14 Concerns development which affects a Listed Buildings

Policy E15 Concerns development within or adjacent to Conservation Areas.

Consultations

6. **Swale Borough Council** considered this application at its Planning Applications Committee on 5 January. The outcome of the Committee meeting is summarised below:

- “Members concurred that rather than the renewal of the mobile classroom it would be preferable for a permanent structure to be provided in the future. They agreed, with some reluctance that no objection be raised”.

Tunstall Parish Council considers that permission should not be given for the mobile classroom to remain. Funding should be obtained for permanent buildings.

Environment Agency has no objection to the proposal submitted, however offers advice to ensure that discharges and spillages to the ground do not occur during construction and in subsequent operation.

Divisional Transport Manager has no objection to the proposal in respect of highway matters.

Tunstall Village Hall Management Committee objects to the renewal of the existing temporary permission for the following reasons:

- “The Village Hall car park provides a pick-up and drop-off facility for pupils attending the school. We objected to the original application for the additional classroom as we considered the additional pupil numbers would cause chaos in the car park. This has proven to be the case despite the School staggering the afternoon pick-up times;
- Councillor Morgan insisted that at the original planning meeting that the School should be obliged to manage the pick-up and drop-off regime to ensure a safe environment for the children. This was supported by Members and was to form part of the permission conditions;

Retention of mobile classroom at Tunstall Church of England (Aided) Primary School, Tunstall – SW/05/1426

- The management of vehicles has not taken place. In mornings and afternoon parents regularly drive and park on the pedestrian area in front of the Hall and then reverse off onto the main circulatory road. This should be the principal drop off point but no one from the school stops this malpractice.
- The car park fills up early in the afternoon with parents parking and waiting to collect their children.
- None of this is satisfactory to the safe working practice of the car park and ensuring pupils are protected.
- Permission was granted three years ago, which required the School to provide a Travel Plan in consultation with interested local parties. We have commented on a draft plan and now understand a final plan has been approved – we have not yet received a copy.”

Local Members

7. Mrs B. Simpson and Mr M. Truelove, the local County Members were notified of the application on the 31 October 2005.

Representations

8. The application was publicised by an advertisement in a local newspaper, the posting of a site notice and the notification of 7 neighbouring properties.
9. One letter of objection has been received from a local resident. The issues raised are summarised as follows:
 - Mobile classrooms are very obtrusive and right on the boundary of our house;
 - It would seem appropriate to re-site these mobiles or come up with an alternative solution to our problem;
 - It was never intended that the mobile classroom be situated in its current position;
 - Do not wish to upset all that the School is trying to achieve, but would like to see this issue addressed.

Discussion

Introduction

10. The proposal relates to the need for the retention of an existing temporary mobile classroom at Tunstall C of E Primary School. The application needs to be considered in the context of the relevant Development Plan Policies, which include the impact that this scheme will have on the surrounding rural area, Conservation Area and the Grade 2 Listed School building.

Siting and Appearance

11. The mobile classroom which this application relates to is currently located to the south west of the main school buildings, lying directly adjacent to the boundary between both the school and neighbouring property, The Oast. At present the mobile classroom is extremely close to the boundary, and as such, some concerns have been raised from a nearby neighbour regarding the visual impact of the mobile classroom.

Retention of mobile classroom at Tunstall Church of England (Aided) Primary School, Tunstall – SW/05/1426

12. The applicants have responded to the concern raised by the visual impact of the mobile classroom, and have proposed to erect a 2m high wooden panelled fence along the boundary between the school and the adjoining property, The Oast. The School has also confirmed the intention to install obscured glazing window film to the south-west windows of the mobile classroom overlooking The Oast. This will help eliminate the visual impact of the mobile from the neighbouring property; as well as prevent the overlooking of the neighbouring garden from inside the mobile classroom.
13. With regard to the impact of the mobile classroom, I consider that the retention of this development would have minimal impact on both the Conservation Area and the Grade 2 Listed Building given that it is entirely for temporary period. However I would not wish to see the building retained in situ indefinitely. It can also be noted that this is a retention of an existing, previously approved, temporary permission (SW/02/762).

Need for Mobile Classroom

14. The mobile classroom is currently used as a teaching facility that continues to be required by the School until such time as it can be rehoused in new accommodation. It has been noted that the replacement of Tunstall's mobile accommodation is top priority for both the Diocesan Board of Education and Kent Local Education Authority. As Tunstall is an aided school, major building works would be grant aided by the Department for Education and Skills. However, following a successful bid to gain funds for new accommodation at another school in the county, under Department for Education and Skills Regulations, they are not in a position to make another bid until 2007. It has also been noted in a letter from the Diocesan Board of Education that the County Planning Authority might consider renewing the mobile classroom for a further five years. They have stated that if funding becomes available sooner, then the mobile classroom would be removed once new accommodation was completed.
15. Tunstall School has 7-year groups of pupils. Pre Ofsted inspection, these 7 year groups were divided into just 6 classrooms. Post Ofsted inspection, the new temporary mobile allowed these classes to have individual classrooms of their own. It can be noted that should consent not be given for the retention of the mobile classroom there would be no intention to reduce pupil numbers, thus there would be little material reduction in car-park use by parents.

Car Parking

16. Some concerns relating to the exiting traffic management of parents "dropping off" and "picking up" their children have been raised by the Tunstall Village Hall Management Committee. They were opposed to the original application (SW/02/762) for the mobile classroom as they considered additional pupil numbers would cause chaos in the car park. The Management Committee claims that this has proven to be the case despite the School staggering the afternoon pickup times.
17. The Governing Body at Tunstall Church of England Primary School has commented on the views of the Tunstall Village Hall Management Committee. They claim that the Village Hall car park's existence, and the subsequent increase in its use is a product of its own success. The School fully recognises its obligations regarding safe car park traffic management, but however considers that this should not obscure the importance of retaining the temporary mobile classroom.

Retention of mobile classroom at Tunstall Church of England (Aided) Primary School, Tunstall – SW/05/1426

18. With regard to the concerns raised by the Tunstall Village Hall Management Committee, this mobile classroom will not increase traffic movements to or from the school beyond the current situation due to the fact that this application is for retention of an existing mobile classroom. Attention is drawn to the recently approved Tunstall School Travel Plan for alternative solutions to the traffic concerns raised by the Village Hall Management Committee. It can be noted that Kent Highway Services raise no objection to this proposal in respect of highway matters.
19. A Traffic Management Policy (TMP) has been issued by Tunstall School to all parents and has been copied to the Village Hall authorities themselves. The TMP forms part of the School Travel Plan, which has recently been approved by the County Planning Authority. The School claims that random visits are made to the car park by governors or members of the Parent Teacher Association (PTA) to over-see the driving conduct of parents in the mornings and afternoons and the PTA regularly update parents via fliers or meetings held by the School. Tunstall School admits that the current management of the car parking facilities needs to be urgently reviewed and already the PTA is using a bollard system to prevent inappropriate parking. It can be noted that the School is currently looking at the possibility of employing a person to act as a ‘car park supervisor’ for peak-usage periods. However, it needs to be remembered that the retention of this mobile classroom is not intended to further increase the usage past the present situation in the Tunstall Village Hall car park.

Conclusion

20. In conclusion I consider that the retention of a previously permitted application would not have a significant detrimental impact on the setting of a Grade 2 Listed Building or the surrounding Conservation Area. With the addition of a timber fence and obscure glazed windows, I consider that the retention of this much-needed mobile classroom will not significantly impact upon both residential and visual amenity. Taking account of the provisions of the Development Plan and material considerations raised during processing, the proposed retention of the existing mobile classroom is considered to be acceptable for a temporary period of 3 years.

Recommendation

21. I RECOMMEND that PLANNING PERMISSION BE GRANTED SUBJECT TO a condition requiring the removal of the mobile classroom from the site by 28 February 2009; a condition requiring details of a 2m high fence being erected along a section of the School boundary with The Oast to be submitted; a condition requiring that obscured glazing film be installed to the windows on the south-west elevation of the mobile classroom, and the development to be carried out in accordance with the approved plans.

Case officer – Julian Moat	01622 696978
----------------------------	--------------

Background documents - See section heading
--

Appendix to item D3

Figure 1 – Rosemount site from Ashford Road

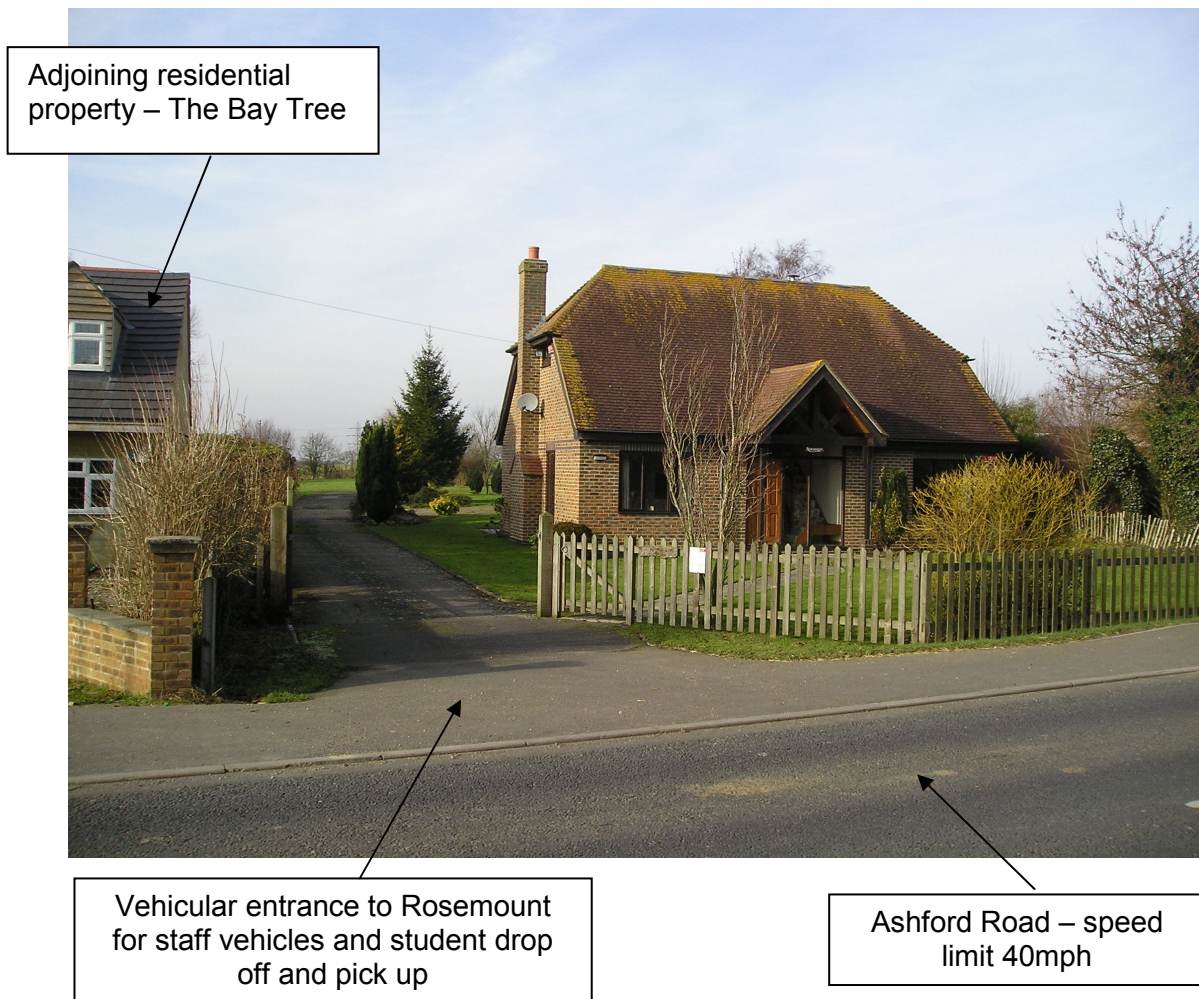


Figure 2 – Proposed vehicle turning circle at Rosemount

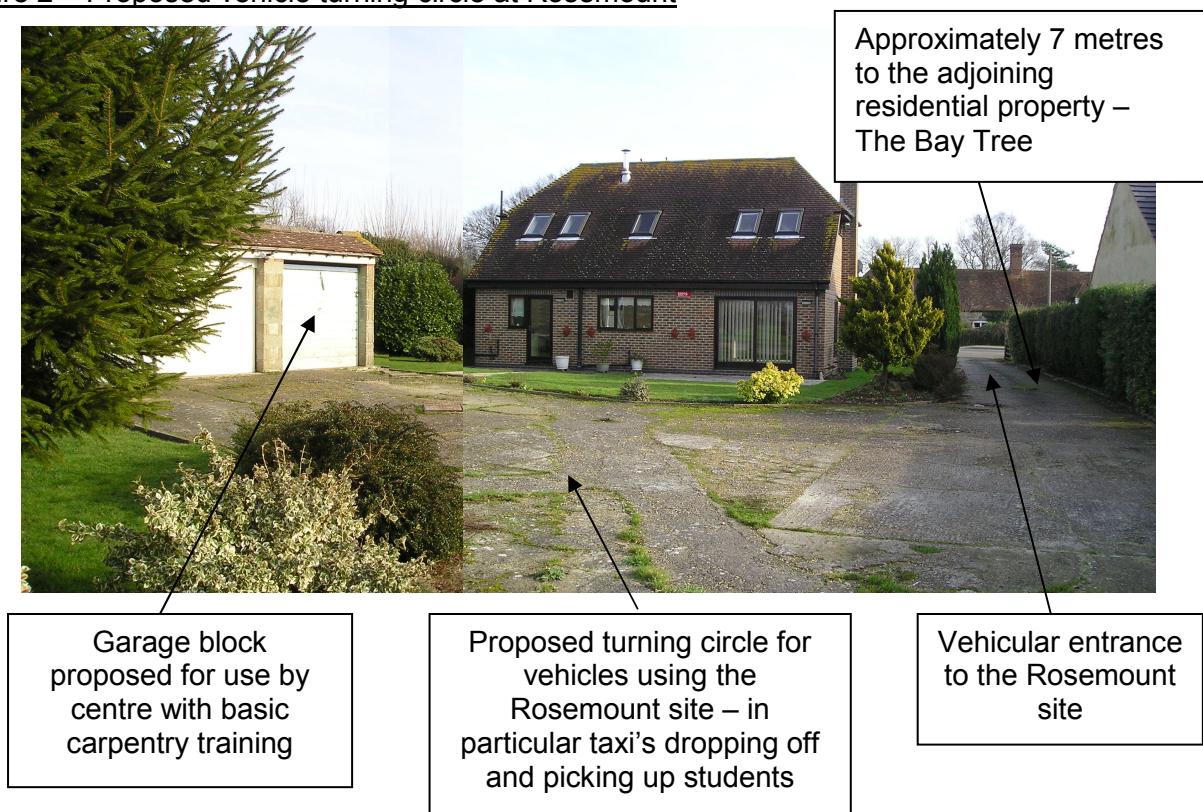


Figure 3 – Rear garden at Rosemount



Vegetable garden being proposed at end of garden to allow students to learn basic horticultural skills through growing their own food

Figure 4 – Proposed car parking at Rosemount



Proposed six-car parking bays to be installed at right angle to end of existing hardstanding.

Item D4**Demolition of existing building and erection of 7 supported apartments. Former Tram Shed and garden of Westbrook House, 150 Canterbury Road, Margate – TH/05/1263**

A report by Head of Planning Applications Unit to Planning Applications Committee on 14 February 2006.

TH/05/1263 – Application by Kent County Council Social Services for the demolition of existing building and erection of new building to accommodate 7 supported apartments and communal facilities for those with mental health issues. Former Tram Shed and garden of Westbrook House, 150 Canterbury Road, Margate.

Recommendation: Permission be granted.

Local Members: Mr R. Burgess

Classification: Unrestricted

Site

1. The application site is located at 150 Canterbury Road (A28), Margate. A former tram shed and part of the rear gardens of Westbrook House form the area identified for redevelopment. The site extends to approximately 0.28 hectares and is bounded by a high brick wall and railway line to the north, Westbrook House to the west, Canterbury Road to the south, and residential development immediately to the east, see attached site plan.

Background

2. The former tram shed in question once comprised the western terminus of a tramway built and operated by the Isle of Thanet Electric Tramways & Lighting Company, which closed 1937. The building comprises of a double height brick built shed with a corrugated metal/asbestos roof. The tram shed is open to the south with a cobbled access onto Canterbury Road with the original tram tracks retained in-situ.
3. The former tram shed adjoins the Westbrook House site that has recently been partially redeveloped. This development work involved the demolition of the old Westbrook Day Hospital and the construction of a new two storey residential home providing care for elderly people.

Proposal

4. Kent County Council's Social Services Directorate has brought this application for outline planning permission forward and it falls to be determined by the County Planning Authority due to the Social Services involvement. The proposal is one of a number of supported apartments under consideration for a Private Finance Initiative (PFI) bid to improve the County Council's provision of appropriate accommodation for vulnerable people with mental health issues. Outline planning permission is being sought in order to facilitate the PFI process and it is envisaged that were the proposal afforded the benefit of planning approval full details of the final design, site arrangements, external appearance and landscaping would be submitted for approval at a later date.

Item D4

Demolition of existing building and erection of 7 supported apartments. Former Tram Shed, 150 Canterbury Road, Margate – TH/05/1263.

Item D4

Demolition of existing building and erection of 7 supported apartments. Former Tram Shed, 150 Canterbury Road, Margate – TH/05/1263.

Item D4

Demolition of existing building and erection of 7 supported apartments. Former Tram Shed, 150 Canterbury Road, Margate – TH/05/1263.

Demolition of existing building and erection of 7 supported apartments. Former Tram Shed, 150 Canterbury Road, Margate – TH/05/1263.

5. Outline planning permission is being sought for the erection of a new building and associated infrastructure to provide 7 one bedroom supported apartments and communal facilities. The proposal would require the demolition of a disused tram shed to the east of Westbrook House site. The facilities would be provided for people with mental health issues. Due to the outline nature of the application, details of the siting of the proposed development and means of access are considered within this proposal, with further details being reserved for future consideration.
6. The built development would create 7 supported apartments over two storeys. The siting of the building is proposed to the rear of Westbrook House and residential properties at numbers 142, 144 and 146 Canterbury Road.
7. The access arrangements proposed for the site would link the development into the flow of traffic using the existing Westbrook House entrance and exit on to Canterbury Road. The existing access from the tram shed onto Canterbury Road would be closed. The new access road layout proposes a single lane entrance and exit route either side of Westbrook House electrical substation, 5 car parking spaces, and a turning circle and drop off point adjacent to the proposed building.
8. The applicant states that the proposed development would accommodate 7 residents and 5 part time members of staff. The staff would visit the site on a daily basis, with one member of staff to be present at any one time.
9. The pedestrian access arrangements would be via the existing footpath network at Westbrook House, with minor modification to reflect the proposed road layout and the building access. The layout is proposed to meet with the requirements of the Disabled Discrimination Act.
10. Whilst design and external appearance are not to be considered now, the applicant has provided some general guidance on the basic design of the proposed building. The applicant states that the orientation and design of the building would allow views over the gardens of Westbrook House and the railway lines. Direct views over neighbouring properties would be obscured through the use of translucent glazing or high level windows with new planting proposed along the boundaries with 142, 144 and 146 Canterbury Road. The design and materials to be used are proposed to reflect the details of Westbrook House, including a similar butterfly roof.

Additional Information provided by the Applicant**Access and Landscaping**

11. During the processing of the application, the car parking arrangements proposed on the site have been amended, reducing the number of spaces to reduce the impact and increase the space available for landscaping between the bays, and along the boundary. Confirmation has also been provided that a brick wall would be retained/built along the boundary line with the adjoining residential properties to 1.6m in height, with additional planting provided to form a natural screen.

Demolition of existing building and erection of 7 supported apartments. Former Tram Shed, 150 Canterbury Road, Margate – TH/05/1263.

Heritage

12. As a result of enquires about the possibility of retaining the tram shed as part of the proposed development the applicant provided additional comment in support of the proposal to demolish the building.
13. The applicant states that, ‘ the building is not an exemplar of its type, and not considered of special architectural merit by English Heritage. Following consultation with Kent Highways, it is clear that the re-use of the existing tram access onto Canterbury Road for a new car access would be opposed. The location of the tram shed makes vehicle access through the open end of it not up to current highway standards, and would therefore require a vehicle passage through the side wall, affecting structural integrity. The retention of the tram shed could create dangers through people being not clearly visible in the shadows, and would therefore require around the clock lighting.’
14. The applicant has confirmed that the design of the scheme would reflect the past uses of the site through the retention of the cobbled access and tram tracks, alongside the provision of a alternate surface material (for example cobbles) to mark the location of the external walls of the tram shed at the site.

Contamination

15. Further to the Environment Agency’s recommendation a Ground Conditions Report has been provided for the site.

Residents

16. In response to concerns about the mental health issues that would be catered for at the site, the applicant has confirmed that, ‘people who would be offered tenancies will be people who have suffered from mental health problems and are not well enough to live independently in the community. They would be supported by the local health and social services professionals, who will give support whenever required.’

Development Plan Policies

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

(i) The adopted Kent Structure Plan

- | | |
|--------------|---|
| Policy S1 | Seeks sustainable forms of development. |
| Policy S2 | Seeks to conserve and enhance the quality of Kent’s environment. |
| Policy S9 | Has regard for the need for community facilities and services, including education. |
| Policy ENV15 | New development should be well designed and respect its setting. |

Demolition of existing building and erection of 7 supported apartments. Former Tram Shed, 150 Canterbury Road, Margate – TH/05/1263.

Policy ENV16 Seeks to make best use of land in built up areas balancing this against the objectives of maintaining and improving urban environmental quality, including density control, protecting tree cover and safeguarding any private space which contributes to the character and amenity of an area.

Policy ENV18 Seeks to protect and conserve important archaeological remains.

Policy T17 Development will normally be required to provide for vehicle parking on site in accordance with Kent County Council's Vehicle Parking Standards.

(ii) The Deposit Kent & Medway Structure Plan (2003):

Policy SP1 Seeks to protect and enhance the environment and achieve a sustainable pattern and form of development.

Policy QL1 Development should be well designed and respect its setting.

Policy QL8 Seeks to protect and preserve important archaeological remains.

Policy QL12 Seeks to protect existing community facilities and provide local services in residential areas, particularly where services are deficient.

Policy TP2 Development sites should be well served by public transport, walking and cycling.

Policy TP19 Development proposals must comply with the adopted vehicle parking policies and standards.

(iii) Isle of Thanet Local Plan (1998)

Policy H1 Requires that new residential development will be granted only on sites allocated for such purposes or on other sites where there is no conflict with Structure Plan or other Local Plan policies.

Policy CB1 Seeks to ensure that all development is of a high standard of design, respects the local character and avoids loss of open space, vegetation and features which contribute to the local environment.

Policy TR8 Requires development to provide car parking, where appropriate access by service vehicles in accordance with Kent County Council's vehicle parking standards.

Policy CF1 Supports proposals for new community facilities provided they are not contrary to other Local Plan policies.

Demolition of existing building and erection of 7 supported apartments. Former Tram Shed, 150 Canterbury Road, Margate – TH/05/1263.

(iv) Thanet Local Plan: Revised Deposit Draft (2003):

- Policy H1 Requires that new residential development will be granted only on sites allocated for such purposes or on other sites where there is no conflict with Structure Plan or other Local Plan policies.
- Policy HNP3 Requires residential development at windfall sites to be assessed against criteria including, location and accessibility in relation to jobs and services by modes of travel other than by car, capacity of existing infrastructure, and physical and environmental constraints on development.
- Policy TR17 Requires development to provide car parking, where appropriate access by service vehicles in accordance with Kent County Council's vehicle parking standards.
- Policy D1 Requires that all new development provide a high standard of design, layout and materials and take into account the principles of sustainable design, respect local character, avoid the loss of amenity
- Policy D3 Seeks landscaping proposals for any new development to enhance the development site in its setting and retain as many of the existing trees, hedges and other habitat features as possible.
- Policy HE13 Seeks satisfactory archaeological investigation to preserve, protect and record archaeological resources.
- Policy CF1 Supports proposals for new community facilities provided they are not contrary to other Local Plan policies.

Consultations

18. **Thanet District Council** raises no objection to the proposals. The Local Planning Authority comments as follows:

“Concern is raised at the location of the proposal in relation to nearby houses. Whilst it is acknowledged that the site lies in close proximity to the Westbrook House development, which may allow additional support for these units, it is also noted that the proposal would be close to residential properties, and, from the plans submitted, may overlook these properties by virtue of its locality.

Concern is expressed at the location of the car parking area shown within the plans. Again, this would be in close proximity to a residential property, and would be likely to have a severe impact upon the amenities that the occupiers currently enjoy.

Concern is also raised at the loss of a number of mature trees within the site.

The loss of the tram shed is considered to be to the detriment of the character of the area, and would be the loss of an important local historical feature. Whilst it is acknowledged that the shed is not at present Listed, nor lies within a Conservation Area,

Demolition of existing building and erection of 7 supported apartments. Former Tram Shed, 150 Canterbury Road, Margate – TH/05/1263.

it is felt that the structure has local historic importance, and as such is worthy of preservation. As such, an application has been made to have the building Listed.”

English Heritage: the building is not of special architectural or historic interest and should not be Listed. The reasons are:

“This former tram depot was built under the Light Railway Act by the Isle of Thanet Electric Tramways and Lighting Company in about 1900 and is possibly the last remaining structure from the Thanet system.

Architecturally the building is plain and utilitarian in design with a plain stock brick structure and a renewed gabled corrugated asbestos roof. The evidence of the tram lines and the long narrow forms of the building helps identify its original function and it is therefore of interest in its local setting. However, buildings of this type and date require clear levels of architectural and historic interest and this is not a rare or particularly interesting example in a national context.

Whilst of some local interest as a survival of an old tram system, this depot building lacks sufficient architectural or historic interest, in a national context, to merit Listing.”

Environment Agency raises no objection to the proposal. Recommends that, further to the preliminary site report into ground conditions, further investigations be carried out to determine any appropriate remediation works, to be agreed before any site clean-up works are commenced. Advises conditions covering remediation works and the submission of a closure report prior to any construction on site, and contamination not previously identified. Also advises on waste disposal, drainage, water conservation and the storage of fuel, oil and chemicals.

The Divisional Transport Manager raises no objection to the proposal provided the redundant vehicle access to the former tram shed is permanently closed. Advises cycle parking should be made available in accordance with the Kent Vehicle Parking Standards.

Comments further that the access arrangements that are proposed via the existing Westbrook House layout are acceptable. Stating that the impact of the proposed development would not be significant enough to create the need for further investigation. The car parking provision proposed is appropriate for the scale of the development, and the emergency access arrangements accord with the provision set out in the Kent Design Guide, meeting the minimum requirement of 3.0 m width for fire tenders.

The Airport Director Kent International Airport raises no objection provided the maximum overall height of the development does not exceed 20 m above ground level.

The County Archaeologist raises no objection to the proposed development subject to conditions securing building recording work on the tram shed before demolition, and a programme of archaeological work to evaluate the site’s archaeological potential and mitigate the proposed development’s impact.

Comments that the tram shed formed the western terminus of a tramway built and operated by the Isle of Thanet Electric Tramways & Lighting Company. It ran for 11 miles between Garlinge and Ramsgate through Westgate, Margate and Broadstairs.

Demolition of existing building and erection of 7 supported apartments. Former Tram Shed, 150 Canterbury Road, Margate – TH/05/1263.

The line opened April 1904 and closed in 1937 when its services were replaced with buses.

Local Member

19. The local County Member for Margate West Mr. R. Burgess was notified of the application on 5 October 2005. Mr Burgess raises no objection to the application, however, requests that further consideration be given to the replacement of the part of Westbrook House's garden proposed for redevelopment, and that the tram tracks be retained as part of the development.

In addition, views have been received from the County Member for Margate and Cliftonville Mr. C. Hart, commenting that the tram shed and cobbled rail entrance form a valuable part of our local history in Thanet. The proposed development is without a doubt a worthy cause. Any development of the site must be carried out with due respect for our local history and the vulnerable residents. Mr Hart requested that the architect explore the possibility of using the tram shed as a unique entrance to any new development on the site. At the very least, that the existing tram tracks, present the entrance to the tram shed should be incorporated into any future design.

Mr Hart comments further, "I welcome the news to keep the tram tracks but this improvement would only be worthwhile if the wall between the tracks and the main road were as low as possible so that local residents could see the historic tracks when walking past. At the very least a wide viewing point is required from the pavement in Canterbury Road. If we save the tracks it is important that people should be able to see them."

Representations

20. 7 letters of representation have been received from local residents. The main points raised can be summarised as follows:

- Objects to loss of the tram shed, a building of local historic importance that is part of Margate's heritage and should be preserved for future generations;
- The proposal represents over development of the site;
- The proposed building is too near the boundaries of 144 and 146 Canterbury Road and represents an unnecessarily imposing structure. Consideration should be given to moving the building further to the centre of the site or to the rear of Victoria House.
- The car parking indicated on the drawings is too close to the boundary of 146 Canterbury Road and will generate excessive noise.
- The demolition of the tram shed would cause severe overlooking problems to 146 Canterbury Road as there are full height glazed windows built into the facing elevation of Westbrook House. The screening indicated the drawings it totally inadequate.
- The design of Westbrook House, and therefore the proposed design of the supported apartments, does not blend in with the surrounding properties;
- The proposed access road layout conflicts with the existing layout on site and would not pass a fire inspection.
- The traffic generated by the proposed development would be detrimental and dangerous at the already busy junction of between Maynard Avenue, George V

Demolition of existing building and erection of 7 supported apartments. Former Tram Shed, 150 Canterbury Road, Margate – TH/05/1263.

Avenue and Canterbury Road where the traffic from Westbrook House joins Canterbury Road. This would adversely impact on the amenity of local properties;

- Concerns that there is insufficient car parking proposed;
- The site is not appropriate for mental health patients due to: the railway to the rear of the property; the proximity of residential to the proposed site; and the A28 Canterbury Road, a busy access road for the Thanet area.
- The category of patients that are to be housed in the new building has not been provided. The point has relevance as we have two children in care who live with us and as such their safe keeping is of paramount importance.
- Concerns about security and well being;
- Prior to the redevelopment of the old Westbrook Day Hospital in February 2002 a public meeting was held with local residents in the Methodist Hall, Garlinge, at which assurances were given that there would be no facilities for those with mental health problems at the site and that the retention of the tram shed was assured;
- The St. Johns Brigade put the tram shed to good use.

Discussion

21. This proposal is an outline application for the erection of a new building to accommodate 7 supported apartments and communal facilities, associated access arrangements and car parking. It is necessary to consider the development in the context of the Development Plan, the most relevant policies are outlined in paragraph (17) above, the effect of the development in terms of its location, and the effects on the local environment and amenity.
22. As this is an outline application, it is the principle of the proposed development that is being established and the applicant can reserve certain matters for later consideration, should Members be minded to grant planning permission. In this case, the reserved matters are external appearance, landscaping and design, whilst siting and means of access are to be considered now.

Siting

23. The development would be located on an area of land currently occupied by a former tram shed and part of the rear gardens of Westbrook House residential care home. The proposed site is located off Canterbury Road, and is bounded by residential property, Westbrook House and a railway line. The surrounding properties vary in height with predominantly two storey residential housing located to the south and east along Canterbury Road, with the two storey Westbrook House located to the south west. The apartment block proposed would effectively be constructed to the rear of the gardens of residential property at 142, 144 and 146 Canterbury Road within the grounds of Westbrook House. Access to this site would be provided through the demolition of a former tram shed that adjoins 146 Canterbury Road.
24. A number of concerns have been raised regarding the location of the development and its proximity to residential property from both Local Planning Authority (see paragraph 18) and local residents (summarised in paragraph 20 above). The submitted drawings show the proposed building, at its closest point, would be approximately 4 metres from the boundary the site and over 40 metres from the façade of the nearest residential

Demolition of existing building and erection of 7 supported apartments. Former Tram Shed, 150 Canterbury Road, Margate – TH/05/1263.

property. Westbrook House would be approximately 17 metres to the south west of the proposed building with the railway cutting 15 metres to the north.

25. Consideration needs to be given as to whether the proposed development respects the character or rhythm of the locality in terms of an appropriate scale and massing, compatibility with neighbouring buildings and spaces, and whether the development would result in an unacceptable loss in residential amenity through overlooking, loss of light or creating an unacceptable sense of enclosure.
26. The Kent Design Guide advice on distances between windows of habitable rooms is 21 metres, to minimise any potential loss of privacy. The distances between window and wall, or wall to wall can be much closer. Given that the distance from the proposed apartments to the closest residential development at 144 Canterbury Road would be in excess of 40 metres, and the distance to the main façades of the residential buildings at 144 and 146 Canterbury Road would be in excess of 50 metres, the issue of direct views into residential buildings from the proposed apartments is within the acceptable guidance.
27. The potential impact of the proposal on the residents of Westbrook House also needs to be considered. The proposed development would be approximately 17 metres from the nearest corner. However, given the orientation of the proposed apartments and Westbrook House, this measurement is on an angle and any potential direct views from building to building would be at a greater distance.
28. The proposed apartments' location, directly adjacent to the rear of the gardens of residential property, has the potential to impact on amenity, with regards neighbours enjoyment of their gardens. The proposal would be located 12 metres from the rear boundary of 146 and approximately 4 metres from the boundaries of 144 and 142 Canterbury Road. The existing boundary treatment consists of a low boundary wall along the north end of the site between the grounds of Westbrook House, 142 and 144 Canterbury Road, rising up to a high level wall around the tram shed. The orientation of the proposed building could potentially result in overlooking from widows within the south east and south west elevations. The limited specific design information provided within an outline application mean that issues such as overlooking have to be treated in very general terms. However the guidance provided by the applicant has indicated that any future detail design would take account of overlooking, limiting direct views from the apartment towards residential property through the provision of high level windows or obscured glazing. This issue could be further mitigated through the provision of a high level boundary treatment along the complete eastern boundary of the site and the provision of planting in appropriate locations to screen and soften the development. The appropriate guidance indicates that it is the area of residential gardens directly adjacent to the buildings that should be afforded the most protection from overlooking with views over the far end of gardens less likely to impact on residential amenity. I would advise that as the proposal would be over 40 metres from the most sensitive locations within neighbouring gardens, and that a careful combination of appropriate design and boundary landscaping should limit the impact of the development.
29. The siting of the proposed building would impact on the amenity space available to the residents of Westbrook House, effectively reducing the garden area provided. In response to the local County Member's request, the applicant looked at the options

Demolition of existing building and erection of 7 supported apartments. Former Tram Shed, 150 Canterbury Road, Margate – TH/05/1263.

available to replace this space with another appropriate location within the site. The applicant has advised that the area to the north east of Westbrook House to the rear of Victoria House has been designated for the potential redevelopment of the GP surgery and there is no other appropriate location available for a replacement facility within the site. The management of Westbrook House has been involved with the proposal and has been consulted as part of the planning process; no concerns have been raised to date regarding the loss of this space. Given the remaining garden area available and the lack of any written concerns on this issue, I would consider that the loss of part of the garden available at Westbrook House is acceptable.

30. In addition to the proposed building, the siting of car park directly adjacent to the boundary of 146 Canterbury Road has resulted in concerns being raised by both local residents and Thanet District Council. In response to these concerns the applicant has reduced the number of spaces provide in this locality and indicated that landscaping would be provided along the boundary and between the parking bays. However, due to the restrictions of the site the applicant has advised that there is no possibility of moving this car parking further from this boundary. This arrangement has the potential to impact on the residential amenity of the garden of 146 Canterbury Road and would result in parking bays being located a metre from the boundary and approximately 15 metres from the rear façade of 146 and 17 metres from the closest façade of 144 Canterbury Road. Depending on the height of the final boundary wall this car parking could may or may not be visible from these properties. However, the noise of vehicles moving into the bays and along the driveway that passes within approximately 6 metres of 146 Canterbury Road could impact on the amenity of neighbouring properties. I would advise that given that no alternate locations are available for the car parking arrangement, and a development without such facilities would be unacceptable, consideration needs to be given as to whether the proposed arrangement is acceptable.
31. The proposed site is relatively small and in close proximity to residential property and the application proposes to maximise the use of the space available. However, within the confines of this space the position proposed for the apartments ensures the distances to neighbouring buildings are kept as high as practicable. The proposed two storey structure reflects the massing of the surrounding buildings and the applicant has given further guidance on the future detailed design, advising that the roof line and materials would reflect those used in the development of Westbrook House. Whilst the location to the rear of resident property has the potential to impact on the amenity of these properties, I would advise that given the orientation of the structure and the careful consideration of all reserved details submitted regarding the design of the building and surrounding landscaping, the development would be acceptable in its proposed location. The issue that causes me more concern is the location of the car park and access road adjacent to residential property. The development is unlikely to generate large numbers of vehicle movements; however, with part time staff supporting the residents', movements will be regular. On balance, subject to the submission of acceptable reserved details on the design of the building and further details of a strong landscaping and boundary treatment, I would advise that the siting of the building, access and car parking arrangements are acceptable and the proposal accords with Structure Plan Policies ENV15, ENV16, Deposit Structure Plan Policies SP1 and QL1, Isle of Thanet Local Plan Policies H1 and CB1 and Draft Thanet Local Plan Policies H1, HNP3 and D1.

Demolition of existing building and erection of 7 supported apartments. Former Tram Shed, 150 Canterbury Road, Margate – TH/05/1263.

Traffic and Access

32. The site is located off Canterbury Road (A28), a major access route into Margate. The development would involve the demolition of an existing tram shed (see below) to allow the provision of an access drive around Westbrook House and the provision of a car park and turning circle. The tram shed has an existing vehicle access on to Canterbury Road, however this access was not deemed appropriate given the volume of traffic using Canterbury Road and the junction between Canterbury Road, George V Avenue and Maynard Avenue opposite this egress. On the advice of Kent Highway Services, the application proposes to link the vehicle access with the existing Westbrook House access arrangements and road layout. Westbrook House enjoys a large car park and approved entrance and egress onto Canterbury Road. The traffic flow into the proposed site would be routed around the existing electrical sub station provided for Westbrook House (see attached plan).
33. Concerns have been raised about the potential traffic that could be generated by the development, the practicality of the access road and the level of car parking provided for the development. I would advise that the car parking arrangements proposed are acceptable given the scale of the proposal. Kent Highway Services have no objection to the scheme, subject to the permanent closure of the tram shed access on to Canterbury Road. The Divisional Transport Manager comments that the access arrangements, as proposed, are acceptable and meet the required standard in terms of emergency access. The Transport Manager also advises that the effect of the proposed development on traffic entering and existing the Westbrook House site would not be significant enough to create the need for further investigation into its impact.
34. The site is located on a major transport route into Margate and enjoys good public transport links. Whilst I acknowledge that there would be an increase in traffic as a result of the development, I consider that given the scale of the proposed apartment block, the access and parking facilities proposed, the existing facilities available at Westbrook House, and the public transport links, the impact of traffic associated with the proposal would be acceptable and that it would not warrant refusal of the application. On this basis the traffic aspects of the proposal accords with Structure Plan Policy T17, Deposit Structure Plan Policies TP2 and TP19, Thanet Local Plan Policy TR8 and Draft Thanet Local Plan Policy TR17.

Demolition of Tram shed

35. The application as proposed involves the demolition of an existing tram shed, a double height brick built building with corrugated metal/asbestos roof, open at the southern end. The County Archaeologist has confirmed that the shed formed the western terminus of the tramway built to service the Thanet area. The route ran for 11 miles between Garlinge and Ramsgate through Westgate, Margate and Broadstairs, opening in 1904 and closing in 1937 when its services were replaced with buses.
36. Concerns have been raised about the demolition of this building by Thanet District Council, the County Member for Margate & Cliftonville Mr C. Hart and a number of local residents. During the processing of this proposal an application was made to English Heritage by Thanet District Council to have the tram shed Listed. However, this application was turned down on the reasons received from English Heritage set out in paragraph 18. English Heritage comment that 'whilst of some local interest as a survival

Demolition of existing building and erection of 7 supported apartments. Former Tram Shed, 150 Canterbury Road, Margate – TH/05/1263.

of an old tram system, the depot building lacks sufficient architectural or historic interest, in a national context, to merit Listing.' The County Archaeologist raises no objection to the demolition, but advises that the building may retain elements of early Twentieth Century architectural and industrial archaeological of significance and requires a condition covering a programme of building recording prior to demolition.

37. In response to the request of Mr Hart, the applicant looked into the feasibility of retaining the tram shed as part of the proposed development. However, the applicant has confirmed that there is no feasible alternative to the access route proposed. The retention of the tram shed as a vehicle access would involve creating an opening to the rear and/or side wall of the building, which would affect its structural integrity. Alongside, the use of the tram sheds access onto Canterbury Road, which is deemed to be unacceptable by the Divisional Transport Manager, both of these issues making any retention of the structure within the proposed redevelopment unfeasible. The applicant has noted the local interest and the wish to retain a memory of the past, and confirmed that the proposed development would preserve the cobbled access and tram tracks as part of the design and that the previous location of the external walls would be expressed on site through the use of alternate surfacing materials, like cobblestones.
38. I acknowledge that the former tram shed is potentially of local interest historic interest. However, given the comments made by English Heritage and the County Archaeologist that the building has a renewed corrugated asbestos roof and is of plain/utilitarian design, and the absence of an objection from the District Council on these grounds, the demolition of this building could be undertaken through permitted development rights. It would therefore appear that the principle of the demolition of the building has been established and is acceptable, subject to a programme of building recording and the retention of the tram tracks and cobbled access.
39. The demolition of the tram shed would leave the residential property at 146 Canterbury Road and the eastern façade of Westbrook House approximately 15 metres apart. Given that the recently redeveloped Westbrook House was designed with the tram shed in position, the east elevation of the care home has full height windows that face the blank wall of the shed, but would face the boundary line should the shed be removed. As such, the removal of the tram shed could create the potential for overlooking between neighbouring properties. However, I would advise that as the tram shed is not to be Listed, the demolition of a building outside of a Conservation Area, subject to written approval from the Local Planning Authority, is afforded permitted development rights. I would consider that the removal of the tram shed in association with a planning application allows the careful management of the boundary treatment in order to prevent any loss of privacy to either building.

Landscaping and loss of trees

40. The application as proposed would involve the loss of a number of trees on site. The majority of these are young saplings, recently planted within the garden area of Westbrook House. A small number of mature trees are located within the boundary of the tram shed, they appear to be self seeded and are growing in close proximity to each other, which is affecting the growth of individual trees. The applicant has advised that the landscaping scheme would mitigate for any losses on site. Due to the outline nature of the development, the applicant has reserved landscaping as a matter to be dealt with through a later submission. Whilst I have no objection to this, I would advise that careful

Demolition of existing building and erection of 7 supported apartments. Former Tram Shed, 150 Canterbury Road, Margate – TH/05/1263.

consideration needs to be given to the landscaping provided at the site. I would therefore recommend that a condition requiring the submission of landscaping detail. I also recommend that the applicant be advised by informative that the landscaping scheme should seek to retain as much of the existing vegetation as possible and that special consideration should be paid to the boundary treatment to the east of the site; with a view to reducing the impact of the access road, car parking and apartment block on residential property.

Archaeology

41. The application site lies in an area where previous archaeological investigations have found evidence of both prehistoric and Roman activity and the County Archaeologist has advised that the proposed site might harbour archaeological remains. It is therefore recommended that a condition is place on any grant of planning permission requiring that prior to any development taking place at the site that a programme of archaeological work is completed in accordance with an approved written specification.

Security

42. Concerns have been raised by local residents about the security of the site and whether the location is acceptable for vulnerable residents. I would acknowledge that the site is bounded to the north by a railway line and to the south by the A28. However, Westbrook House already comfortably accommodates elderly residents providing 24 hour care and medical facilities in close proximity. I would suggest that in accompaniment to the staffing to be provided by Social Services to support the residents, the acceptability of the site to accommodate vulnerable individuals has been established. The train lines are screened by a high boundary wall and whilst Canterbury Road is a busy route, the footpath arrangements in the locality are acceptable and the road allows immediate access to public transport. I would advise that the low boundary treatment to the north east would need to be improved as part of the scheme; however, this has more to do with maintaining residential amenity than security.
43. Reference has been made to a public meeting undertaken as part of the consultations for the redevelopment of Westbrook House back in 2002. I am unable to comment on the content or outcomes of this meeting, and can only assess the acceptability of application that has been brought forward on this occasion based on the provisions set out in the Development Plan and appropriate Government Guidance.

Demolition and Construction

44. The application would involve the demolition of the tram shed on the site. Given the proximity of this building to residential property, were members minded to grant permission, the impact of any demolition and/or construction work on local residents should be minimised through a condition limiting all activity on site in association with the proposed development to the hours 0800 to 1800 Monday to Friday and 0900 to 1300 on Saturdays. Conditions should also require measures to be taken to minimise dust and ensure mud and other debris is not deposited on the public highway.
45. The Ground Condition Report prepared in association with this application recommends further investigations at the site to determine any appropriate remediation works to mitigate for ground contamination. Conditions covering the submission of a further

Demolition of existing building and erection of 7 supported apartments. Former Tram Shed, 150 Canterbury Road, Margate – TH/05/1263.

detailed report, the completion of any appropriate mitigation, and the submission of a closure report, as advised by the Environment Agency, would be an appropriate means of addressing this issue.

Need

46. Due to the material planning objections that have been raised, need becomes a balancing factor. With regard to the need for the development the applicant has advised that the development is required to improve the County Council's provision of appropriate accommodation for vulnerable people. The applicant has advised that outline planning permission is being sought in order to facilitate the PFI process to obtain the funding required to realise the extra care and supported accommodation required in Thanet and around the County.

Conclusion

47. This is an outline application and therefore it is the principle of the development only, which needs to be considered at this stage. The application has to be considered in the context of the Development Plan and in relation to the location of the proposed development set against the impact of the proposal and the need for the facility. Issues have been raised in relation to, amongst other points, the location of the building, the access and car park, the potential loss of amenity and privacy from the development, and the demolition of a building on local historic interest.
48. On balance, and notwithstanding the concerns expressed about the potential impacts of the development on the locality raised by Thanet District Council and local residents, I consider that the benefits of the provision of such a facility to the wider community outweigh any detrimental impacts the proposal may have. It is therefore recommended that subject to conditions, proposed to mitigate for any harm resulting from the development, planning permission should be granted.

Recommendation

49. I RECOMMEND that PERMISSION BE GRANTED SUBJECT TO the imposition of conditions including the standard outline time conditions, the submission of reserved details relating to external appearance, landscaping and design, the development being carried out in accordance with the approved plans, a programme of building recording, a programme of archaeological work, the retention of the cobbled entrance and tram tracks, tree protection measures, the submission of a further ground contamination report and completion of remedial work, further ground contamination conditions as recommended by the Environment Agency, all fenestrations in the south eastern elevation to be obscured or high level, hours of operation during construction and demolition, dust suppression measures, measures to ensure no mud is deposited on the public highway, no external lighting to be install without prior approval, the provision of car parking spaces prior to the first occupation, the permanent closure of the existing vehicle access to the tram shed site from Canterbury Road, the provision of cycle parking, the height of the building not to exceed 20 metres, and the use of the building be restricted solely for the uses applied for.

Item D4

Demolition of existing building and erection of 7 supported apartments. Former Tram Shed, 150 Canterbury Road, Margate – TH/05/1263.

50. I FURTHER RECOMMEND that the applicant be advised by informative of the concerns raised about loss of amenity and privacy, the need to limit the number of facing windows, and provide strong boundary screening to the east through hard and soft landscaping. The landscaping scheme should seek to retain as much of the existing vegetation as possible, and special consideration should be paid to the boundary treatment to the east of the site, with a view to reducing the impact of the access road, car parking and apartment block on residential property.

Case officer – James Bickle	01622 221068
-----------------------------	--------------

Background documents - See section heading
--

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.

- | | |
|---------------------------|--|
| SW/05/77/R17 & R21 | Reserved Matters in respect of proposed contaminated land assessment and remediation scheme and foundation piling method statement. Construction of new waste transfer facility. Units 5, 6 and 7 West Lane Industrial Estate, Sittingbourne |
| SW/05/77/R4, R5 R12 & R14 | Reserved Matters in respect of details of surfaces, landscaping, external lighting and drainage. Construction of new waste transfer facility. Units 5, 6 and 7 West Lane Industrial Estate, Sittingbourne |
| DA/03/210/R5 | Reserved Matters – Landscaping details. Siting of portacabin office unit, welding shed and additional car parking. Pinden Quarry, Green Street Green Road, Longfield, Dartford |
| SH/05/1338 | Extraction of shingle for recycling in order to maintain sea defence. Borrow Pit, Dungeness, Romney Marsh |
| MA/01/1711/R5 R8 & R14 | Details pursuant to conditions (5), (8) and (14) in respect of landscaping, soil stripping, restoration and aftercare. Furfield Quarry, Brishing Lane, Boughton Monchelsea, Maidstone |
| TH/04/895/R6A | Reserved Matters – Details of final proposed landscaping. Weatherlees Wastewater Treatment Works, Ebbsfleet Lane, Ramsgate |
| SH/05/1425 | Refused to issue Certificate of Lawful Development - Existing Development relating to the use of land situated at A20 Scrapyard, Main Road, Sellinge, Ashford, for the purpose of storage and breaking of disused motor vehicles. |

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.

- | | |
|------------|--|
| MA/05/2394 | Change of use of land to a car sales area for a temporary period of 5 years with new boundary treatments and removable bollards.
Old Bakery Site, Upper Stone Street, Maidstone |
| TH/05/1489 | Strengthening of main and mezzanine floors within arches, together with associated works, including the provision of new mezzanines, supporting columns and internal staircase.
The Arches, Military Road, 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.

CA/05/1372	Reorientation of existing tennis courts and associated enclosure. The Community College Whitstable, Bellevue Road, Whitstable
TM/04/2277	Reserved Details – School Travel Plan. Erection of Nursery Block. St. Katherine’s Primary School, St. Katherine’s Lane, Snodland
TM/05/3666	Shelter/Canopy construction to extend classroom outside. St. Katherine’s Primary School, St. Katherine’s Lane, Snodland
TM/05/3315	To widen existing driveway for pupil safety and the re-positioning of existing car parking. The Judd School, Brook Street, Tonbridge
TW/05/2924	The demolition of existing horsa building and replacement with 4 no. classrooms, library, music room, toilets, ancillary stores and associated covered way – Pembury School, Lower Green Road, Pembury
AS/04/456/R	Amended details – Amendments to approved plans. Multi Use Games area. Christchurch C of E High School, Millbank Road, Ashford
TH/04/858/R3&R4	Details of proposed fencing and landscaping scheme. Chatham House Grammar School, Chatham Street, Ramsgate
AS/05/26/R7b	Details of external materials – Rendered panels and Cladding. Egerton C E Primary School, Stisted Way, Egerton
SW/04/1017/R8 & R9	Details pursuant to condition (8). In respect of means of enclosure and (9) – in respect of metal storage shed. Davington Primary School, Priory Row, Faversham
SW/04/1574/R3 & R5	Details pursuant to condition (3) – Great Crested Newt Survey and (5) – External materials. Lynsted and Norton School, Lynsted Lane, Lynsted, Sittingbourne
SW/05/1220/RA	Amendment to introduce external compound area and associated plant. The Abbey School, London Road, Faversham
SW/05/1220/R4	Details of a scheme for the disposal of foul and surface waters. The Abbey School, London Road, Faversham

MA/04/1661/R14a & MA/04/2111/R11a	Reserved Details – Details of habitat creation and enhancement within nature garden and supplementary planting to existing hedgerows and replacement planting to reduced hedgerow along West Street pursuant to conditions 14 of planning permission reference MA/04/1661 and condition 11 of planning permission MA/04/2111 – Construction of a new one form entry primary school. Tongs Meadow, West Street, Harrietsham, Maidstone
DO/05/1383	Disabled adaptations and alterations to the front main entrance. Poltons Family Support Centre, Vale View Road, Dover
AS/05/1995	Extension and alterations to form enlarged year 5 classrooms, 2 no. equipment stores and 1 no. office area for teaching use. St. Mary's C E Primary School, Western Avenue, Ashford
AS/05/1979	New disabled toilet/changing room and staff room extension. Challock Primary School, Church Lane, Challock, Ashford
SH/02/787/R9	Reserved Details in respect of geotechnical Investigation. Day Nursery with associated adult learning facilities. The Churchill School, Hawkinge Airfield, Hawkinge
TM/01/1009/R2	Reserved Details in respect of landscaping - New Car Park - Ightham Primary School, Oldbury Lane, Ightham, Sevenoaks
MA/04/236/R3	Reserved Details – Scheme of insulation against airbourne and impact sound. Dance Studio and fitness suite. Swadelands School, Lenham, Maidstone
SW/03/451/R6	Reserved Details – Updated School Travel Plan - School extension. Luddenham Primary School, Luddenham, Faversham
SH/02/1240/R8	Reserved Details – In respect of one way system. Early Years Excellence Centre, Hythe Community School, Cinque Ports Avenue, Hythe
DO/05/1382	The provision of an extension to provide internal access as well as a new external disabled lift to access the main hall area of the school. Dover Girls Grammar School, Frith Road, Dover
GR/05/307/R5	Reserved Matters – Drainage scheme Details. Children's Centre. Riverside Family Centre (Former Northcourt School), Dickens Road, Gravesend
MA/05/2319	To extend the North East corner of the School by two metres thus giving extra accommodation to the teaching areas, all to match the existing school. Roseacre Junior School, The Landway, Bearsted, Maidstone
TH/05/1592	The provision of an extension to provide a store room off the care suite within the internal courtyard of the school. Dame Janet School, Newington Road, Ramsgate

TM/04/3357/R14	Details of methodology statement for working in close proximity to trees and hedgerows –The Malling School, Beech Road, East Malling
TM/04/3357/R12	Details of foul and surface water disposal. The Malling School, Beech Road, East Malling
TM/04/3358/R16	Details of scheme of landscaping – New School buildings. Holmesdale Community School, Malling Road, Snodland
TM/04/3358/R12	Details of external lighting – New School buildings –Holmesdale Community School, Malling Road, Snodland
SH/03/122/R11	Reserved Details – In respect of walkway access. New Community Centre and Nursery. George Spurgen Primary School, Sidney Street, Folkestone
SH/03/122/R12	Reserved Details – In respect of servicing arrangements and access for emergency vehicles. New Community Centre and Nursery. George Spurgen Primary School, Sidney Street, Folkestone
CA/05/1664	Single storey extension at first floor level of the Autistic and Special Needs Department. Simon Langton Grammar School for Boys, Nackington Lane, Canterbury
AS/05/1252/R2	Reserved details of colour treatment for mobile classrooms. The Towers School, Faversham Road, Kennington, Ashford
SW/05/1554	Rebuilding of a section of the front boundary wall – Bredgar C of E (Aided) Primary School, Bexon Lane, Bredgar, Sittignbourne
TM/04/859/R5	Reserved Matters – Details of a landscaping scheme. Provision of 4 tennis courts with fencing and service provision for future training lighting. Hayesbrook School, Brook Street, Tonbridge
TH/05/1527	Retention and continued use of Terrapin Unit, No. 2 St. Nicholas at Wade C of E Primary School, Downbarton Road, St Nicholas at Wade
SE/05/3122	A new metal clad curved roof over an existing courtyard to provide a new ICT Suite and Library. Downsview Junior School, Beech Avenue, Swanley
TH/04/209/R4	Details pursuant – Details of colour of concrete roof tiles. Changing room spaces for sports hall, complete with office and stores. Hereson School, Ramsgate Road, Broadstairs
CA/05/423/R	Amended Details – Amendment to include electrical cabinet. Single storey extension. Wickhambreaux C of E Primary School, The Street, Wickhambreaux, Canterbury
SE/05/3067	To fence part of the boundary site with 2.4m high weld mesh fence (revised application), Hextable School, Egerton Avenue, Hextable
SH/05/1616	Proposed Arts Workshop. Bodsham C of E Primary School, School Hill, Bodsham, Ashford

E3.3

MA/05/2379	New single storey classroom accommodation. Oakwood Park Grammar School, Oakwood Park, Maidstone
CA/05/1683	Replacement of steel frame windows with white upvc double glazed units. Swalecliffe Community Primary School, Bridgefield Road, Swalecliffe, Whitstable
SW/05/1356	Provision of a new playing field and access by conversion of existing agricultural field. Tunstall Primary School, Tunstall, Sittingbourne
SH/05/1512	Provision of new 1800mm high powder coated steel palisade fencing and gates to Church Road and Horn Street boundaries. Cheriton Primary School, Church Road, Cheriton, Folkestone
DO/05/1420	New detached building to provide new changing accommodation with integral toilets and showers, drinks preparation room, plant room, officials changing rooms and community/meeting room. Castle Community School, Mill Road, Deal
TW/05/3337	Replacement of timber and metal framed windows with UPVC framed doubled glazed windows. St. Peters Parish Hall, North Street, 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.

Gravesham	Consultation by the Borough Council concerning artificial lighting to Pepperhill Technical Building, adjacent to Springhead Nursery, Gravesham Borough (GR/20/4)
-----------	--

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:-

SW/05/TEMP/0070 – Proposed development of waste recovery facility including in-vessel composting, materials recovery facility (MRF) and continued use for secondary recycled aggregate production at Countrystyle Recycling Ltd, Ridham Dock, Iwade, Sittingbourne, Kent ME9 8SR

- (b) 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 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.*

None

S:COM022006E

E6.1

This page is intentionally left blank