



AGENDA

PLANNING APPLICATIONS COMMITTEE

Tuesday, 8th December, 2009, 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 - 3 November 2009 (Pages 1 - 4)
4. Site Meetings and Other Meetings

B. GENERAL MATTERS

C. MINERALS AND WASTE DISPOSAL APPLICATIONS

1. Application SH/09/870 - MCC kiosk to be sited in excavated alcove on the coastal slope to the south of the Leas and two vent stacks for air pressure equalisation of underground pumping station at Land between Clifton Crescent and the Leas, Folkestone; Southern Water Ltd. (Pages 5 - 16)
2. Application CA/09/55 - Extension of Certificate of Lawful Use to include the mechanical sorting and crushing of incoming generally inert waste material to recover a greater percentage of reusable materials at Land to the rear of Kemberland, Fox Hill, Sturry, Canterbury; Mr Martin J Thomas (Pages 17 - 24)

D. DEVELOPMENTS TO BE CARRIED OUT BY THE COUNTY COUNCIL

1. Proposal AS/09/643 - Retention of a mobile classroom unit and replacement with a single storey modular building at Brook Community Primary School, Spelders Hill, Brook, Ashford; KCC Children, Families and Education (Pages 25 - 36)
2. Proposal TH/09/122 - Outline application for 40 extra care apartments for the elderly including 20 one-bed and 20 two-bed apartments, 20 two-bed apartments, residents' communal areas, staff facilities, car parking and internal access arrangements at former Newington Primary School Infants' site, Melbourne Avenue, Ramsgate; Kent Adult Social Services (Pages 37 - 52)

3. Proposal SW/09/851 - New pre-school and nursery facility, together with a School-run Extended Hours Club using three existing mobile classroom buildings at St George's CE Primary School, Chequers Road, Minster-on-Sea; Governors of St George's CE Primary School (Pages 53 - 66)

E. COUNTY MATTERS DEALT WITH UNDER DELEGATED POWERS

1. County matter applications
2. Consultations on applications submitted by District Councils or Government Departments
3. County Council developments
4. Screening opinions under Environmental Impact Assessment Regulations 1999
5. 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, 30 November 2009

KENT COUNTY COUNCIL

PLANNING APPLICATIONS COMMITTEE

MINUTES of A meeting of the Planning Applications Committee held in the Council Chamber, Sessions House, County Hall, Maidstone on Tuesday, 3 November 2009.

PRESENT: Mr R E King (Chairman), Mr J F London (Vice-Chairman), Mr R Brookbank, Mr A R Chell, Mrs V J Dagger, Mr T Gates, Mr W A Hayton, Mr C Hibberd, Mr G A Horne MBE, Mr J D Kirby, Mr R J Lees, Mr R F Manning, Mr R J Parry, Mr R A Pascoe, Mr M Robertson, Mr C P Smith, Mr K Smith and Mr A Willicombe

ALSO PRESENT: Mrs T Dean

IN ATTENDANCE: Mrs S Thompson (Head of Planning Applications Group), Mr M Clifton (Team Leader - Waste Developments), Mr J Crossley (Team Leader - County Council Development), Mr J Wooldridge (Team Leader - Mineral Developments) and Mr A Tait (Democratic Services Officer)

UNRESTRICTED ITEMS

77. Minutes - 6 October 2009
(Item A3)

RESOLVED that the Minutes of the meeting held on 6 October 2009 are correctly recorded and that they be signed by the Chairman.

78. Site Meetings and Other Meetings
(Item A4)

The Committee noted that the site visit and public meeting in Sellindge concerning the Otterpool Quarry planning application would now be held in January 2010 (date to be finalised). It was confirmed that training would be provided on Tuesday, 8 December 2009 and that the tour of permitted development sites would take place on Wednesday, 16 December 2009.

79. Outcome of Public Inquiry into two appeals by New Earth Solutions Ltd against the refusal by KCC for the removal of or variation to Condition 12 of Permission TM/06/762 (restriction on waste sources) at New Earth Composting Facility, Blaise Farm Quarry, Kings Hill, West Malling
(Item B1)

(1) Mrs T Dean was present for this item pursuant to Committee Procedure Rule 2.24 and spoke.

(2) During discussion of this item, the Committee agreed that the consequences of the Inspector's decision should be brought to the attention of the relevant Cabinet Portfolio Holder and Policy Overview and Scrutiny Committee.

(3) RESOLVED that:-

- (a) the report be noted; and
- (b) the contents of the report be brought to the attention of the Cabinet Member for Environment, Highways and Waste and to the Environment, Highways and Waste Policy Overview and Scrutiny Committee.

80. Application CA/09/607 - Metal and vehicle recycling and transfer centre together with a material recycling centre for dry recyclable waste and electrical goods, the storage of associated waste and waste products and storage of demolition and contracting plant and vehicles at Lakesview Business Park, Hersden, Canterbury; Ling Metals Ltd.

(Item C1)

(1) The Head of Planning Applications Group informed the Committee that because the Noise Assessment had revealed the noise levels from neighbouring operations to be greater than those applied for, it would be unenforceable and unreasonable to attach a Noise condition to any permission. As such, a condition would be contrary to the government advice set out in DOE Circular 11/95. Accordingly, the Committee agreed to its deletion.

(2) RESOLVED that permission be granted to the application subject to conditions covering amongst other matters the annual waste throughput; daily vehicle number restrictions; hours of operation, including no waste deliveries outside of the hours specified in paragraph 6 of the report and that all doors to the Materials Recycling Facility be kept closed at all other times; restrictions on external stockpile heights; lighting details; a landscaping scheme; details of habitat creation; dust control measures; details of signage; and the colour of the buildings.

81. Application TM/09/2028 - Variation of Conditions 18 and 26 of Permission TM/98/1843/MR100 as amended by Permissions TM/05/1173 and TM/07/3100 to further relax the time limit for the submission of restoration and aftercare schemes by no later than 3 June 2010 at Borough Green Sand Pit, Platt Industrial Estate, St Mary's Platt, Borough Green; Borough Green Sand Pits Ltd

(Item C2)

(1) Correspondence from Land and Mineral Management on behalf of the applicants dated 2 November 2009 was tabled.

(2) Mr H Rayner from Wrotham Parish Council and Mr M Taylor from Borough Green Parish Council addressed the meeting in opposition to the application.

(3) On being put to the vote, the recommendations of the Head of Planning Applications Group were carried by 13 votes to 3.

(4) RESOLVED that permission be granted to the application subject to the detailed restoration and landscape planting scheme and aftercare, maintenance

and management scheme for the application site being submitted by 3 June 2010; and all other conditions imposed on Permission TM/98/1843/MR100, as amended by Permission TM/07/3100, remaining in full force and effect.

82. Proposal DA/09/687 - Outline application for 40 extra care apartments for the elderly at Manorbrooke Residential Home, Bevis Close, Dartford; KCC Kent Adult Social Services
(Item D1)

(1) The Head of Planning Applications Group informed the Committee of correspondence from Stone Parish Council, supporting the proposal and requesting a firm commitment to the application from KCC before any demolition or loss of existing local provision was commenced. The Committee noted that this assurance had been given by the applicants on 15 September 2009.

(2) RESOLVED that:-

(a) permission be granted to the proposal subject to conditions including the standard time conditions for an outline permission; the submission of reserved matters relating to scale, design and landscaping; the development being carried out in accordance with the permitted layout and access arrangements; the height of the building not exceeding that set out in the proposal hereby permitted; details of proposed site levels being submitted for approval; the submission of a site investigation and verification plan into risks associated with contamination of the site; measures to be taken if contamination not previously identified on site is found; tree protection measures; details of all hard landscaping including fencing proposed on site; details of foul and surface water drainage; no surface water drainage being discharged into the ground unless otherwise approved in writing; details of pedestrian access arrangements on site; hours of operation during construction; the submission of a code of practice covering construction, including measures to mitigate for noise and dust generated by the development; measures to ensure no mud is deposited on the public highway; no external lighting being installed without prior approval; the provision of vehicle parking spaces prior to first occupation; the provision of cycle parking; and the use of the building being restricted solely for the use applied for; and

(b) the applicants be advised by Informative that:-

(i) in accordance with the measures set out in the letter of 15 September 2009 from the Managing Director of Kent Adult Social Services to the Head of Planning Applications Group, the applicants are expected to make provision to underwrite the introduction of waiting restrictions in the surrounding area, should on-street parking as a result of the development become a problem within 5 years of final occupation;

(ii) they are encouraged to consider incorporating biodiversity enhancement measures within the detailed design of the site;

- (iii) their attention is drawn to the need for careful consideration of the proposed ground levels for the development in relation to the surrounding private properties; and
- (iv) their attention is drawn to the need to ensure that the detailed design minimises the opportunities for overlooking to occur, and to the need for the landscape scheme to seek to maintain and enhance the existing provisions on site.

83. County matters dealt with under delegated powers
(Item E1)

RESOLVED to note matters 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) Screening opinions under Environmental Impact Assessment Regulations 1999 (None); and
- (e) Scoping opinions under Environmental Impact Assessment Regulations 1999 (None).

SECTION C
MINERALS AND WASTE DISPOSAL

Background Documents: the deposited documents; views and representations received as referred to in the reports and included in the development proposals dossier for each case; and other documents as might be additionally indicated.

Item C1

Construction of a motor control centre (MCC) kiosk to be sited in excavated alcove on the coastal slope to the south of the Leas and two vent stacks for air pressure equalisation of underground pumping station at Land between Clifton Crescent and the Leas, Folkestone, Kent. SH/09/870.

A report by the Head of Planning Applications Unit to Planning Application Committee on 8th December 2009.

Application by Southern Water Ltd for proposed MCC Kiosk and two vent stacks associated with construction of underground pumping station at Land between Clifton Crescent and the Leas, Folkestone, Kent.

Recommendation: Permission be granted subject to conditions.

Local Member: Mr Roland Tolputt

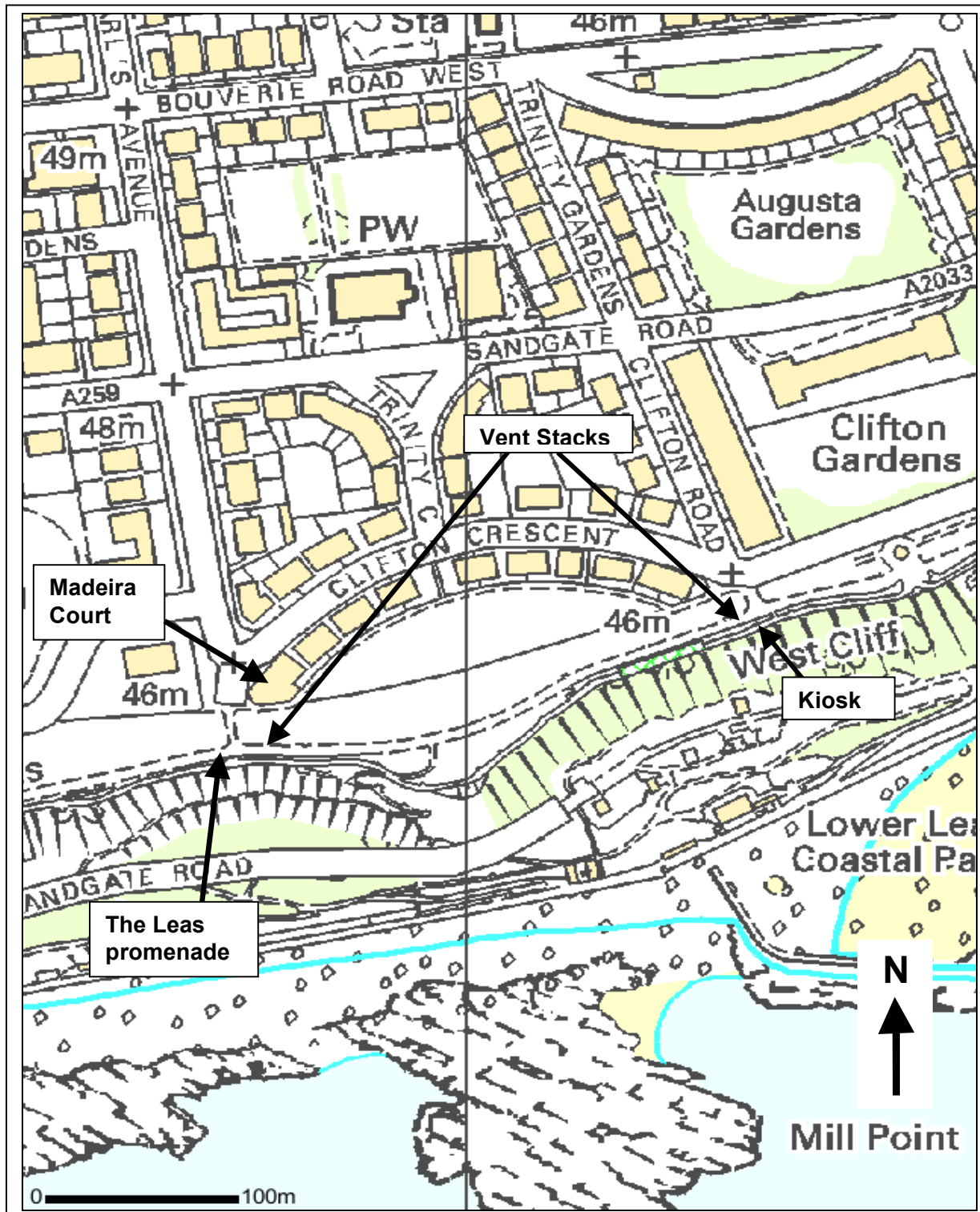
Classification: Unrestricted

The Site

1. The site lies on the south Kent coast on the urban fringe of Folkestone, approximately 1km west of Folkestone Harbour. The site is located between the residential properties of Clifton Crescent and The Leas coastal promenade. The application site is comprised of a small rectangular area of the cliff path below The Leas promenade and two small areas of The Leas Walk promenade itself, this is best illustrated by the attached plan. The site is flanked to the north by The Leas promenade, mown amenity land and the private communal garden and residential properties of Clifton Crescent. To the south of the site lies the cliff path which meanders its way down the coastal cliff to the Lower Sandgate Road and beyond to the shore.
2. The site does not lie in any area designated for nature conservation. However it does lie within The Leas and The Bayle Conservation Area. The area is predominantly residential, with a mixture of buildings dating from the 18th and 19th Centuries, many of which are listed for their historical and architectural interest. These buildings are at the closest point approximately 30 metres from the development.

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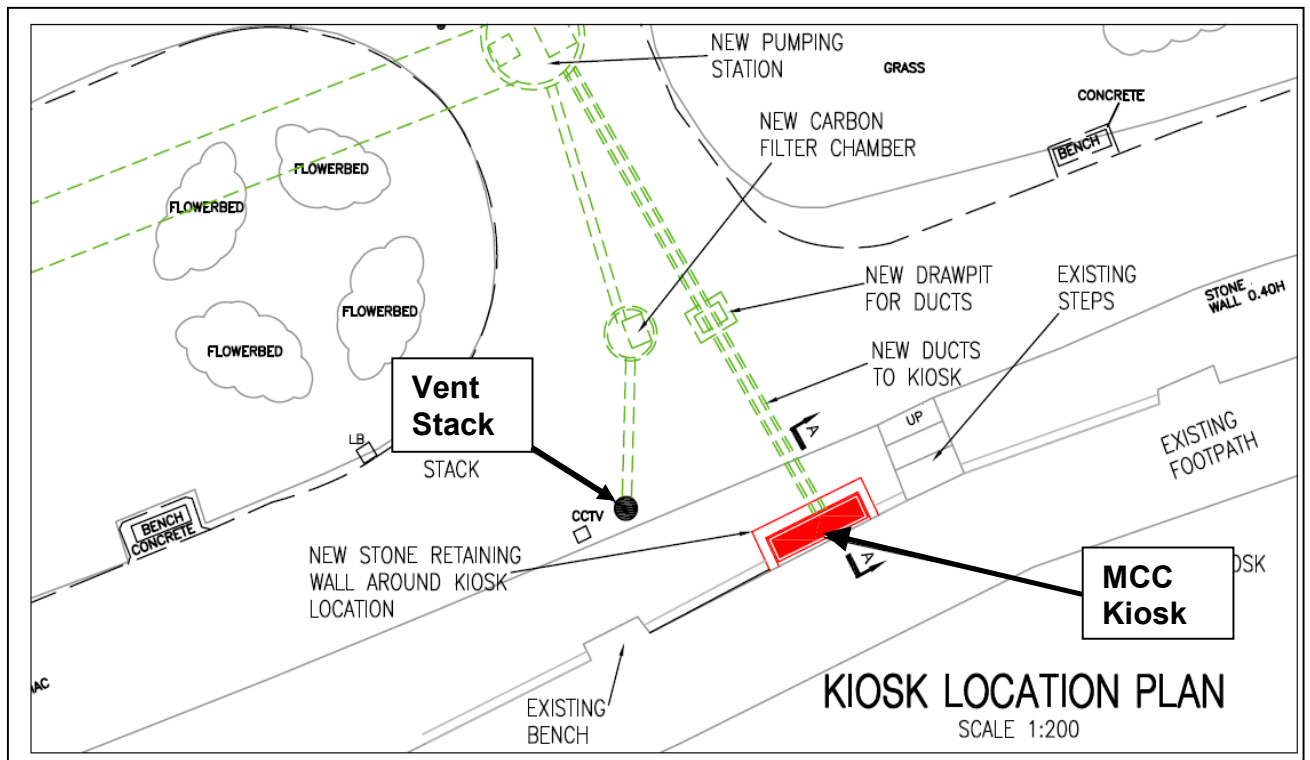
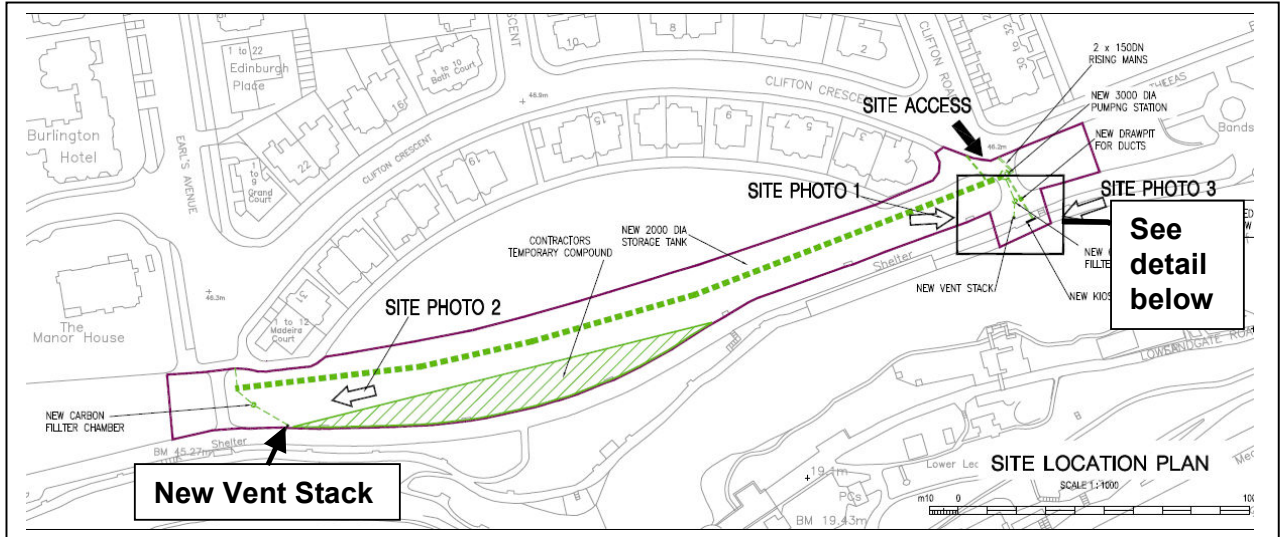
Application for construction of a motor control centre kiosk and two vent stacks as part of sewer upgrade works at land to south of Clifton Crescent, Folkestone, Kent. – SH/09/870.



C1.2

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Application for construction of a motor control centre kiosk and two vent stacks as part of sewer upgrade works at land to south of Clifton Crescent, Folkestone, Kent. – SH/09/870.



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Planning Background

3. Southern Water, as a statutory sewage undertaker has extensive permitted development rights, i.e., development that it can carry out without first needing to obtain planning permission. It is currently undertaking significant works in the area to ensure the local sewer network is brought up to modern standard and prevent internal sewer flooding. This application seeks planning permission for the above ground elements of a new wastewater pumping station and associated infrastructure. The works include below ground level a pumping station, sewers, various minor chambers, tanks and above ground temporary construction compound, all of which benefit from permitted development rights. This proposal forms part of a larger scheme covering an area of 7500m² to install a larger capacity pipe along The Leas promenade.
4. The need for a pumping station in this area is driven by works to upgrade the sewage system in Folkestone to prevent sewer flooding to residential properties, specifically Flat 3, 25a Clifton Crescent; Flat 1, 27 Clifton Crescent; Flat 1, 29 Clifton Crescent; Flat 1, 31 Clifton Crescent. The applicant also notes that there are other properties at risk of sewer flooding within Clifton Crescent.

Application for construction of a motor control centre kiosk and two vent stacks as part of sewer upgrade works at land to south of Clifton Crescent, Folkestone, Kent. – SH/09/870.

The Proposal

5. The elements associated with the pumping station which require planning permission and are the subject of this application include the provision of two vent stacks and a motor control centre (MCC) kiosk. The proposal as submitted has been the result of thorough examination of alternative options for the location and design of the vent stacks and the MCC kiosk. This proposal contains the options chosen by the applicant as being the most appropriate in terms of the sensitivity of the location and the practicality of solving the local sewer flooding problem.
6. The MCC kiosk would be located along the cliff path in an excavated alcove as located on the plan. The kiosk would be a rectangular box shape of dimensions 3.00m x 0.60m and 1.60m high and would house the control panel and necessary electronic equipment to control and monitor the underground pumps and detention tanks. The dimensions are determined by the size of the equipment it is intended to house. The kiosk would be finished in ash grey Glass Reinforced Plastic (GRP). The kiosk would be mounted on a concrete plinth, which would be 0.20m wider than the kiosk and raised 0.15m above ground level. The purpose of the plinth would be to raise the kiosk above ground level to further protect the electronic equipment from damage. The alcove would be supported by a structural supporting wall built into the existing slope.
7. The proposal also includes the installation of two vent stacks, both vent stacks are proposed to be situated on The Leas promenade each located to the south of the western and eastern ends of the properties of Clifton Crescent. Their location is best illustrated by the attached site plan. Each of the stacks would be located adjacent to existing street furniture in order to minimise visual impact. The stacks would consist of cast iron base and column, coloured ash grey and white. The stacks would match the existing street furniture colour scheme. The stacks would be of 4.00m in height and of maximum external diameter of 0.35m reducing to 0.15m through the column. The stack's purpose would be to release air from the underground detention tank which would be displaced at times of heavy rainfall. The air would be deducted through a carbon filter, which would remove odiferous molecules from the air.
8. The temporary constructor's compound would be located on 1250m² of mown amenity land between The Leas promenade and the private walled garden of Clifton Crescent. The compound would take up this space for the duration of the works (Including the underground permitted development aspects). This would provide temporary welfare, office and storage area. Access to The Leas promenade would be maintained at all times. The cliff path however, where the MCC kiosk would be located, would have to be closed for a maximum period of 3 weeks.

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Construction programme

9. The applicant states that construction program for the entire wastewater works (including the elements that require planning permission) is estimated to last for 30 weeks. The applicants proposed hours of working are:

07:30 – 18:30 Monday to Friday
08:00 – 13:00 Saturdays

10. There is no requested working on Sundays or bank holidays.

Traffic Generation

11. The main traffic generation would occur during the construction phase of site development. Vehicle movements would consist of daily access to the site from site personnel and delivery of plant machinery and equipment. Vehicle movements per week for the permitted development aspects and the kiosk and vent stacks, during the construction phase would be approximately:

12 Light Van/Car per day
16 Car per day

12. Over the course of the construction phase there will also be approximately 320 lorry movements, 30 concrete wagons and 8 articulated lorry movements, most of which are related to the permitted development aspects.
13. The applicant has proposed a traffic management plan which would be put in place for the duration of the works. This would ensure that pedestrian, cycle and motor vehicle access in the vicinity of the works is maintained at all times.
14. After completion of construction, during the operational phase of the development there would be occasional visits to site approximately every 3 months. These would be made during normal working hours by operational staff in light vans.
15. The application is accompanied by supporting information that includes environmental information, impacts upon protected species and arboricultural interests. No trees are proposed to be lost as part of the development. Mitigation measures are identified for addressing any likely impacts on protected species.

Development Plan Policies

16. The key Development Plan Policies relevant to the consideration of the application are set out below.
17. **National Planning Policies:** PPS1 (Delivering Sustainable Development), PPS10

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(Planning and Waste Management), PPS23 (Planning and Pollution Control) and Waste Strategy for England 2007.

18. **South East Plan Policies (May 2009):** Policies CC1 (Sustainable Development), CC7 (Infrastructure and implementation), NRM9 (Air Quality), NRM10 (Noise) W3 (Regional Self-Sufficiency), W4 (Sub-Regional Self-Sufficiency) and W17 (Location of Waste Management Facilities).
19. **Kent Waste Local Plan (March 1998) (Saved Policies):** Policies W18 (Noise, Dust and Odour) and W19 (Groundwater)
20. **Shepway District Local Plan (2006) (Saved Policies):** BE3 (Conservation Areas), BE4 (Conservation Areas), BE5 (Listed buildings), LR9 (Protection of open space, amenity land)

Consultations

21. **Shepway District Council (SDC):** Do not object to the proposals, but wish to make the following comments:
 1. The application lies within a predominantly residential area within the Folkestone Town settlement boundary. Further to this the site lies within an area designated as a conservation area for its historic appearance, with listed buildings surrounding the site. As such the development must be weighed against the setting of the listed buildings and in context of the conservation area. Development should seek to conserve or enhance this settling in line with Section 66 (1) and Section 72 (1) of the Planning (Listed buildings and Conservation Areas) Act 1990.
 2. SDC does not object to the erection of the vent stacks subject to the use of the proposed design, height and colour scheme which should match existing adjacent structures. The location of the Kiosk would not be visually prominent and as such would not be detrimental to the character and appearance of the conservation area subject to the proposed design, size and colour.
 3. Shepway District Council's Environmental Health Unit suggest that any noisy machinery should only be operated between the hours of 0800 - 1800 Monday to Friday and 0800 – 1300 Saturdays. This is due to the close proximity of sensitive residential receptors. If other works are needed outside these hours they should be non-noisy activities which are unlikely to cause disturbance.

Environment Agency: Do not object to this proposal, provided that conditions in regards to contamination, disposal of soil, drainage and fuel, oil and chemical storage are imposed on the planning permission.

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Jacobs (Landscape and Visual impact): Consider that both the vent stacks and the MCC kiosk would not have any significant effect on the Conservation Area, or the setting of the listed buildings along Clifton Crescent. It is accepted that the vent stack would be visible from the properties of Clifton Crescent; however the vent stacks would not be visually intrusive. The landscape advisor considers that the uncluttered nature of The Leas promenade may be affected by the proposed vent stacks. It is considered that the best location for the vent stacks in terms of limiting visual impact would be on the cliff path, however it is recognised that this may not be the best solution in terms of practicalities of operation. It is considered that the colouring of the vent stacks and MCC kiosk to match existing street furniture would be appropriate.

Jacobs (noise and air quality): Have no concerns with the operational phase of the MCC kiosks or the vent stacks in terms of noise or odour. In particular regard to the vent stacks during normal circumstances, there would be no quantifiable flow through the vent pipe as sewerage will flow through the existing sewer. At times of heavy rainfall (storm events), the highest rates of flow through the vent stacks will occur in order to release air pressure from the system as water fills the sewer and tank. Given the above, the location of the vent stacks near the cliff edge and the height of the vent stacks (4 metres), the vent stacks are unlikely to cause detriment to the nearest residential receptors and users of The Leas promenade.

Divisional Transport Manager: Has no objection to the proposals in respect of highway matters.

Local Member

22. The Local County Member for Folkestone South, Mr Roland Tolputt was notified of the application on 7 September 2009. No comments have been received to date.

Representations

23. The application was advertised in a local paper, a site notice was posted and 79 local residents were consulted. 2 letters of **objection** from members of the public have been received. The main reasons for objection can be summarised under the following points;

- Visual Impact
- Odour

Discussion

24. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications are determined in accordance with the development plan unless material considerations indicate otherwise. In the context of this application, the policies outlined in

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paragraphs 16 – 20 are of greatest relevance.

25. Until the Kent Waste Development Framework has been adopted as a replacement for the Kent Waste Local Plan (1998), and any identified sites and location criteria have been subjected to a Sustainability Appraisal and Strategic Environmental Assessment as part of that process, PPS10 requires that planning authorities should ensure proposals are consistent with its policies.
26. The key issues for determination of this application, in my opinion, are the need for the proposals balanced against the impact both temporary and permanent upon the amenity of the area.

Need for Proposal

27. This scheme forms part of Southern Water's AMP 4 (Asset Management Plan 4) Programme. This is a major programme of refurbishment and upgrading of various existing wastewater treatment works and associated sewer infrastructure required by The Office of Water Services (OFWAT) and the Environment Agency (EA), to be put in place between 2005 and 2010. Currently the residential properties of Flat 3, 25a Clifton Crescent; Flat 1, 27 Clifton Crescent; Flat 1, 29 Clifton Crescent; Flat 1, 31 Clifton Crescent are known to be affected by sewer flooding. The applicant also notes that there are other properties at risk of sewer flooding within Clifton Crescent. The network of proposed infrastructure (pumping station, tanks, new sewer etc) is designed to address these flows.
28. This specific site has been chosen as it is proximate to the existing infrastructure that needs upgrading. The choice of site is therefore largely dictated by operational requirements and the availability of vacant land sufficiently large enough to accommodate the infrastructure requirements.

Amenity impacts

29. It is considered that the greatest impact upon the amenity of the area from the improved wastewater treatment works would occur during the construction period. Most of the impact (albeit temporary) would occur through the installation of the underground equipment, which is permitted development and as such is not the subject of this planning application. However I shall consider each area of concern in turn.
30. Saved Policies BE3, BE4, BE5, and LR9 of the Shepway District Local (2006) plan serve to protect the conservation area, listed buildings and amenity open space around the site as such regard should be had to these policies. Policies NRM 9 and 10 of the South East Plan (May 2009) seek to ensure that development such as this should be planned and designed to avoid or adequately mitigate pollution impacts. Development where mitigation would not afford adequate protection should not be supported.

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Location of development and visual impact

31. Local residents have raised objection to the location of the two vent stacks, which are proposed to be located along The Leas promenade. The area forms part of The Bayle and The Leas Conservation Area, and is typified by a number of listed buildings, manicured lawns and flower beds. The promenade on which the vent stacks are proposed to be located consists of a wide asphalt pedestrian footpath along the seafront. The promenade is characterised by regularly spaced ornate cast iron lamp posts with interspersed litter bins and benches. The lamp posts are coloured ash grey at the bases with white columns; similarly the litter bins are coloured ash grey with the benches finished in dark stained wood. There are some modern fixtures along the promenade including a CCTV column, which is coloured in the same fashion as the lamp posts.
32. The vent stacks would be formed from cast iron and painted ash grey at the base with white columns to match the existing street furniture. Shepway District Council and the County Council landscape advisor agree that these are both an appropriate colour scheme and material for the vent stacks in this location. I share this view.
33. The Applicant proposes the first of the vent stacks to be located adjacent to the CCTV column to the east of Clifton Crescent and the second would be located adjacent to a Victorian lamp post approximately 25m to the South of Madeira Court. KCC's landscape advisor is of the opinion that locating the vent stacks further away from the lamp posts and CCTV column would reduce the visual impact and maintains the uncluttered appearance of the promenade, and has suggested they be better located on the cliff path below the promenade. However she also acknowledges this may not be practical.
34. The Applicant considered a number of alternative locations for the vent stacks prior to submission of this application. For practical reasons the location of the vent stacks on the promenade would result in less permanent construction activity, such as maintenance areas and steps into the Cliffside. Furthermore placing the vent stacks below the cliff path would still result in the structures protruding above the promenade and the associated visual intrusion. Lowering the height of the vent stacks would reduce the effectiveness of the dispersion required and is not a reasonable option.
35. The simplistic functional design is proposed to not compete with the ornate lamp posts which would continue to draw the eye. The location of the vent stacks is not contested by Shepway District Council, who have considered the impact of the proposals upon the conservation area and nearby listed buildings. Given there is no objection to the stacks being located within the conservation area on balance I consider that relocating them elsewhere would cause practical problems and would not necessarily result in less visual impact.
36. Further specific concerns have been raised by local residents about the impact of the positioning of the vent stacks on views across The Leas and out to sea from the properties of Clifton Crescent and Madeira Court. KCC's landscape advisor has been consulted on

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the impact of the vent stacks from these properties and has come to the conclusion that the vent stacks being of maximum diameter of 0.35m at the base and 0.15m through the column would only be viewed as a minor part of the wider sea view. The landscape advisor concludes that due to the scale and location of the proposed vent stacks they would not be particularly intrusive. As such I am satisfied that the location and design of the vent stacks and design would not have any detrimental visual impact on the views from residential properties.

37. This application seeks to locate the MCC kiosk in a purpose built alcove on the downward slope of the cliff path. The alcove would be designed in similar fashion to existing alcoves in the cliff path which house benches. The alcove would be cut into the cliff slope, lined with concrete or block wall reinforcement then faced and capped in stone to match the existing alcoves. This design solution ultimately would not restrict the use of the footpath and is not considered to have an unacceptable impact on the setting of the conservation area or listed buildings.

Odour

38. Concerns have been raised by local residents over the odour impacts from the vent stacks location. The vent stacks would be located approximately 25 meters away from the nearest residential property of Madeira Court. The vent stack would have a carbon filter odour control system, which would be maintained and replaced periodically. Regular maintenance of the site would ensure that this is done as and when it is required. This is a standard design solution used by Southern Water on sites across the County. The County Council's odour and air quality advisors did not raise any concerns over potential odour issues. As such I am satisfied that subject to a condition requiring regular maintenance of the carbon filter any odour impacts upon the residents of Madeira Court would be satisfactorily mitigated.

Noise

39. Noise impact will mainly occur through disturbance during the temporary construction. It is accepted that the noise from construction could cause a temporary detrimental effect to occupiers at home during the day in the closest residential properties. However, noisier construction impacts are intended to be limited to normal working hours and would be of short duration to minimise disturbance. Kent County Council's noise advisor was consulted and raised no concern in regards to noise during the construction or operational phases and does not object to the proposals. I am satisfied that any potential noise impacts could be appropriately mitigated by the use of planning conditions and best working practices to ensure that disturbance is minimised.

Access

40. It is accepted that there would inevitably be minor disruption to local roads during construction, and as such the applicant has proposed that a transport management plan to

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be formulated for the duration of the construction phase. Such a plan would be agreed with the Divisional Transport Manager before construction would begin and could be enforced through appropriate planning conditions.

41. Once the construction phase of the proposal would be completed there would not be any long term traffic impacts from the proposal. Routine maintenance via infrequent visits to site via light van would not pose any significant impact on highway safety or capacity.

Dust

42. Dust impacts which may arise during construction would be minimised through the adoption of best practice measures.

43. Concern has been raised by a local resident over the principle of the greater scheme in this location. I remind members that the wider scheme is permitted development and therefore not for consideration by this Planning Authority.

Conclusion

44. The new pumping station and associated infrastructure are being proposed as part of the applicant's programme of investment to meet OFWAT targets for the improvement of the wastewater network, to prevent sewer flooding in the immediate vicinity of the development. Due to the applicant's permitted development rights, only those minor elements above ground require planning permission. The location of the site has been chosen largely due to the location of the existing infrastructure and is well related for its purpose. The site is within a Conservation Area and near to Listed Buildings; the applicant has had regard to these in working up a sympathetic yet practical solution to the problem at hand. I am satisfied that thorough exploration of alternatives to location and design has been explored and the most appropriate solution proposed. Appropriate planning conditions could be imposed to control the temporary construction impacts and operational activities. As such I am satisfied that the proposal is acceptable in planning terms.

Recommendation

45. I RECOMMEND that PERMISSION BE GRANTED subject to appropriate conditions including standard time condition, maintenance of carbon filter, noise controls, construction hours and measures to prevent mud or debris on the highway, contamination, disposal of soil, drainage and fuel, oil and chemical storage and design.

Case officer – Shaun Whyman	01622 221055
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Background documents - See section heading
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Item C2

Application to extend the existing Certificate of Lawful Use to include the mechanical sorting and crushing of incoming generally inert waste material to recover a greater percentage of re-usable materials. Land to the rear of Kemberland, Fox Hill, Sturry, Canterbury, Kent.

A report by Head of Planning Applications Group to Planning Applications Committee on 8 December 2009.

Application Reference: CA/09/55 by Mr Martin J. Thomas seeking to extend the operations covered by the existing Certificate of Lawful Use to include the mechanical sorting and crushing of incoming generally inert waste material to recover a greater percentage of re-usable materials. Land to the rear of Kemberland, Fox Hill, Sturry, Canterbury, Kent.

Recommendation: Permission be Granted subject to conditions.

Local Member: Mr Alan Marsh

Classification: Unrestricted

Site

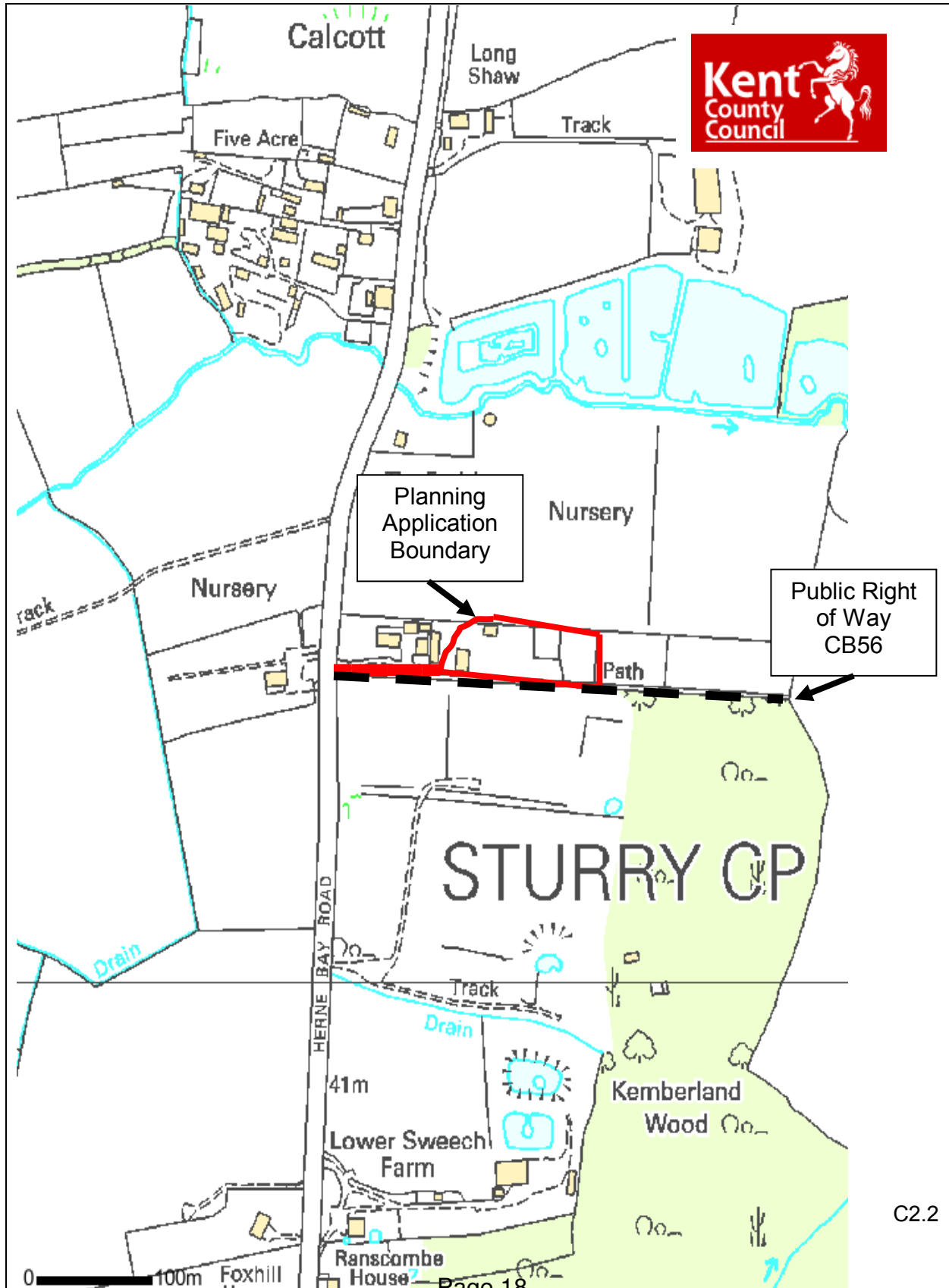
1. The site is located in open countryside adjacent to the eastern side of the A291 Herne Bay Road, north of Sturry. It consists of an existing yard used for the sorting of waste materials imported by skip and contains various stockpiles of materials including hardcore, bricks and timber. Access is via an entrance off the A291 which also serves as an access to two bungalows which are located between the highway and yard. The site is bounded to the east and south by woodland and along the southern boundary there also runs a Public Right of Way CB56.

Planning History

2. In August 2004 Canterbury City Council issued a Certificate of Lawful Use or Development (CLUED) for the site as a concrete and skip business on the basis that such activities had been taking place continuously without interruption more than 10 years before the date of the application for the CLUED. In February 2006 a further application for a CLUED was made to Kent County Council in order to include additional activities not covered in the first CLUED issued by the City Council and which the applicant claimed had also been taking place at the site uninterrupted for more than 10 years. These activities included the screening and sorting of waste imported to the site by skip and the dispatchment of the sorted materials to other businesses and to landfill.

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C2.2

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3. As part of these operations it was claimed that a screener and crusher were brought on site and used as and when required. As part of its consideration of the application, whilst the County Council were satisfied on the basis of the evidence submitted that the sorting and separation of waste had taken place at the site, with regard to the crushing and screening activities it was considered there was insufficient evidence to satisfactorily demonstrate that these had also been undertaken continuously for 10 years. Accordingly when the CLUED was formally issued it specifically excluded amongst other matters any screening or crushing at the site where it was felt these would need separate planning permission in their own right.

Proposal

4. An application has been submitted to extend the operations covered by the existing Certificate of Lawful Use granted by the County Council to include the mechanical sorting and crushing of incoming generally inert waste which the applicant claims would enable a greater percentage of materials to be re-used. With the exception of the permanent installation of a screener and crusher on site it is not intended that there would be any other changes to the current operational practices. Waste throughputs would remain at the same level permitted under the existing Environmental Permit issued by the Environment Agency (i.e. less than 25,000 tonnes per annum) generating on average some 72 vehicle movements to and from the site each day rising to a maximum of 76 movements per day. Hours of operation would remain at 0700 to 1800 hours Mondays to Fridays and 0700 to 1300 Saturdays with no operations on Sundays or Bank Holidays. In order to mitigate any adverse impacts on the local amenity it is proposed that the machinery would be fitted with full dust and noise suppression systems. Whilst claiming that the Public Footpath which runs along the southern site boundary is rarely used and most likely only used at the weekend, the applicant would also be willing not to operate machinery on Saturday in order to reduce any impacts on the amenity of walkers using this route.

Planning Policy Context

5. **National Planning Policies** – The most relevant National Planning Policies against which this application needs to be considered are set out in MPS2 (Controlling and Mitigating the Environmental Effects of Minerals Extraction in England) which Mineral and Waste Planning Authorities are required to follow in preparing Minerals and Waste Development Schemes and also in considering individual applications for minerals and waste development. In particular it provides advice and guidance on factors to be taken into account relating to dust (Annex 1) and noise (Annex 2). Planning Policy Statement 10 (Planning for Sustainable Waste Management) advises on the need for waste planning authorities to consider the likely impact on the local environment and amenity including impacts from dust and noise (Annex E). Planning Policy Statement 23 (Planning and Pollution Control) requires waste planning authorities to be satisfied there would be no adverse impacts on the local environment before granting permission including impacts on local air quality.

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6. **South East Plan (May 2009)** – includes policies which set targets for the diversion of waste from landfill (Policy W5) and recycling and composting (Policy W6). Outside nationally designated landscapes planning authorities are encouraged to protect and enhance the diversity and distinctiveness of the region's landscape (Policy C4). Policy C6 requires local authorities to encourage access to the countryside by including amongst other matters maintaining, enhancing and promoting the Public Rights of Way system.
7. **Kent Waste Local Plan (March 1998)** – Policy W18 requires before granting any permission for a waste management operation the Planning Authority to be satisfied that noise, dust and other emissions can be satisfactorily controlled particularly in respect of its impact on neighbouring land-uses and amenity.

8. **Consultations**

Canterbury City Council: No objections subject to a condition restricting the use of the machinery to day time and weekdays only.

Sturry Parish Council: No comments received.

County Transport Operations Manager: - No objection.

Jacobs (Noise and Dust): - Considers dust is unlikely to cause a nuisance to nearby residential properties provided that the dust suppression systems as detailed in the application are utilised and guidance provided by MPS2: Annex 1 is followed. With regard to noise, is of the opinion that the proposed use of mechanical sorting and crushing machinery could potentially result in detriment to the nearby residential property. Requires therefore an assessment to be undertaken by the applicant to demonstrate predicted noise levels emanating from the site comply with those contained in MPS2. The assessment should include all proposed hours that the plant would operate.

Following the subsequent submission of a separate noise assessment raise no objection to the imposition of a condition restricting maximum noise levels.

Jacobs (Landscape): Welcomes the intention to undertake tree planting along the Public Right of Way to help screen the site but questions whether the proposed species consisting of a series of conifers to stop up gaps in the existing hedgerow is appropriate and considers native species should be included to support the character of the native woodland.

Environment Agency: Raise no objection subject to the storage and sorting of waste being sited on a hardstanding, storage of any fuels, oils or other potentially contaminating materials to be stored such that there would be no discharges to ground and storage of waste on site being sealed and secured at night and when the site is not in operation.

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Natural England: Has no comments to make on the proposal but would expect the County Council to consider the possible impacts if it falls within An Area of Outstanding Natural Beauty, is on or adjacent to a site of Nature Conservation Importance and whether the proposal represents an opportunity for biodiversity enhancements.

Kent Wildlife Trust: no comments received.

Local Member

9. The Local Member, Mr Alan Marsh, was notified of the application on 12 January 2009. No comments have been received to date.

Representations

10. The application was advertised in the local press, site notices posted on site and one property was notified which falls within 250 metres of the site. As a result some 3 letters of objection have been received from local residents. Their objections raise concerns over fires which are lit on site and the adverse impacts from noise and dust on the locality, including Longshaw Farm Coarse Fishery which lies close to the site.

Discussion

11. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications are determined in accordance with the development plan unless other material considerations indicate otherwise. In the context of this application the national policy guidance along with the development plan policies outlined under paragraphs 4 to 6 are of particular relevance.

12. In my opinion having regard to the above policy guidance together with comments made by consultees along with representations received, the main determining issues relate to the potential impacts from the development in respect of noise, dust and the local landscape together with what wider contribution the development would make towards sustainable waste management.

Local Landscape

12. Given the general landscape surrounding the site which largely consists of native woodland, I am satisfied that the additional plant and machinery proposed to be brought onto the site would not result in any significant adverse visual impacts from long distant views of the site. Furthermore, whilst nearby views into the site currently exist from the Public Right of Way which runs adjacent to the southern site boundary, given the comments made by the

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County Council's landscape advisor, I am satisfied that should members be minded to grant permission, a condition could be imposed requiring further details of planting where gaps currently appear in the existing tree screen such that any visual impact from the development would be reduced to an acceptable level.

Dust

13. Whilst concerns have been raised over nuisance from dust, the County Council's dust advisor has confirmed that provided the dust suppression measures proposed, which include the provision of two Renby Fogging Units on site are utilised in accordance with the guidance set out in MPS2 (Annex 1), dust is unlikely to cause detriment to the nearest residential properties. I would concur with this view, particularly given the additional mitigation that would also be served from the existing trees surrounding the site.

Noise

14. In addition to concerns raised over impacts from dust, given the nature of the machinery proposed to be employed at the site, objections have also been raised over adverse impacts from noise in the locality. Notwithstanding, that the applicant would be prepared to restrict the operation of the plant and machinery to weekdays only, the County Council's noise advisor has advised that a noise assessment be undertaken in order to be able to predict noise levels emanating from the site are able to comply with MPS2. In my opinion, given its location in open countryside where background noise levels would normally be expected to be relatively low, as a minimum such an assessment should include a background noise survey in order to determine baseline levels against which the predicted increase in levels when the machinery is in operation can be assessed. This in turn would then help identify the need for any mitigation measures that may be required to reduce noise to an acceptable level, including for example the installation of acoustic screens. The potential impact from noise is not only a material consideration in relation to the possible affects on residential properties but is also significant in terms of how this may affect the amenity of the users of the Public Right of Way which runs along the southern boundary of the site and where policy C6 of the South East Plan seeks to maintain and enhance such routes.
15. In response to the recommendation made by the County Council's noise advisor the applicant commissioned a separate noise assessment. The assessment included measuring existing background levels at the nearest residential property which is situated some 150 metres to the north of the site. The measured noise level at this location was 50 dB (A) with occasional peaks of 86 dB (A), the dominant noise source being local traffic on the A291 Herne Bay Road. The assessment recommended that the additional noise from the proposed plant and machinery should be designed such that the resultant noise level measured at the nearest residential property is at least 5 dB (A) lower than the existing background levels. Therefore noise from the plant and machinery should not exceed 45 dB (A) when measured at this location.

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16. In order to achieve these levels the assessment calculated that the plant and machinery selected would need to emit a maximum noise level of no more than 78 dB (A) each when measured at a distance of 3m. This calculation for distance propagation assumed no attenuation for any screening in order to represent a ' worse case ' scenario.
17. The noise assessment also considered the impact on the users of the public footpath that runs along the southern boundary of the site and calculated that the section of the path closest to the plant would experience a level of around 67 dB(A). The assessment recommended that suitable acoustic screening be provided either around the plant itself or on the southern site boundary. With the benefit of such screening it predicted that noise levels would be reduced by some 10 dB(A) to around 57 dB(A) which it considered to be an acceptable level and not be detrimental to the users of the footpath. The assessment recommended that the height of the screen should be at least 0.5m higher than the top of the plant and extend to at least 1.5m beyond it preferably with an angled return at each end. The final dimensions of the screening will be determined according to the specific plant employed at the site.
18. On the basis of the noise assessment and its conclusions the County Council's noise advisor has raised no objection to the proposal and recommends that a condition be imposed on any permission requiring that in accordance with BS 4142, the noise rating level at the receptor location shall be no less than 5 dB lower than the background noise level as measured at the closest residential property. In his opinion this would ensure that activities on site do not result in any adverse impact at either the nearest residential property or the fisheries located a further 50m from the application site. Should members be minded to grant permission I would further recommend that a condition be imposed requiring details of the design and location of the proposed acoustic screen to be submitted and approved prior to the installation and operation of the plant and machinery on site.
19. Having regard to government advice and the relevant development plan policies relating to noise, in my opinion provided conditions as recommended in paragraph 18 above are imposed on any future permission there would be no overriding objections on the grounds of noise.
20. Finally, with regard to complaints about fires at the site, given that there is no express planning permission or conditions preventing fires from being lit, this is more a matter for either the Local Environmental Health Department who may be able to take action against where a statutory nuisance is being caused or the Environment Agency who regulate operations under a separate permit.

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Conclusion

21. There is general policy support in principle towards recycling as one of a number of means of achieving the diversion rates away from landfill as set out in the South East Plan. However, each application has to be determined on its merits, against which relevant government guidance and development plan policies together with any other material considerations need to be taken into account. The site is currently operated as a skip hire business together with the sorting, separation and re-use of inert and semi-inert waste. These uses are operating under the benefit of Certificates of Lawful Development previously issued by Canterbury City Council and Kent County Council, and which have therefore effectively legitimised the use of the site as a permanent waste management facility at this location. Following formal consultations on the application and with the benefit of additional supporting information in respect of noise impacts, I am satisfied that with the imposition of appropriate conditions as recommended, operations would be satisfactorily controlled such that they would have no adverse impacts on the local amenity. In my opinion the proposal is consistent with the objectives of both national and regional policy and accords with the development plan in so far as the employment of the additional plant and machinery would lead to an increase in the percentage of materials recycled at the site and in turn help achieve the diversion rates sought away from landfill.

Recommendation

22. I RECOMMEND that PERMISSION BE GRANTED, SUBJECT TO conditions covering amongst other matters hours of working, noise controls, details of acoustic screening, landscaping, waste types and maximum throughputs, maximum traffic movements, sorting and storage of waste to be sited on a hardstanding, fuel storage, implementation and maintenance of the dust suppression system, the site layout including the location and use of the screener and crusher to be in accordance with drawing WMG 2a, details of the screener and crusher being submitted and approved prior to being introduced on site and stockpile heights.

Case Officer: Mike Clifton

01622 221054

Background Documents: See Section Heading

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 proposals dossier for each case; and other documents as might be additionally indicated.

Item D1

Retention of a mobile classroom unit, removal of a mobile unit and replacement with a single storey modular building – AS/09/643

A report by Head of Planning Applications Group to Planning Applications Committee on 8 December 2009

AS/09/643 - Application by Kent County Council Children, Families, Health and Education for the retention of a mobile classroom unit, removal of a mobile unit and replacement with a single storey modular building at Brook Community Primary School, Spelders Hill, Brook, Ashford.

Recommendation: Planning permission be granted subject to conditions

Local Member(s): Mr A.Wickham

Classification: Unrestricted

Site

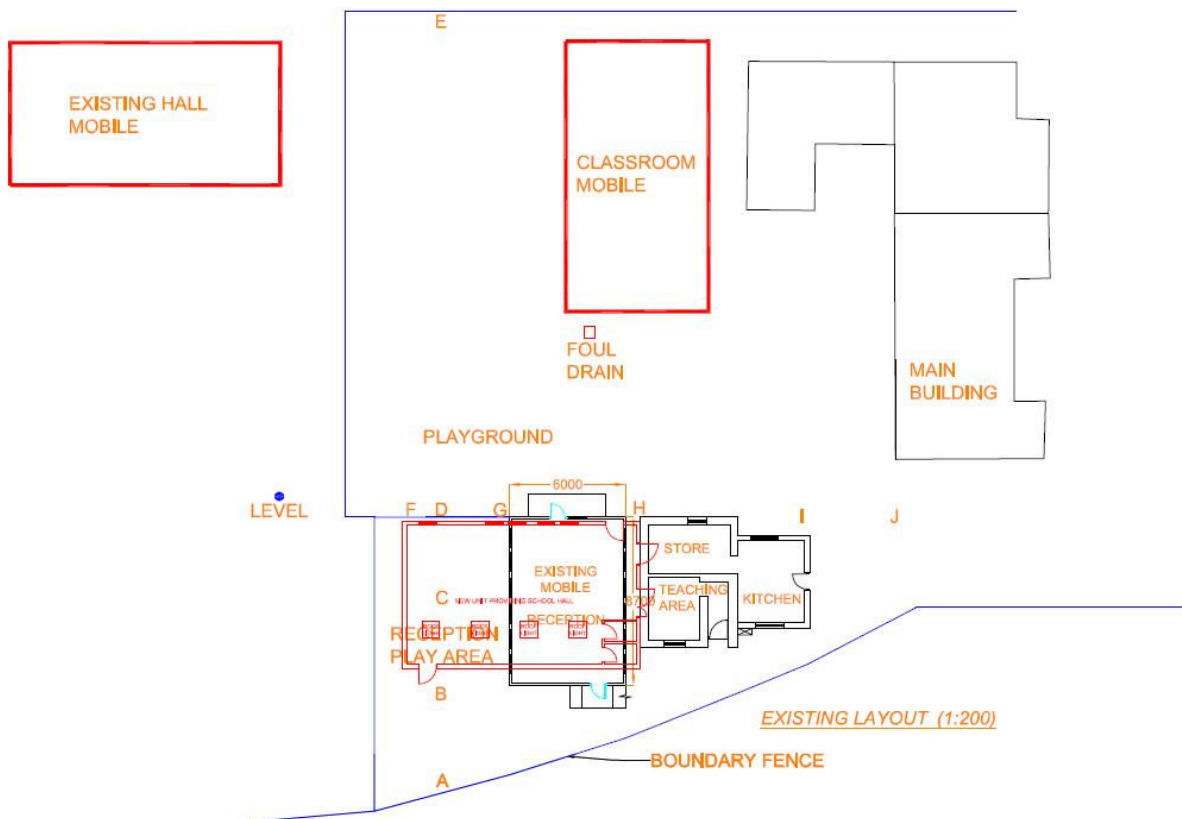
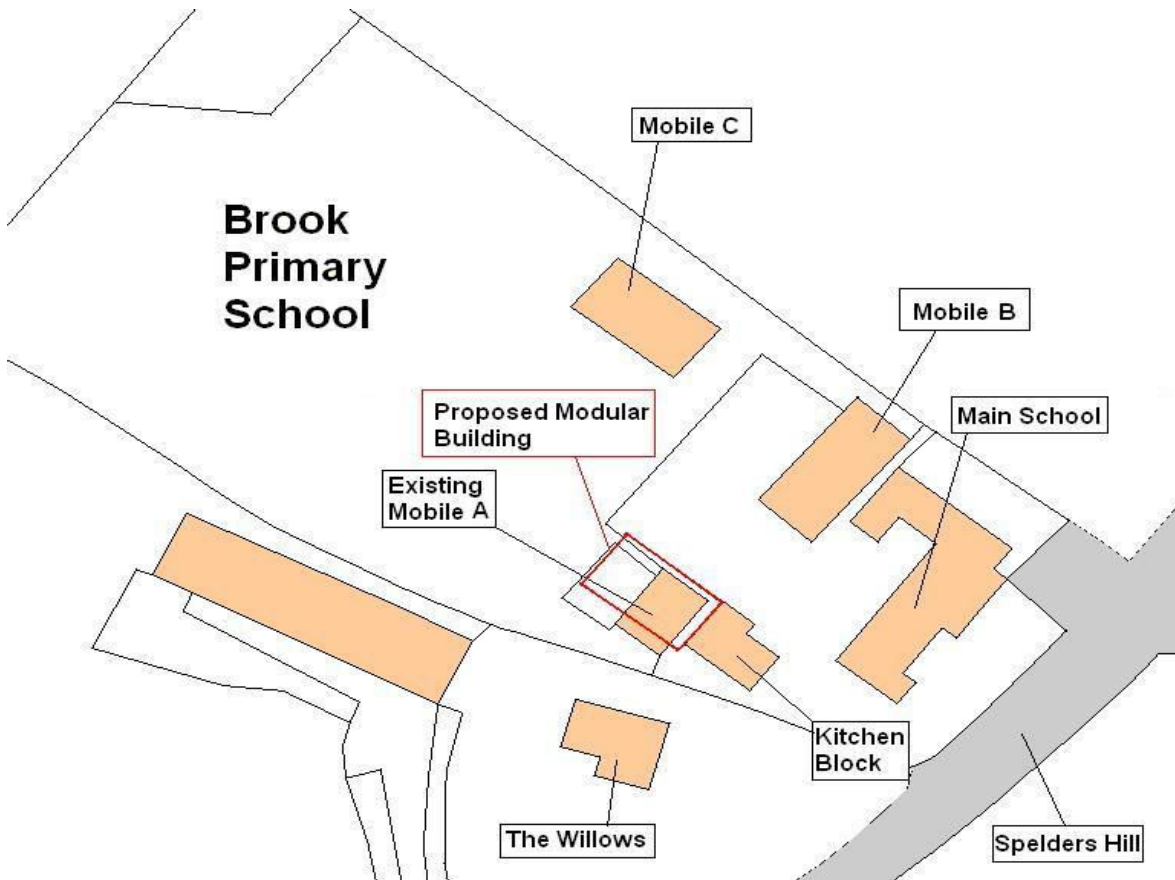
1. Brook Primary School is situated to the south west of the village of Brook, on Spelders Hill. The rectangular site occupies approximately 0.5 hectares and is accessed via Spelders Hill to the south east of the school site. The school grounds are enclosed by open farmland to the north east and north west, and a residential property is situated directly south of the main school buildings.
2. The main school buildings are situated to the south east of the site, adjacent to Spelders Hill. Approximately two thirds of the school grounds are made up of grass playing fields to the north west of the site. There are three mobile classrooms, two of which are subject to this planning application. The entire school site is located within the Kent Downs Area of Outstanding Natural Beauty (AONB).

Background

3. Brook Primary School is a small, Victorian, brick building and has three mobile buildings on the school grounds. There have been mobile buildings on site since the early 1980s (Map shows mobiles lettered A - C). The planning history of the site is predominantly concerned with these mobiles.
4. Mobile A is a two-bay mobile unit first placed in 1983 and given temporary permission until 1988. The justification was based upon a lack of basic amenities, including a school hall. The application indicated that no permanent building was being programmed.

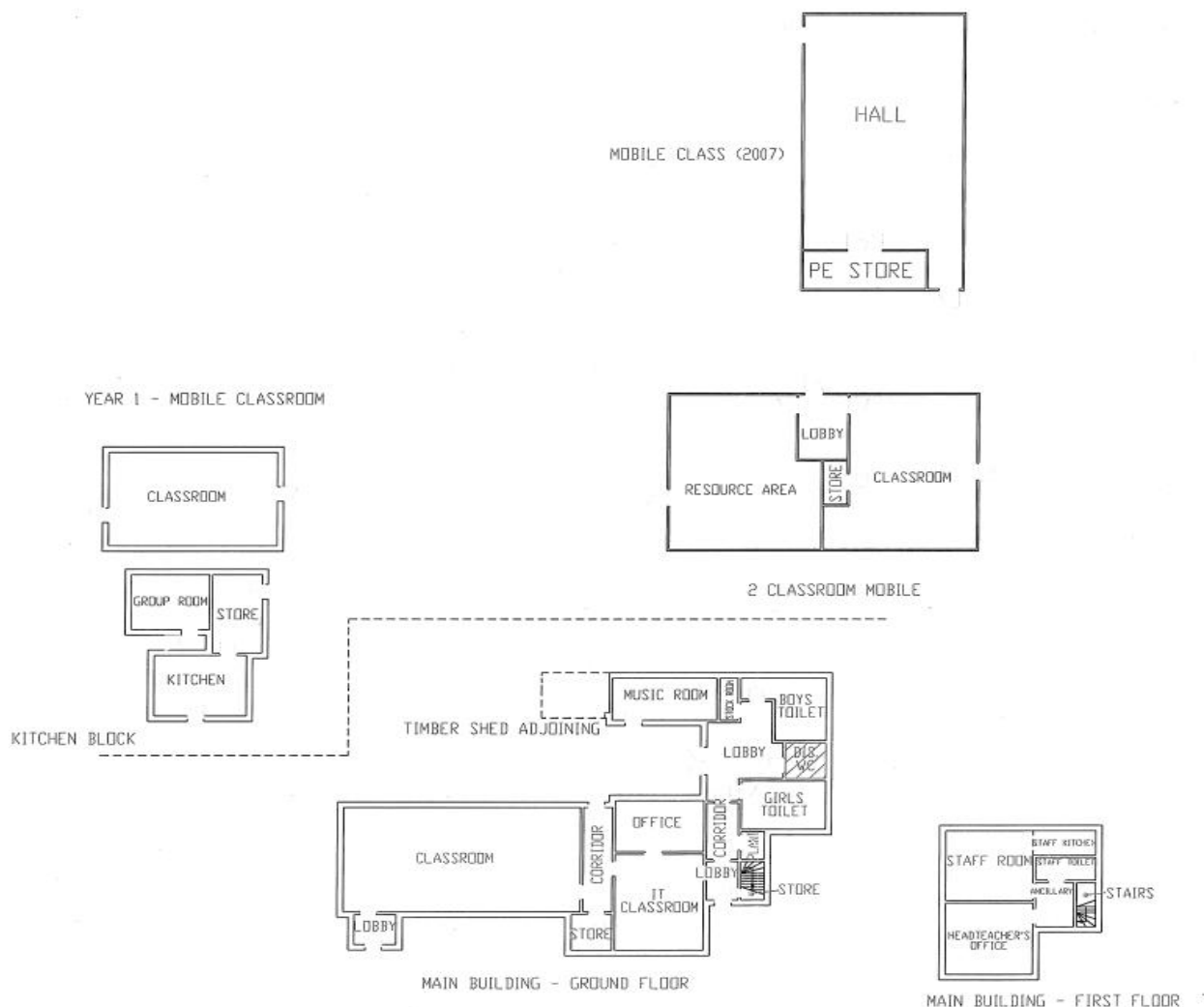
Item D1

Retention of a mobile classroom unit, removal of a mobile unit and replacement with a single storey modular building – AS/09/643



Item D1

Retention of a mobile classroom unit, removal of a mobile unit and replacement with a single storey modular building – AS/09/643



Existing School Room Use

- Mobile B was placed earlier than A, but the earliest record is an application for retention in 1985. This was justified on identical grounds to the 1983 application, citing a lack of basic amenities. Permission was granted for a temporary period, expiring in 1988.
- In 1989 an application was submitted for the retention of Mobiles A and B. This application faced objections from Ashford Borough Council due to the lack of a sufficient justification for the continued siting of temporary buildings. The applicant justified the application on the grounds of insufficient funding, and the need to release accommodation within the main school buildings for P.E. and dining. Permission was granted for a temporary period, expiring in 1993.
- In 1993 a new mobile building was proposed to provide accommodation for pre nursery pupils. This application was withdrawn as the applicant was unable to overcome highway concerns relating to parking.
- In 2003 a further application was made in which the applicant proposed the replacement of Mobile A with a 5-bay mobile classroom (similar to the current proposal). This application

Retention of a mobile classroom unit, removal of a mobile unit and replacement with a single storey modular building – AS/09/643

drew objections due to the impact the larger mobile would have had on the neighbouring house 'The Willows'. Concern was also raised about parking on the road by parents dropping off children. The applicant amended the plan so that the new mobile would instead replace Mobile B. Permission was granted for a temporary period, expiring in 2008, and this mobile is proposed to be retained within this current application.

9. In 2006 another mobile was proposed to be installed on site. This was proposed to be located on the school field, adjacent to the boundary with 'The Willows'. Due to objections raised, the plan was amended to move the mobile to the other side of the playing fields, and is labelled Mobile C on the site plan. The justification for this application was to create accommodation to be used as a school hall. Concerns were also raised about parking and traffic; therefore additional parking was created for teaching staff at the front of the school. The planning permission for this mobile expires in 2011.
10. Brook County Primary School occupies a small site and most of teaching space is within mobile classrooms. Pupil numbers have increased at a fast rate over the last twenty years: the initial total was 22, this increased to 33 in 1993, then 51 in 2003 (and at the time this was expected to rise to 60 by 2004). The current application indicates that the current roll is 84 pupils which this applicant has stated has a potential to reach a maximum of 105.

Proposal

11. The application proposes the replacement of the 2-bay Mobile A with a 5-bay steel-fabricated, modular building, and the retention of Mobile B. The replacement building is proposed to be of a higher standard of materials and construction than regular mobile buildings, and the applicant is applying for permanent permission for this building. This building is proposed to be linked to the kitchen block, and to be used as a hall for dining and other activities. The applicant indicates that this will free up space in Mobile C to be used as a larger classroom area, and would negate the need for the catering staff to take the school meals across the grounds on trolleys, by having the dining hall linked to the kitchen.
12. In response to objections received, and subsequent negotiations, the applicant amended the proposal in order to minimise the impact on the occupiers of 'The Willows'; the plans were amended to move the mobile 1m further into the site, and to remove the windows on the facing elevation, opting instead for roof lights. Planting has also been proposed to be incorporated along the elevation facing 'The Willows' in order to screen the mobile.

Planning Policy

13. The Development Plan Policies summarised below are relevant to consideration of the application:
 - (i) The adopted **South East Plan 2008**
 - Policy CC1** Seeks to achieve and maintain sustainable development within the region.
 - Policy CC4** Expects that all development will adopt and incorporate sustainable construction standards and techniques.

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- Policy CC6** Seeks sustainable and distinctive communities that respect the character of settlements and landscapes, and achieve a high quality built environment.
- Policy S3** States that local planning authorities, taking into account demographic projections, should work with partners to ensure adequate provision of pre-school, school, and community learning facilities.
- Policy BE1** Management for an Urban Renaissance, Local Authorities will promote and support design solutions relevant to context and which build upon local character and distinctiveness and sense of place.
- Policy C3** High priority will be given to conservation and enhancement of natural beauty in the region's Areas of Outstanding Natural Beauty (AONBs) and planning decisions should have regard to their setting. Proposals which support the economies and social well being in the AONBs and their communities will be encouraged provided that they do not conflict with the aim of conserving and enhancing natural beauty.

(ii) The Ashford Borough Local Development Framework Core Strategy 2008

- Policy CS1** Seeking sustainable development and high quality design and application of key planning objectives.

Consultations

14. **Ashford Borough Council:** raise no objection.

Brook Parish Council: raise no objection.

Divisional Transport Manager raises no highway objection as the application does not propose to increase demand for car parking as there will not be an increase in pupil numbers at the site.

Local Member(s)

15. The local County Member for Ashford Rural East, Mr A. Wickham, was notified of the application on the 3 November 2009. No comments have been received to date. The application was made before the County Council elections and the then local County Member, Mr C. Findlay, was notified of the application on 3 June 2009. No comments were received.

Publicity

16. The application was advertised by the posting of a site notice and the notification of 3 neighbours.

Representations

17. Two letters of representation were received from local residents.
One resident commented as follows:

Retention of a mobile classroom unit, removal of a mobile unit and replacement with a single storey modular building – AS/09/643

- The change in the buildings may result in an increase in pupils; the Headmistress has assured that the school had reached its maximum number for the school site.
- Access and parking is dangerous and any increase in numbers would exacerbate these problems.

On resident objected as follows:

- Whilst not objecting to the buildings structurally, objection is raised to the use (assemblies, dining, P.E. and music) which would generate considerable noise in a building very close to his house. The current mobile is used as a classroom, which is a quieter use.
- Why cannot the main school brick building be used for the school hall?
- The capacity of the school will rise and add to the traffic and parking problems.

After receiving additional information, the resident submitted a second letter responding to the amended proposals showing the replacement building without windows, moved slightly, with planting, and information from the applicant that attempts to address his noise concerns.

- Moving the mobile and including planting would not reduce the noise impact.
- The roof lights would spill light towards his property during the darker winter months.
- Does not accept that the noise levels will be no greater than is experienced at present, due to the different activities that will be taking place in the classroom next to his house.
- The main school building could be used as a hall, with the classroom moved into the proposed building, thereby minimising noise disturbance.

Discussion

18. In considering this proposal regard must be had to Development Plan Policies outlined in paragraph (4) above. Section 38(6) of the Planning and Compulsory Purchase Act (2004) 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.
19. The application can be considered in two parts; the first part in considering the retention of Mobile B, and the second part considering the replacement of Mobile A with a steel-fabricated modular building. As no objections were received in relation to the retention of Mobile B, I will approach this part of the application first.

Mobile Unit B

20. Mobile B is a 5-bay mobile classroom which was installed in 2003. The temporary planning permission for this mobile expired in 2008 and is proposed to be retained in this application. The mobile incorporates a classroom and a resource room, as well as a storage area.

Siting, Design and Appearance

21. The mobile classroom is located directly behind the main school buildings. It is not visible when approaching the school from the South along Spelders Hill, nor is it visible from the nearby residential properties. As the mobile classroom is located against the boundary with open farmland, it is visible when approaching the school from Brook Village to the North. Therefore it is in a prominent location from the North East, looking across open country towards the North Downs.

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22. The current location is the most appropriate for this mobile, in my opinion, as this position was chosen in the 2003 planning application. In that application the mobile was originally proposed to be adjacent to the boundary with 'The Willows', but due to concerns over impact on the neighbour the plans were amended to move the mobile to the current location.
23. Due the prominent location of the mobile building, and its age and colour, the applicant agreed that if permission is granted then the mobile classroom would be repainted in order to improve its appearance and reduce the impact that it would have on the AONB. The mobile building is currently finished in light green paint which is beginning to flake. Should planning permission be granted then the building would be repainted in dark green to match the mobile unit that is located on the school playing field.

Impact on AONB

24. The site lies entirely within the Kent Downs Area of Outstanding Natural beauty. Development within an AONB is subject to strict policies giving priority to conservation and enhancement of natural beauty. However, Policy C3 of South East Plan also states that regard must be given to proposals that support the economies and social well being of the communities within the AONB. Brook Primary School serves a wide area and is an important community facility. Therefore, proposals that support the school are in accordance with policy as long as they do not adversely affect conserving and enhancing the natural beauty of the AONB.
25. The mobile unit currently houses one classroom and a resource area, as shown on the Room Use Plan. Removing the mobile unit, without there being an adequate alternative, would result in the displacement of the pupils who use this facility. The adverse affect removing the unit would have on this important community facility would be unacceptable on policy grounds. Policy S3 of the South East Plan states that local planning authorities, taking into account demographic projections, should work with partners to ensure adequate provision of pre-school, school, and community learning facilities. In the interest of conserving and enhancing the natural beauty of the AONB, the applicant has proposed to repaint the mobile building dark green.

Mobile Unit A

26. The planning application proposes to remove Mobile A and replace it with a five-bay steel-framed modular building with a permanent connection to the existing kitchen and storage block. The replacement building would be set down into the ground on permanent foundations to provide a level access from the playground and to the kitchen block. The new building would sit lower than the existing mobile.

Location

27. The applicant has chosen the proposed location for the new building so that it would be adjacent to the kitchen block and a permanent connection can be made. The new building would be used as the school hall for dining, thereby negating the current practice where the kitchen staff wheel the school meals across the grounds to Mobile C.
28. The proposed location for the modular building would place it over the footprint of the existing mobile classroom. However, as the plans demonstrate, the new building would be larger and at a perpendicular orientation to the existing mobile. This means that it would extend further long the line of the fence with 'The Willows' property.

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Overlooking

29. In order to overcome issue of overlooking due to the size and location of the modular building, the applicant proposes to remove the windows from the elevation facing 'The Willows', and instead install roof lights to allow light to enter. In my opinion, this would remove any risk of the garden and patio area of 'The Willows' being overlooked, and go some way to reducing the risk of noise emanating from the use of the building.

Visual Impact on the neighbouring property

30. 'The Willows' is approximately 7m from the closest point of the proposed development. The properties are separated by a 1.8m high fence which has established mature trees alongside it. Due to the topography, the ground level of the proposed development is higher than the ground level at the fence. The proposed new building would therefore be partially visible from the garden and patio of 'The Willows'. The existing mobile extends closer to the fence, and is higher than the proposal; however this is not visible from the patio of the neighbouring property.
31. The applicant explored alternatives in order to reduce the visual impact that the modular unit would have on the neighbouring property. This included rotating the modular building 90 degrees so that the shortest elevation is facing 'The Willows'. This option was ruled out as the position would require a large portion of the hard-court playing surface being taken up, and would not allow sufficient room for emergency services, and other service vehicles, to access the school playing field.
32. The applicant then submitted plans that moved the proposed building away from 'The Willows' as far as would be practicable - taking into account the internal layout of the building and the need to connect to the kitchen block. Although this amendment has only moved the unit approximately 1m, this would allow for a scheme of planting against the blank elevation facing 'The Willows'. Planting would assist in providing mitigation in screening the building from the neighbouring property.
33. The neighbour has also raised concerns over light spilling from the roof lights during the winter months. The applicant has responded stating that the use of hall will normally be during school hours of 09:00am to 15:15pm. In my opinion, there would not be a significant impact from light pollution due to the removal of the windows on the southern elevation, and the limited use of building.

Noise

34. The main point of concern of the objection relates to the proposed use of the building as a school hall and the potential for adverse noise impacts. The objector has stated that the current mobile unit is used as a classroom, with organised and supervised quieter 'classroom' activities. He is concerned that using the new building as a hall would increase the noise impact on his property as it would be used for 'noisier' activities.
35. As stated previously, the applicant has amended the plans to remove the windows from the elevation facing the neighbouring property. That would reduce the risk of noise emanating, especially during the summer months when windows are likely to be opened. Also, the applicant has stated that the new building is of a higher standard of materials and construction than the existing timber mobile building, and would therefore provide better sound insulation.

Retention of a mobile classroom unit, removal of a mobile unit and replacement with a single storey modular building – AS/09/643

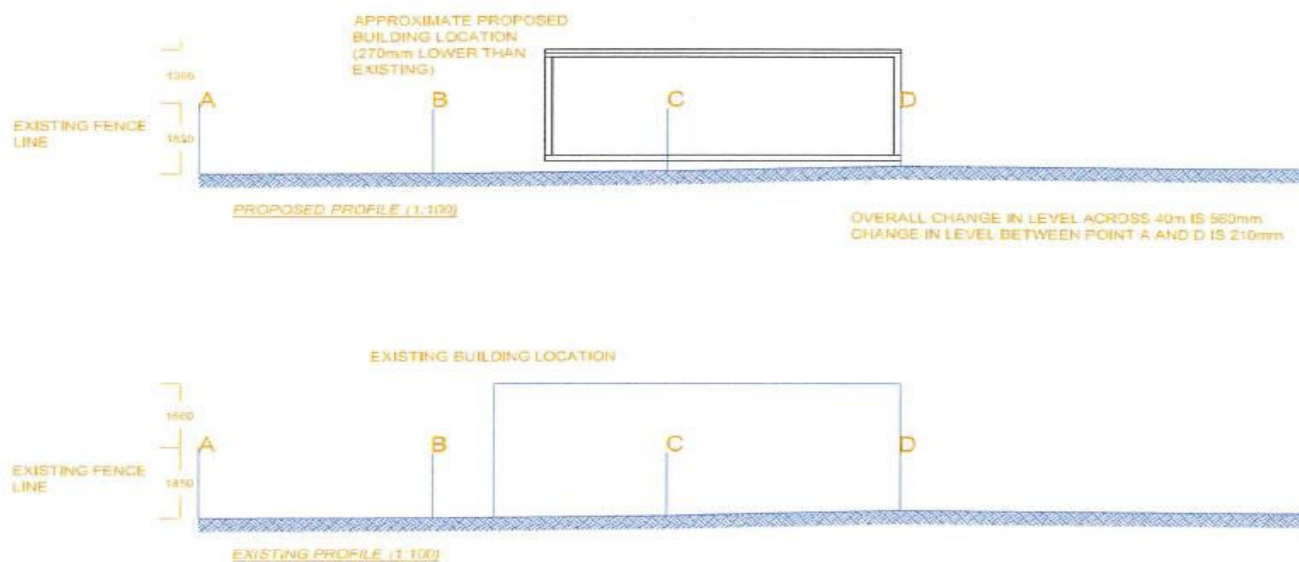
36. In response to the argument relating to the actual 'use' being the source of the noise, the applicant argues that the noise levels experienced would not be significantly higher than what exists at present. The surrounding area is currently used as a playground, and as such, noisy activities are inevitable and existing. The school hall would be used for dining and other activities, such as physical education, but this already takes place in the school field adjacent to the neighbouring property during the summer months. The applicant has stated that music lessons take place in the music room (which can be seen on the School Room Use Plan).
37. The application indicates that the use of the new building would be during normal school hours. During these hours it can reasonably be expected that neighbouring properties would be subject to some degree of noise from the general day-to-day activities on the school site. The new building would be used as a hall, and would move a source of noise closer to 'The Willows' from its current location approximately 25m away. In order to mitigate this, and limit the impact, I would advise that the hours of use of this building are limited to normal school hours. Any activities after this time would be more appropriately conducted within the main school building, thereby reducing the noise nuisance on the occupants of 'The Willows'.

Design

38. The replacement modular building can be regarded as being of a similar appearance and design as other mobile classrooms across the County, despite being constructed of more stable and long-lasting materials. It would be replacing a mobile classroom that has been on site for a number of years and is looking dated.
39. The site lies entirely within the Kent Downs Area of Outstanding Natural beauty. Development within an AONB is subject to strict policies giving priority to conservation and enhancement of natural beauty. However, Policy C3 of South East Plan also states that regard must be given to proposals that support the economies and social well being of the communities within the AONB. Brook Primary School serves a wide area and is an important community facility. Therefore, proposals that support the school are in accordance with policy as long as they do not adversely affect conserving and enhancing the natural beauty of the AONB.
40. The new modular building would be sited on an area that currently houses a mobile classroom. Whilst the new building is larger, replacement of the older mobile building would have a reduced visual impact on the AONB overall. In particular, the new building would be set lower than the existing building and would not be visible from the road, or the wider area. The existing building stands approximately 3.2m above ground level whereas the replacement building would stand at approximately 2.93m.

Item D1

Retention of a mobile classroom unit, removal of a mobile unit and replacement with a single storey modular building – AS/09/643



Section Drawing - Mobile A

Need

41. The planning stance regarding mobile buildings is that they not suitable for retention for anything other than a short term period, and are only justified where they would be meeting a short term need. The applicant has indicated that this building is designed to last for a longer period than the traditional timber mobiles and they would like to apply for permanent permission. They have justified this as the School would be building a permanent connection from the kitchens to the new building, and they are not willing to commit to this expense and alteration to the kitchen if they will have to remove the hall in five years.
42. The need for the building has also been justified on health and safety grounds. The applicant has stated that there is at present a significant risk to the kitchen staff and children, because they have to wheel all hot meals across the school grounds to the mobile unit on the playing field 30m away. The objector has stated that the main school building could be used as a dining hall; however, the applicant explains that the health risk would be raised as the trolley would have to be wheeled through the school's doors and corridors. The door and corridor that would need to be used, is currently the access in and out of the main building. Policy S3 of the South East Plans states that adequate facilities must be provided for schools and communities, and it is apparent that the current inadequate arrangements for dining at Brook Primary School would be improved by the proposal. Therefore, I am of the opinion that the need for the unit is justified by current planning policy.

Length of permission

43. The application proposes the new modular building is granted permanent permission. The justification is based upon the installation of permanent foundations, a link being built between the existing kitchen block, and the need for a permanent school hall. The modular building is a refurbished unit which is currently located on another school site. The design

Retention of a mobile classroom unit, removal of a mobile unit and replacement with a single storey modular building – AS/09/643

and appearance is similar to other mobile classrooms located across the county. The general position is that these mobile classrooms are of a design and construction that is not suitable for permanent retention. This stationing of mobile classrooms is given tighter scrutiny in locations such as this due to the protection given to the AONB.

44. Therefore, I consider it is necessary to recommend that any permission for this building is granted for a temporary period only, in order to allow the impact on the AONB, and the neighbouring property, to be reviewed at the end of the period. Whilst the need for a school hall is recognised, as well as the permanent foundations being provided, the modular design of the unit and its outward appearance is not suitable for permanent retention.

Conclusion

45. Whilst I am satisfied that the need is justified for the creation of a new school hall. The temporary appearance of the steel-framed modular building (despite its superior building materials to traditional mobile units) is not suitable for permanent retention, and regard must be given by the School in the longer term to providing facilities for the number of pupils it has. Therefore, I consider that the most appropriate solution is to grant a temporary consent for a period longer than five years; this would enable the School time to work out a permanent alternative.

Recommendation

46. I RECOMMEND that PERMISSION BE GRANTED SUBJECT TO the following conditions

- temporary permission for both buildings;
- the development to be carried out in accordance with the permitted details;
- limiting the use of the new building as a hall to during normal school hours and term-time only;
- within six months the mobile unit to be retained is painted dark green.

Case officer – Jeff Dummett	01622 221071
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Background documents - See section heading
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Item D2**40 extra care apartments at (former) Newington Primary School Infants Site, Melbourne Avenue, Ramsgate – TH/09/122**

A report by Head of Planning Applications Group to Planning Applications Committee on 8 December 2009.

Application by Kent County Council's Adult Social Services Directorate for outline planning permission for 40 extra care apartments for the elderly including 20 one-bed apartments, 20 two-bed apartments, residents communal areas, staff facilities, car parking and internal access arrangements at (former) Newington Primary School Infants site, Melbourne Avenue, Ramsgate – TH/09/122.

Recommendation: Outline planning permission be granted subject to conditions

Local Member(s): Mr. J. Kirby & Mrs. E. Green

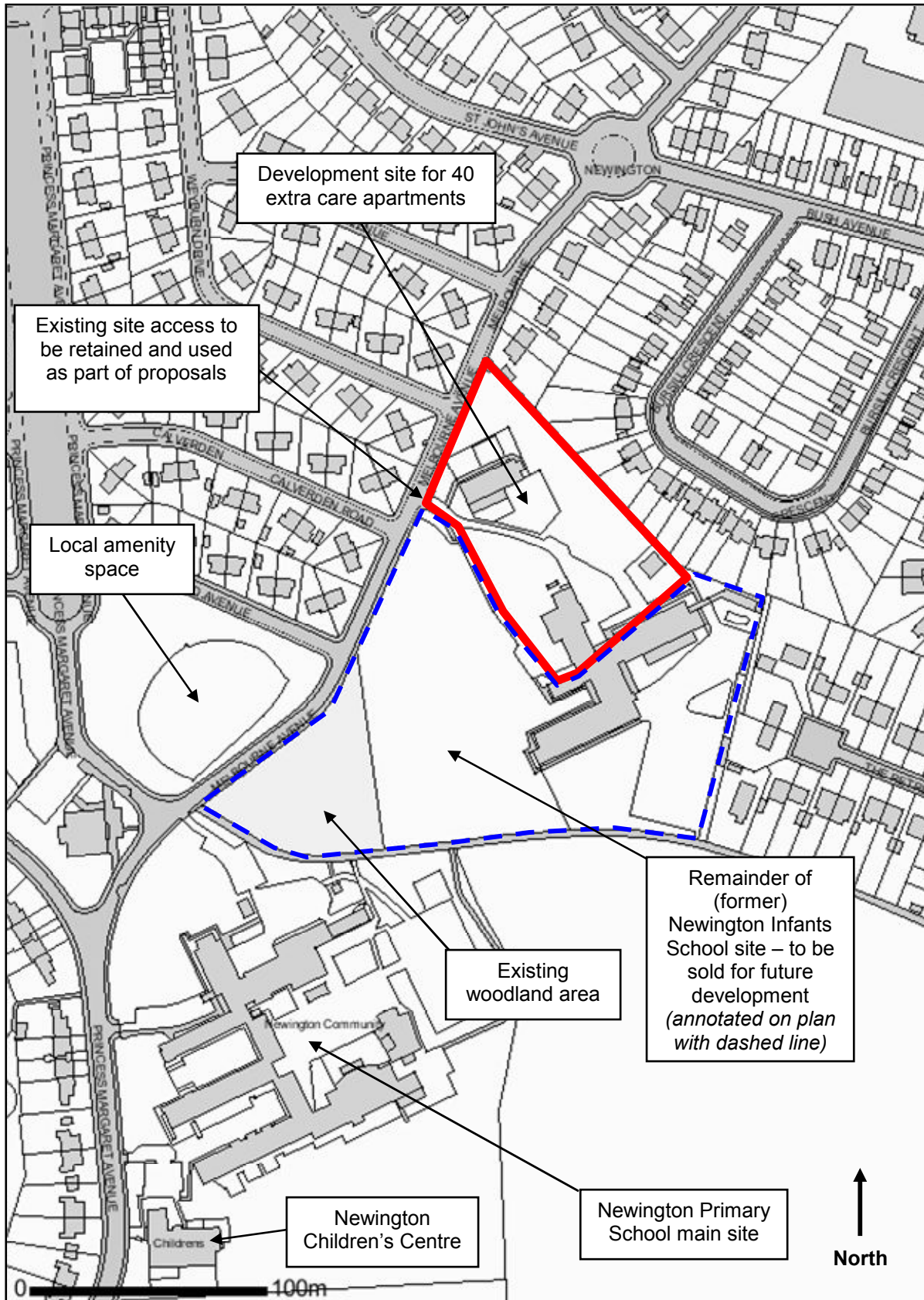
Classification: Unrestricted

Site

1. The application site comprises the grounds of the former Newington Primary School Infants site and is now a large plot, of approximately 2.58 hectares of disused land, since the amalgamation of Newington Infants and Newington Primary Schools onto one site to the immediate south west of this application site. The original school and nursery buildings remain on site with boarding to the windows and doors, and the boundary of the site is delineated by secure weld-mesh galvanised security fencing. Newington itself lies to the north west of Ramsgate. It comprises a large traditional appearance former Local Authority housing estate with the residential properties in the surrounding area mainly comprising two-storey houses with a mid-height tower block being visible in the distance from within the former school site.
2. The site location plan, identified on page D2.2, shows the totality of the development site and indicates the existing pattern of buildings within and surrounding the site. It is noted that the former school buildings are located to the north-east of the site, with open space, mainly grassed with some hardstanding to the east and south-west of the buildings. As previously mentioned, the site occupies an area of some 2.58 hectares, including a woodland area of approximately 0.32 hectares to the far south-western corner of the site. Given the extent of the site, the current land owners (Kent County Council) intends to sell off a large proportion of the site for residential dwellings. The remainder of the site, an area of approximately 0.71 hectares located on the north-eastern corner of the former school site, is intended to be redeveloped as part of this outline scheme to provide 40 extra care apartments. This area is now referred to as "*the site*" for the purposes of this outline planning application.
3. The site to be developed comprises a mix of open grassland space, part of the former Newington Infant School building and the entirety of the former Newington Children's Centre building. A tree survey received with the application indicates that there are 87 trees on the former school site (excluding the wooded area to the far south-western corner of the site) of varying age and arboricultural classification, with 9 of those located within, or in close proximity to the development site. Two oak trees to the front of the proposed care apartments which provide high landscape value have recently been protected by Tree Preservation Orders served by Thanet District Council. Both of these trees would be protected during the course of the proposed development, together with 6 other trees located within or immediately adjacent to the development site. The tree survey which accompanies the application indicates that only one tree, a

40 extra care apartments at (former) Newington Infants School Site, Newington, Ramsgate – TH/09/122

Existing Site Location Plan

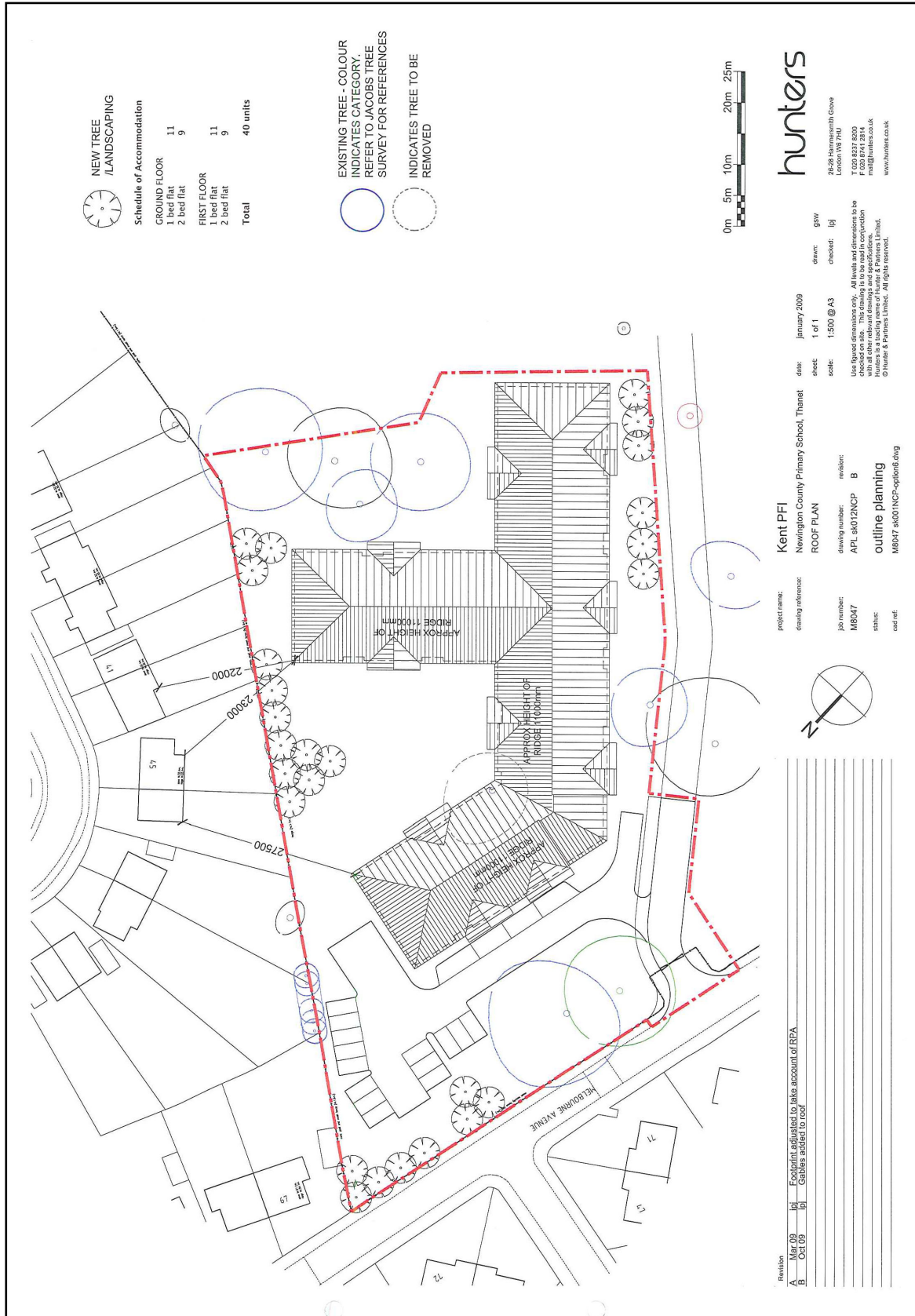


Site Location Plan – (former) Newington Primary School Infants Site

Scale 1:2500

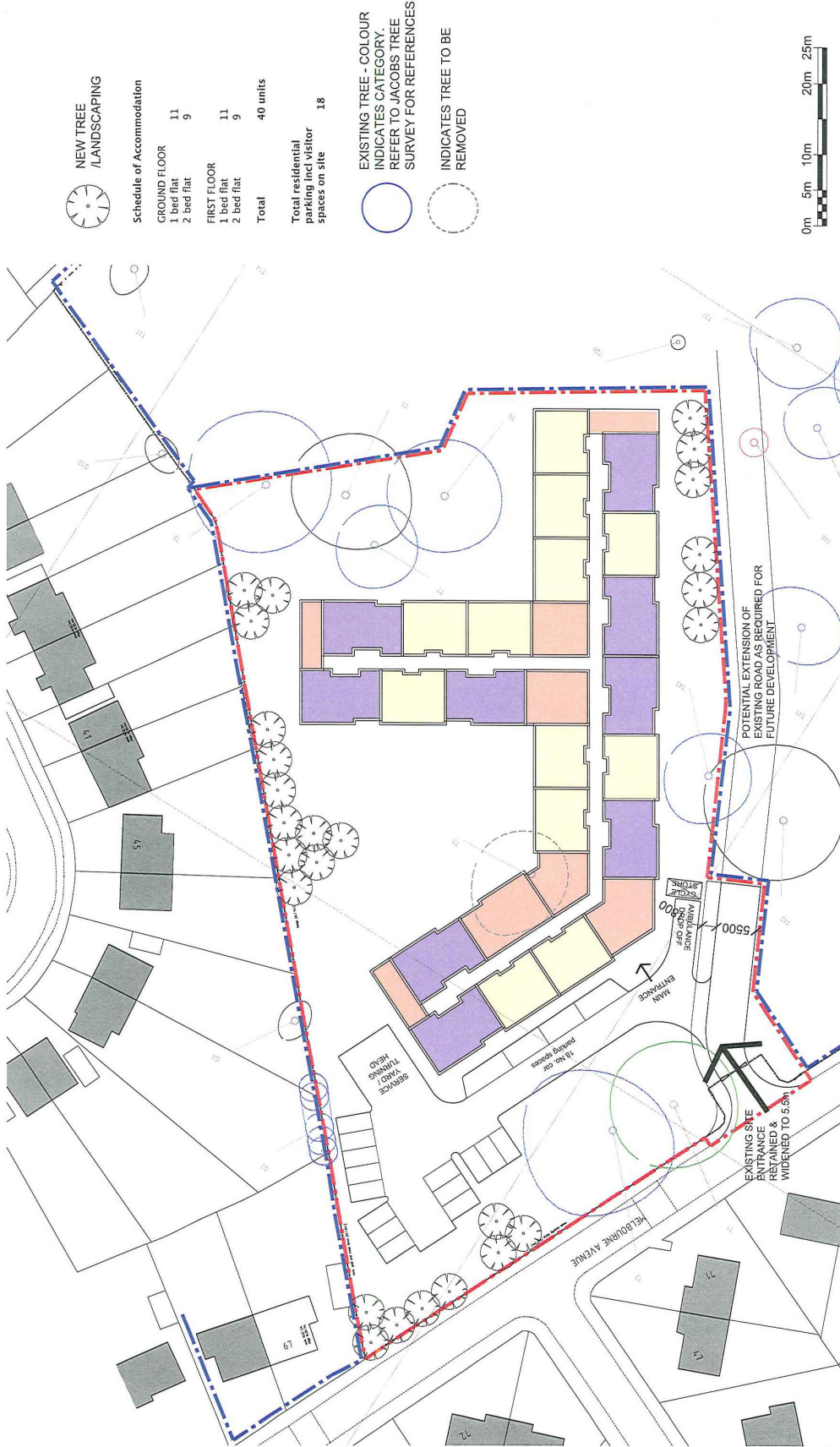
40 extra care apartments at (former) Newington Infants School Site, Newington, Ramsgate – TH/09/122

Proposed Site Plan



40 extra care apartments at (former) Newington Infants School Site, Newington, Ramsgate – TH/09/122

Proposed Ground Floor Plan



NEW TREE /LANDSCAPING

Schedule of Accommodation	
GROUND FLOOR	11
1 bed flat	9
2 bed flat	
FIRST FLOOR	11
1 bed flat	9
2 bed flat	
Total	40 units

Total residential parking incl visitor spaces on site 18

EXISTING TREE - COLOUR INDICATES CATEGORY. REFER TO JACOBS TREE SURVEY FOR REFERENCES

INDICATES TREE TO BE REMOVED

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project name: Kent PFI
drawing reference: Newington County Primary School, Thanet

date: January 2009

scale: 1:500 @ A3

drawn: gsw
checked: ipj

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job number: MB047
drawing number: APL sk010NCP
revision: B
status: outline planning
cad ref: MB047 sk010NCP-options.dwg

Revision	Date	Description
A	Mar 09	ipj Footprint adjusted to take account of RPA
B	Oct 09	ipj Gates added to roof

40 extra care apartments at (former) Newington Infants School Site, Newington, Ramsgate – TH/09/122

Proposed First Floor Plan



Schedule of Accommodation

GROUND FLOOR	11
1 bed flat	9
2 bed flat	
FIRST FLOOR	11
1 bed flat	9
2 bed flat	
Total	40 units

EXISTING TREE - COLOUR INDICATES CATEGORY. REFER TO JACOBS TREE SURVEY FOR REFERENCES



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project name: Kent PFI
 drawing reference: Newington County Primary School, Thanet
 job number: MB047
 status: outline planning
 cad ref: MB047_01001NCP-option6.dwg

drawn: gsw
 checked: ipj
 date: January 2009
 sheet: 1 of 1
 scale: 1:500 @ A3

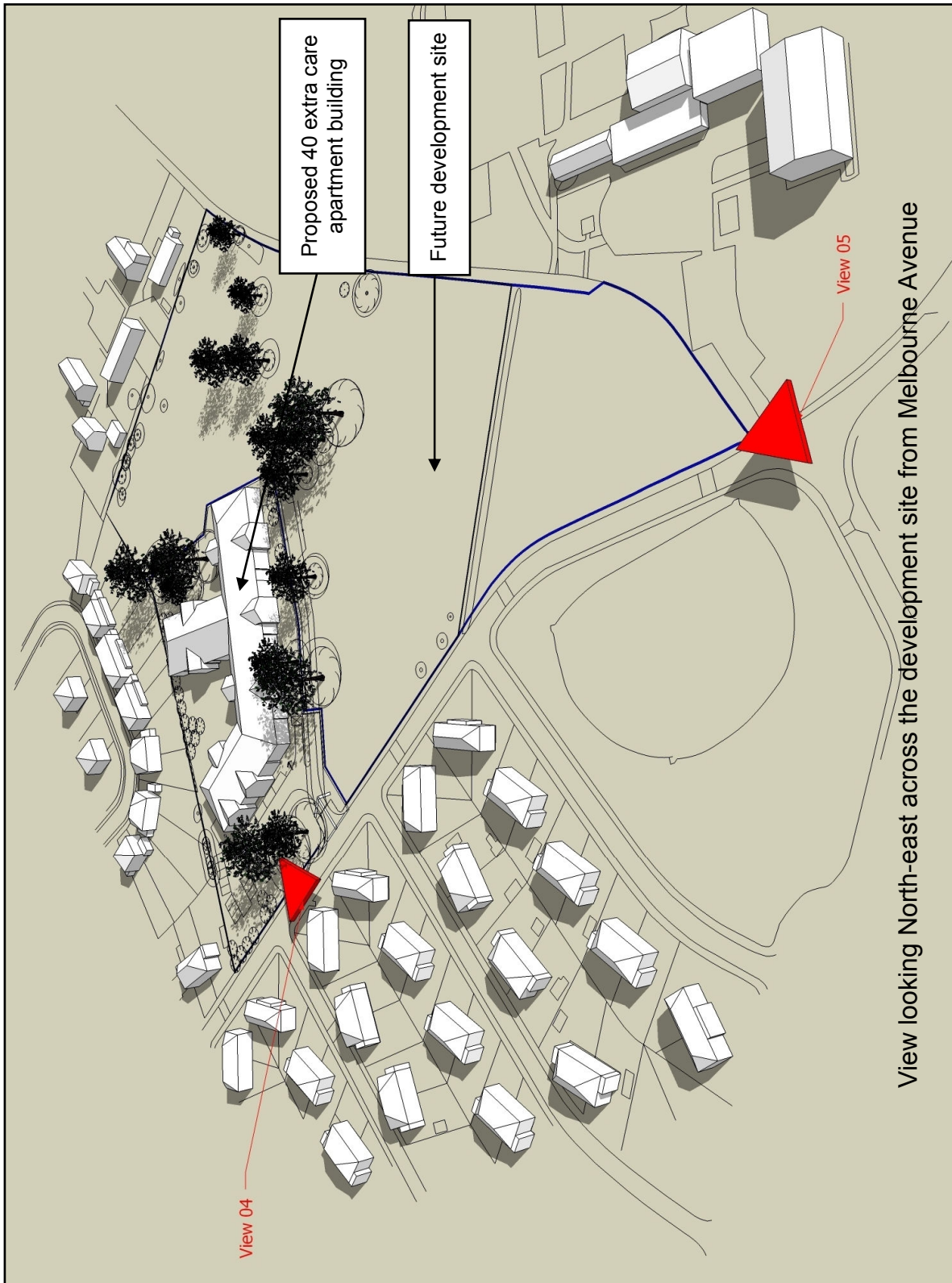
Use figured dimensions only. All levels and dimensions to be checked on site. This drawing is to be used in conjunction with the site survey and site plan. Hunters is a trading name of Hunter & Partners Limited. © Hunter & Partners Limited. All rights reserved.

revision: B
 drawing number: APL 04011NCP
 revision: B
 outline planning

Revision	Date	By	Description
A	Mar 09	ipj	Footprint adjusted to take account of RPA
B	Oct 09	ipj	Gables added to roof

40 extra care apartments at (former) Newington Infants School Site, Newington, Ramsgate – TH/09/122

Perspective view of proposed care apartment building



40 extra care apartments at (former) Newington Infants School Site, Newington, Ramsgate – TH/09/122

moderate quality alder tree would have to be removed to facilitate the proposed development.

4. The application site is mainly flat, rising by only 1 to 1.5 metres over 200 metres. The site is accessed off an existing vehicular access from Melbourne Avenue which leads off the main A256 (Haine Road) via either the B2050 (Manston Road) and Princess Margaret Avenue to the south of the site, or via Stirling Way to the north.
5. There are no specific Development Plan Policies identified in connection with the application site itself, although general policies are set out in paragraph (13) below.

Background

6. This outline planning application is one of a number of proposals being considered by the County Council, submitted on behalf of Kent Adult Social Services (KASS) to provide new and upgraded residential care accommodation across the county. Kent Adult Social Services is taking the lead in this countywide programme of Extra Care Housing, although it is very much in partnership with the Kent District Councils and a private sector partner, as yet to be identified. The first wave of Extra Care Housing is nearing completion, with new accommodation being provided on largely existing care home sites in Herne Bay, Hythe, Dover, Margate, Birchington, Broadstairs, Ashford, Maidstone and Dartford. Whilst these developments are being constructed and managed as part of a Private Finance Initiative, the sites are ones already within local authority ownership, either owned by the County Council or the local District Councils. Planning applications for these developments were considered by the County Planning Authority in 2006-7.
7. The latest wave of planning applications, most of which have now been determined by the County Planning Authority, have been made to establish if the relevant sites are considered acceptable in principle for supported housing. If the principle is established through the grant of outline planning permission, KASS aims to include this proposal within the next wave of the Excellent Homes for All Housing Private Finance Initiative (PFI). This initiative seeks to develop 228 apartments for vulnerable people in Kent including young people and the elderly. Outline planning permission is required on all of the sites across the County as a precondition to accessing Central Government consent for the PFI scheme to progress.

Proposal

8. This outline planning application has been submitted on behalf of Kent Adult Social Services (KASS) Directorate and falls to be determined by the County Planning Authority due to the Social Services aspect of the proposed accommodation. Outline planning permission is being sought to redevelop the former school site as an apartment building providing 40 extra care sheltered apartments with associated facilities for elderly people. The outline application includes details of the *layout* of the proposed development (including the number of apartments) and the means of *access* for consideration at this stage. Further details relating *scale*, *appearance* and *landscaping* are being reserved for future detailed consideration should outline planning permission be granted by the County Planning Authority.
9. The layout of the proposed apartment building indicates that it would be two-storey with a pitched roof. The application sets out details of the maximum height of the building at the ridgeline of the roof as 11 metres above ground level. The apartment building would

40 extra care apartments at (former) Newington Infants School Site, Newington, Ramsgate – TH/09/122

include 20 one-bed apartments, 20 two-bed apartments, residents' communal facilities, staff facilities and associated car and cycle parking provision, creating a gross internal floorspace of approximately 4,200 square metres. The application includes details of the proposed means of access to the site, which seek to retain and upgrade the existing vehicular access way into the site dating back to the former school use, together with details of 18 new car parking spaces, a delivery drop off area and a cycle store. Beyond the limits of hardstanding and the physical building itself, the remainder of the site area is proposed to be landscaped to provide residents' amenity space. The application sets out details to retain and protect 8 out of the 9 trees on site; however detailed matters relating to the overall landscaping of the site are being reserved out for later consideration within this outline proposal.

10. The aim of the Excellent Homes for All programme is to provide improved and upgraded accommodation for those requiring an element of care in the county. In the main, this relates to elderly people but the degree of care needed varies greatly from those needing constant supervision to those who can largely live independently from care. The new accommodation being provided responds to these changing needs by providing a greater mix of living accommodation and personal space and facilities than the conventional old peoples' homes have hitherto provided. In particular, the developments provide a mix of individual apartments with modern amenities and to larger dimensions, rather than the earlier pattern of a series of bedrooms lining corridors with shared toilets and facilities. However, there would still be some communal spaces, as well as medical facilities, but these would be less of an institutional nature, including hairdresser's salons and fitness suites for the residents.
11. Under the circumstances, the nature of the development proposed requires the total demolition of existing school buildings from the site and the construction of wholly new facilities. The new building would also take the opportunity to address environmental performance measures, especially with regards to energy efficiency savings and thermal insulation as part of the design criteria.

Additional information provided by the applicant

12. In response to objections made by Thanet District Council during the consultation process, the applicant has amended the layout of the car parking arrangements to avoid any adverse impact on two significant oak trees (now both protected by Tree Preservation Orders) to the front of the site, together with providing further information and perspective views to support the design and overall layout of the proposed building form. The various changes are included within this report, and the current proposals plans are identified on pages D2.2 – D2.5.

Planning Policy

13. The key Development Plan Policies summarised below are relevant to consideration of the application:
 - (i) The adopted **South East Plan (May 2009)**:
 - Policy SP3** Seeks to focus development on urban areas to foster accessibility to employment, retail and other services, and avoid unnecessary travel.
 - Policy CC1** The principle objective of the Plan is to achieve and maintain sustainable development in the region.

40 extra care apartments at (former) Newington Infants School Site, Newington, Ramsgate – TH/09/122

- Policy CC2** Seeks new development to mitigate and adapt to current and forecast effects of climate change.
- Policy CC4** The design and construction of all new development, and the redevelopment and refurbishment of existing building stock, will be expected to adopt and incorporate sustainable construction standards and techniques
- Policy CC6** Actions and decisions associated with the development and use of land will actively promote the creation of sustainable and distinctive communities.
- Policy T4** Local development documents should adopt restraint-based maximum levels of parking provision for non-residential development, reducing provision in locations with good public transport, and ensure the provision of sufficient cycle parking at new developments.
- Policy H4** Local authorities should identify the whole range of housing needs required in their areas working with adjoining local authorities where appropriate. Groups with particular housing needs include older and disabled people and others with specialist requirements.
- Policy H5** Seeks new housing to deliver a high quality of design to make good use of available land and encourage more sustainable patterns of development and services.
- Policy S6** The mixed use of community facilities should be encouraged by local authorities, public agencies and other providers, through local development documents and other measures in order to make effective use of resources.
- Policy BE1** Seeks new development to help improve the built environment with design solutions relevant to local character, distinctiveness and sense of place.
- Policy NRM1** Water supply and ground water will be maintained and enhanced through avoiding adverse effects of development on the water environment.
- Policy W2** Seeks to encourage sustainable design, construction and demolition.

(ii) The adopted 2006 **Thanet District Council Local Plan (Saved Policies)**:

- Policy H1** Residential development on non-allocated sites will be permitted only on previously developed land within built-up confines, unless specifically permitted by other Local Plan Policies
- Policy H11** In considering proposals for non-self contained residential accommodation account will be taken of the likely effect of the

40 extra care apartments at (former) Newington Infants School Site, Newington, Ramsgate – TH/09/122

building use on the character and amenity of the locality resulting from noise, disturbance and visual impact together with the adequate provision for car parking and dustbin storage/refuse collection.

- Policy TR12** In new residential development, facilities for the secure parking and storage of cycles should be provided for.
- Policy TR16** Proposals for development will be expected to include satisfactory provision for the parking of vehicles (including service vehicles where appropriate).
- Policy D1** All new development is required to provide high quality and inclusive design, sustainability, layout and materials.
- Policy D2** Landscaping measures should be considered as part of any new development proposals.
- Policy HE11** Developers will be required to undertake archaeological assessments where required as part of the determination of new development proposals.
- Policy CF1** Planning permission will be granted for new community facilities if the proposals are not contrary to other Local Plan Policies and the community use and location are demonstrated as appropriate.

Consultations

14. **Thanet District Council:** initially objected to the proposal based on the proximity of the car parking layout adjacent to two significant oak trees *[note that this point of objection has since been overcome as a result of an amended car parking layout]* and regarding the 'bulk' of the building design.

The District Council maintains its objection relating to the design of the proposed care apartment building for the following reasons:

“Although the 2-storey nature of the development is considered to be acceptable, the siting of the building, including its shape and form, raises strong concerns. No details have been provided on the potential design of the development, but based on the footprint it would probably appear large in scale, and bland in design, with no visual breaks along the length of the building being provided. Unless indicative elevation plans can be submitted to prove the acceptability of this scheme, I would object to the siting and form of the proposed building”.

Further discussions took place between the applicant, KCC planning officer and Thanet District Council planning officers regarding the proposed building design. Perspective drawings were submitted by the applicant (as shown on page D2.5) to further justify how the proposed scheme would fit into the wider surrounding residential context, however the District Council maintains its objection to the building design for the following reasons:

40 extra care apartments at (former) Newington Infants School Site, Newington, Ramsgate – TH/09/122

“Following the submission of a pre-application plan for housing on the neighbouring site [i.e. the remaining part of the former Newington Infant School site] I am more concerned with the location of the proposed care building, as it will have a very poor relationship with the residential buildings. Really the site should have been looked at as a whole rather than one piece coming forward for development without consideration being given to how it will work with the adjoining site. Ideally the care apartments would look better if they were located to the rear of the site, due to the size of the block”

Divisional Transportation Manager: raises no objection to the proposed care apartments scheme, subject to the imposition of conditions covering the following aspects:

- details of construction vehicle loading/unloading and turning facilities to be agreed prior to commencement of the development;
- details of parking areas for construction vehicles to be agreed prior to commencement of the development;
- details of wheel cleaning facilities to be approved prior to commencement of development;
- permanent retention of vehicle parking spaces and loading/unloading area shown within application for the life of the site;
- details of cycle parking and storage measures to be agreed and implemented on site;
- removal of existing ‘School Keep Clear’ markings and associated signage prior to the use of the development commencing.

Environment Agency: has no objection to the proposed development, subject to the imposition of conditions on any outline planning permission granted covering: land contamination investigation, drainage, and the storage of fuel, oil and chemicals during construction operations.

The County Archaeologist: notes that the site has recently been subject to an archaeological desk-based assessment and an archaeological trial trench evaluation in connection with separate proposals, but that the desk-based work concluded that the site contained moderate to high potential for remains from most periods. Therefore, given that archaeological remains may be revealed during ground works, a condition securing an archaeological watching brief should be applied to any future outline consent.

County Council’s Landscape Consultant: notes that in principle the proposed apartments are suited to the site and surrounding townscape in terms of the size, scale and layout, and it is not envisaged that they would cause any significant adverse landscape/townscape or visual impact. It appears that only one alder tree would be removed to facilitate the development, which has been assessed as being of moderate quality and value. It is considered that the loss of this tree could be fully mitigated through new planting as part of a landscaping scheme. Conditions covering tree protection, full details of landscaping proposals and the use of external materials should be imposed on any future outline consent.

Local Members

15. The local County Members (at the time when the application was validated in February 2009), Mr. A. Poole and Mrs. E. Green, were notified of the application on 10 February 2009. Mr. J. Kirby has since replaced Mr. A. Poole as joint local Member for Ramsgate, and was recently notified of the application. No views have been received to date.

40 extra care apartments at (former) Newington Infants School Site, Newington, Ramsgate – TH/09/122

Publicity

16. The application was publicised by the posting of a site notice at the main vehicular entrance to the site on Melbourne Avenue, a newspaper advertisement in the Isle of Thanet Extra, and the individual notification of 29 neighbouring residential properties.

Representations

17. I have received 1 letter of representation in respect of this application. The resident concerned sought further clarification on several matters relating to the application. A reply letter was sent on 27 February 2009 providing further clarification in response to their request.

DiscussionIntroduction

18. The application seeks outline planning permission for 40 extra care apartments on the redundant former site of Newington Primary School. The development comprises a mix of 20 one-bed apartments and 20 two-bed apartments, together with residents' communal facilities, staff facilities and associated car and cycle parking to serve the building. The application is being reported for determination as a result of the planning objection by Thanet District Council in relation to the design of the proposed care apartment building, as summarised in paragraph (14) above. It is noted however that this outline planning application is only considering parameters relating to layout and access and that matters relating to scale, appearance and landscaping would be reserved by condition for later consideration.
19. 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 the 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. The main issue to consider in this instance is whether the proposed development, particularly in terms of its proposed layout and means of access, is acceptable in the context of the surrounding residential area and in light of the concerns expressed from Thanet District Council.

Policy Context

20. Policies in the South East Plan (2009) generally promote sustainable development, sustainable design and construction and sustainable communities, as well as seeking to upgrade existing housing and address parking provisions. The whole programme of providing new sites or redeveloping existing ones to extend and improve accommodation for the elderly where there are local needs is entirely consistent with the objectives of Policies CC1, CC6 and H4, given that the proposals aim to upgrade the existing housing stock, to meet local community needs and to meet the specialist needs of those in the community not otherwise catered for by open market housing provision. Additionally, the proposed development would make best use of previously developed land by upgrading an existing and derelict community site rather than seeking fresh undeveloped land.

40 extra care apartments at (former) Newington Infants School Site, Newington, Ramsgate – TH/09/122

21. Since this application is not a detailed one, it is not possible to fully assess the sustainability credentials of the proposed new buildings at this stage, but the applicants would be expected to achieve a Very Good BREEAM standard in terms of environmental performance in order to satisfy funding requirements. The application also broadly complies with the policy objective to ensure an appropriate level of on-site parking in accordance with Policy T4, and to address the reliance on personal transport through the provision of cycle facilities and the location of the development in a predominantly residential and community based area, served well by existing public transport facilities.
22. The Thanet Local Plan (2006) similarly promotes high quality design, new residential development in town centre sites served well by public transport, and the provision of appropriate levels of cycle and car parking facilities in Policies D1, H1, TR12 and TR16. There is also a general presumption to encourage the establishment of new community facilities within residential areas within Policy CF1. Whilst there is a presumption to seek high quality design and fully landscaped proposals as part of all new development proposals, it is recognised that this application is to establish the principle of care apartments at the site and matters relating to scale, appearance and landscaping are to be reserved for later consideration. Therefore I consider that the principle of the development is broadly in accordance with the general thrust of Local Plan Policies
23. Overall, I do not consider that the proposed redevelopment of part of the former school site as an alternative community facility (i.e. care facilities as opposed to educational facilities) fundamentally conflicts with any of the relevant Development Plan Policies, given that it clearly accords with the general thrust of the policy objectives.

Design and Layout Aspects

24. Members will note that the District Council has maintained an objection to the proposals on the basis of a lack of detail relating to the proposed building design. They have considered that should the County Planning Authority be minded to grant outline planning permission for this scheme, there is a strong potential for the proposed building to appear large in scale and bland in appearance. Whilst the view of the District Council is noted in this case, notwithstanding their views, the process of obtaining outline planning permission has been the standard approach adopted to KASS in order to meet the Private Finance Initiative funding requirements (i.e. funding for the schemes can only be allocated once the principle for development on a particular site has been established). Therefore, all of the current wave of Extra Care Apartments planning applications, and indeed the first wave, the majority of which are now complete, have followed the same *outline* planning application approach to establish the principle of development in the first instance. Such an approach is not unreasonable in this case.
25. I consider that the two-storey height element of the proposed Extra Care building is in general conformity to surrounding development in the Newington area. It is however noted that with the exception of the school to the south of the site, the majority of buildings in the locality consist of semi-detached former local authority dwellings. That said, the juxtaposition of the proposed building to the road frontage would effectively result in the main entrance being a focal point with blocks extending to either side of the main entrance way. Inevitably, given the length of the south-east elevation at some 70 metres long there is the potential for this elevation to appear bland in appearance. The perspective views (shown on page D2.5) issued by the applicant indicate that it is the intention for the main elevations to be broken up with the use of gable features together with a mix of varying materials and finishes. Whilst the overall design of the building is only in block form at present, on the basis that the *appearance* is not a matter for

40 extra care apartments at (former) Newington Infants School Site, Newington, Ramsgate – TH/09/122

consideration at this stage, I would expect any future 'reserved matters' application to sufficiently address the elevational detail of the building through the use of a mix of materials and building forms to ensure that the design does not appear bland or unduly bulky. Under the circumstances, it is not possible to presume against the proposals at this stage on the basis of details of appearance and scale that have not yet been submitted.

26. In addition, given the extent of the site to be developed for Extra Care Apartments (some 0.71 hectares), and the existing constraints such as the need to retain existing trees, I consider that without the need for additional land-take or to raise the building by another storey at least in part, that the development could not accommodate 40 apartments in any better form. As previously noted, I understand that it is intended that the County Council will dispose of the remainder of the site for future development. The applicant for these current proposals, KASS, has indicated that it is therefore not possible to entertain considerations such as an alternative position of the proposed care apartment building within the totality of the land currently held by the County Council. In any case, I can see no significant benefits to locating the care apartment building elsewhere within the wider site owned by the County Council which could offer enhanced visual benefits.
27. Thanet District Council has considered it unfortunate that the site has not been looked at as a whole in terms of a master plan for its future redevelopment. Whilst I share this view, future proposals for the remainder of the site are outside the control of the County Planning Authority, on the basis that the likely future development would comprise housing, for which the planning responsibility lies with the District Planning Authority. In addition, at the time of considering these proposals there is no formal planning application being considered by the District Council for the redevelopment of the remainder of the site. In the event that the care apartment scheme receives outline planning permission, any future development on the adjacent site would need to take into consideration the proposals within this current application. Similarly, should any future development come forward for the remainder of the site before any reserved matters application is submitted (in the event that planning permission is granted) then clearly the developer of the care apartment building would need to take into consideration any development approved by the District Council for the remainder of the site.
28. I therefore consider that the proposed layout would respect the context of the site, would not result in an unacceptable impact on residential amenities of nearby dwellings, and that the maximum scale of the development would be proportionate to the suburban character. In my opinion the layout of the development is acceptable in the context of the Development Plan Policies.

Access Issues

29. Members will note that the County Council's Divisional Transportation Manger has not raised any objections to the proposals, subject to the imposition of a number of measures to control the development during construction activities and subsequent use, as set out in paragraph (14) above. I am satisfied on the basis of the professional advice received, and having agreed a revised car park arrangement with the applicant and the District Council in order to protect the two significant oak trees to the front of the site, that the access arrangements submitted for consideration as part of these outline proposals are acceptable. Therefore, subject to the imposition of the conditions as set out in the recommendation in paragraph (35) I would not raise an objection to the proposed means of access.

40 extra care apartments at (former) Newington Infants School Site, Newington, Ramsgate – TH/09/122

Landscaping

30. Whilst the application seeks to reserve detailed consideration of landscaping until a later stage, it is noted that the site includes a number of trees that are considered to have medium to high quality and amenity value to the local area to have long term value, warranting protection. The application seeks to retain the vast majority of the trees on site (8 out of the 9 are to be protected) and is supported by a Tree Survey Report. The majority of the trees appear to be deciduous and as such any mitigation offered in terms of screening and softening of the site is reduced during the winter months when they are not in leaf.
31. During consideration of the proposal, the applicant amended the layout of the car park, to move the extent of the hardstanding away from the root protection zones of two oak trees to the front boundary of the site with Melbourne Avenue. The building layout has been designed to retain as many existing trees on site to soften and screen views into and out of the site. This mitigation measure, together with a well thought-out landscaping scheme in my opinion would significantly help to mitigate the impact of any re-development of the site.
32. I therefore do not consider that there are grounds to presume against the proposed redevelopment of the site on the basis of the impact on trees, subject to the inclusion of conditions seeking to protect trees to be retained, together with the need for a detailed landscape scheme for planting to maintain and enhance the screening available on site, along with details of any further improvements to the respective boundaries.

Archaeology

33. Members will note that the County Archaeologist has suggested that previous archaeological investigation at the site demonstrated a moderate to high level of archaeological activity. Therefore it is possible that the proposed development works may disturb archaeological remains, and therefore a condition securing an archaeological watching brief should be imposed on any outline consent. I consider that this approach is appropriate and proportionate to the development being proposed and furthermore is in accordance with Policy HE11 of the adopted Local Plan.

Conclusion

34. In conclusion, having regard to Development Plan Policies and material planning considerations, I consider that the use of part of the former school for a residential care facility is acceptable as a community facility in principle. Furthermore, I consider that this use would fit in well with the existing residential housing in the immediate locality, increasing the range of accommodation available to the local community. The proposal would use an existing brownfield location within an urban area that has good access to public transport and local services. Whilst it is noted that an objection is maintained by the District Council regarding the proposed building's design, it is considered that such matter can only be fully explored at the reserved matters stage. That said, I would fully intend to advise the applicant by way of an informative to consider the use of a suitable mix of materials for the external building elevations together with varying building forms such as gable features to avoid any bland and unduly bulky elevations. I am therefore of the opinion that the development as proposed is in accordance with general principles of the Development Plan Policies, and subject to conditions and an informative including those set out below, recommend that outline planning permission be granted.

**40 extra care apartments at (former) Newington Infants School Site,
Newington, Ramsgate – TH/09/122**

Recommendation

35. I RECOMMEND that OUTLINE PLANNING PERMISSION BE GRANTED, SUBJECT TO conditions, including amongst others, conditions to cover the following aspects:

- standard time limit for an outline permission;
- the submission of reserved matters relating to *scale, design and landscaping*;
- the development to be carried out in accordance with the permitted layout and access arrangements;
- the height of the building not to exceed those set out in the development hereby permitted (ridge-height not exceeding 11 metres);
- details of proposed site levels to be submitted for approval;
- submission of a site investigation and verification plan into risks associated with contamination of the site and measures to be taken if contamination not previously identified on site is found;
- protection measures for trees to be retained;
- details of all hard landscaping including fencing proposed on site;
- details of foul and surface water drainage;
- details of pedestrian access arrangements on site;
- submission of a code of practice covering construction, including measures to mitigate for noise and dust generated by the development and the hours of operation during construction;
- details of construction vehicle loading/unloading and turning facilities to be agreed prior to commencement of the development;
- details of parking areas for construction vehicles to be agreed prior to commencement of the development;
- measures to ensure no mud is deposited on the public highway;
- permanent retention of vehicle parking spaces and loading/unloading area shown within application for the life of the site, including the provision of vehicle parking and cycle parking spaces prior to first occupation;
- removal of existing 'School Keep Clear' markings and associated signage prior to the use of the development commencing.
- no external lighting to be installed without prior approval;
- the use of the building be restricted solely for the use applied for; and
- the implementation of an archaeological watching brief.

I FURTHER RECOMMEND THAT AN INFORMATIVE be added to the decision notice including:

- drawing the applicant's attention to the concerns of the District Council and the need to ensure that the detailed design minimises the opportunities for a bland and bulky visual appearance of the Extra Care Apartments through the use of a mix of varying materials and building forms to break up long elevations and to consider the inclusion of gable features.

Case officer – Julian Moat

01622 696978

Background documents - See section heading
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Item D3**Pre-School, Nursery and Extended Hours Club at St George's Primary School, Minster-On-Sea – SW/09/851**

A report by Head of Planning Applications Group to Planning Applications Committee on 8 December 2009

Application by St George's Church of England Primary School for planning permission to create a new Pre-School and Nursery Facility together with a School-run Extended Hours Club using three existing mobile classroom buildings at St Georges C of E Primary School, Chequers Road, Minster-On-Sea, Sheerness.

Recommendation: Temporary planning permission be granted subject to conditions.

Local Member: Mr. A. Crowther

Classification: Unrestricted

Site

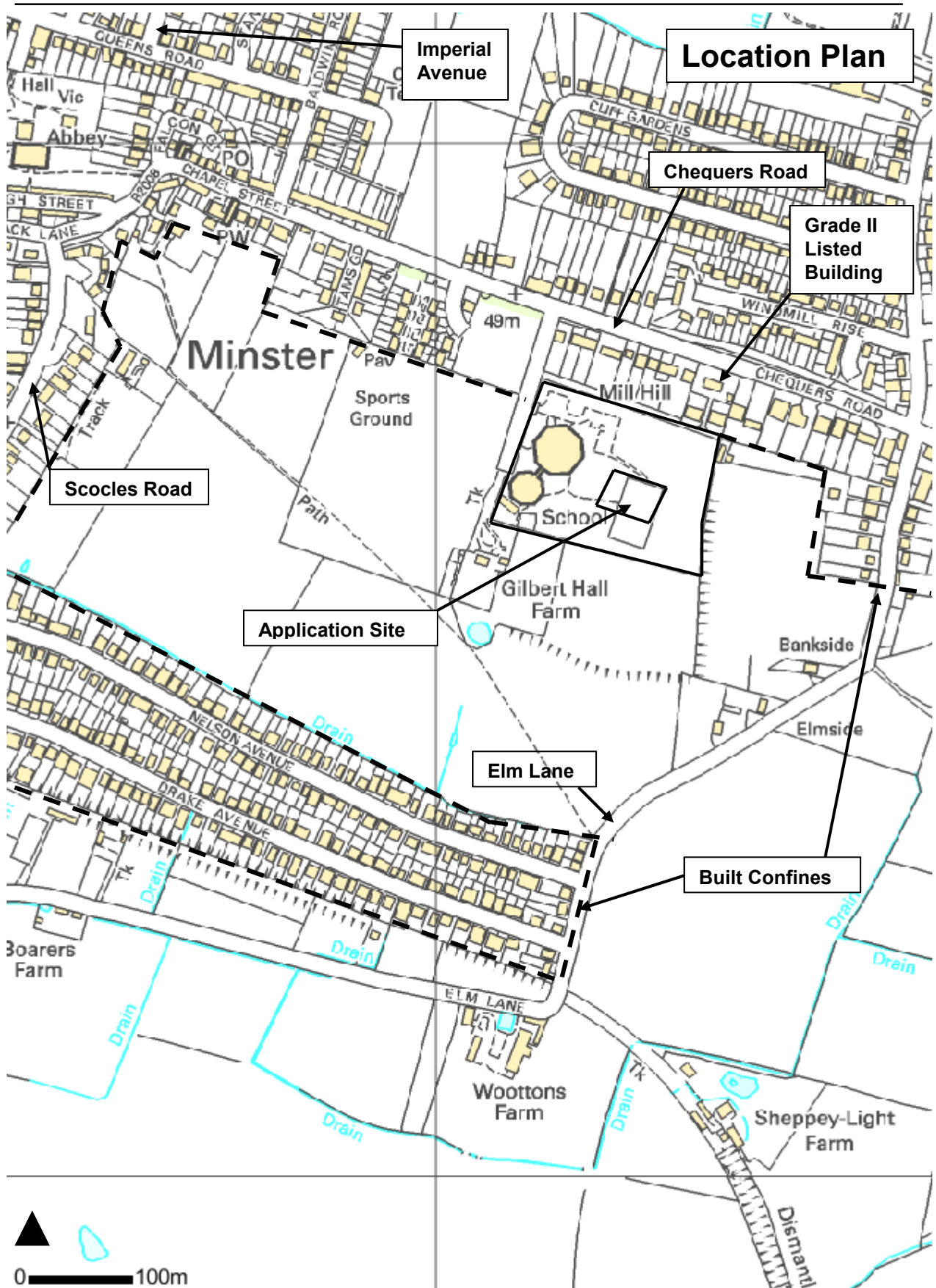
1. St George's Church of England Primary School is located to the east of Minster-On-Sea, set back from Chequers Road (B2008). The school comprises a modern building which was opened in 1997 as a Middle School. Due to the recent changes to the education system on the Isle of Sheppey, from a three tier to a two tier system, the school is currently undergoing adaptations to modify the building to accommodate a 2 form entry Primary School. The alterations to the site were approved by the County Planning Authority in October 2008 under planning permission reference SW/08/930. The approved works included internal remodelling of the school buildings, a minor extension to a link between existing buildings, enlargement of playground space, alteration to car park, formation of a drop-off and pick-up zone, and the provision of temporary mobile buildings during works on site. The School has access to a total of 80 car parking spaces on site (55 spaces in the main car park and an additional 25 for visitors), along with an access drive off Chequers Road, which is shared with a small number of private properties.
2. Three mobile buildings were installed on site to make the re-development of the school building possible. These buildings are sited on a playground area to the east of the main school building, to the centre of the school grounds. The mobile buildings and adjacent land form the application site. The closest residential properties are located approximately 70m to the north on Chequers Road. Open farmland is to be found beyond the school playing field to the south and east. A site location plan showing the school grounds and application site is attached on the next page (D3.2).
3. The Swale Borough Local Plan (2008) Proposals Map identifies the school grounds as being located outside of the built confines of Minster within the wider countryside. There are no other site specific land use designations in the adopted Local Plan, although general policies are set out in paragraph (9).

Proposal

4. The planning application has been submitted on behalf of the Governors of Minster St George's Church of England Primary School, and Daisy Chain Nursery (a registered not for profit charity). The proposal is to create a Pre-School and Nursery within the school grounds, with a breakfast and after school club (Extended Hours Club). The proposed facilities would be accommodated within the three existing double mobile buildings on site.

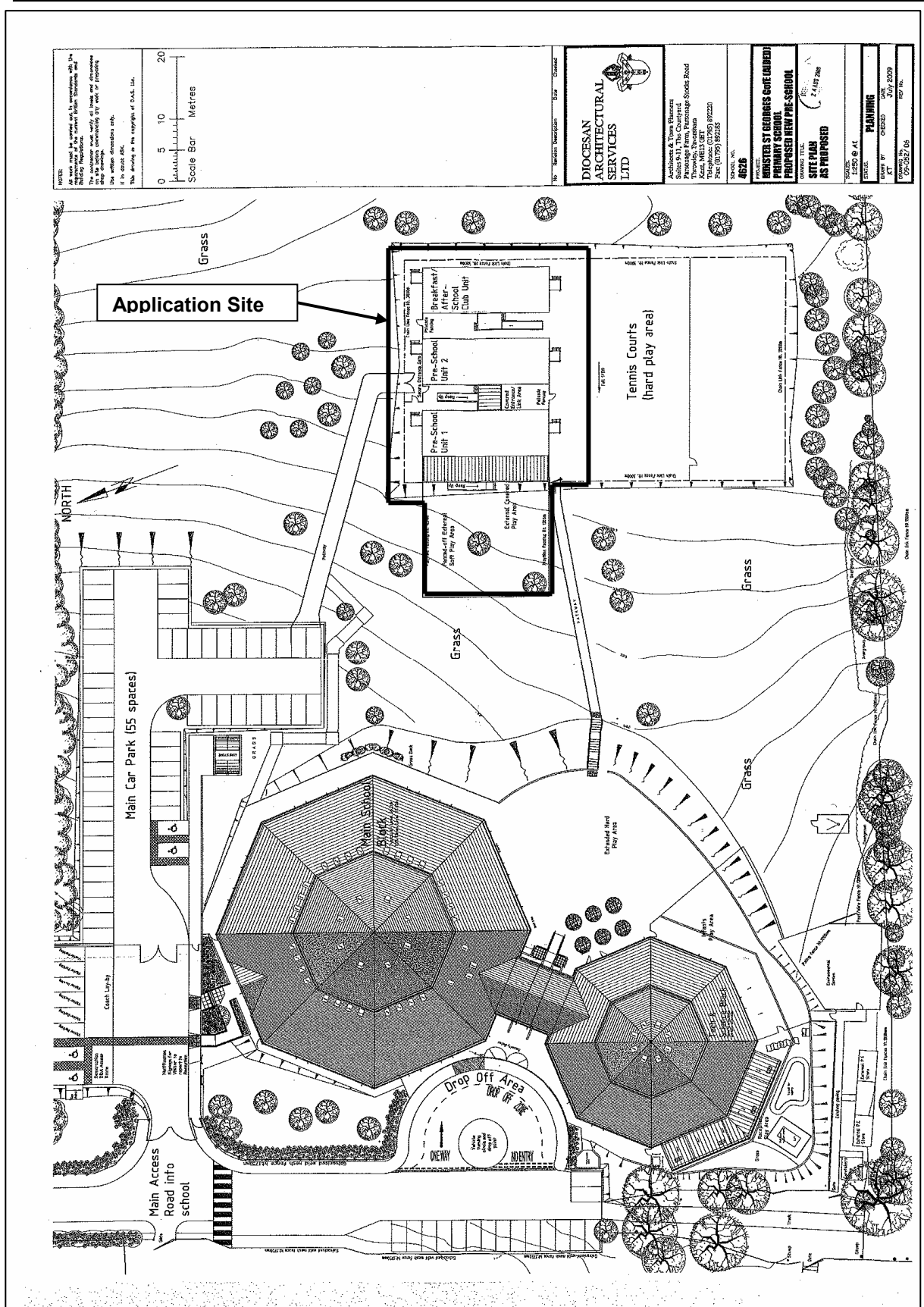
Item D3

Pre-School, Nursery and Extended Hours Club at St George's Primary School, Minster-On-Sea – SW/09/851

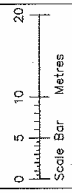


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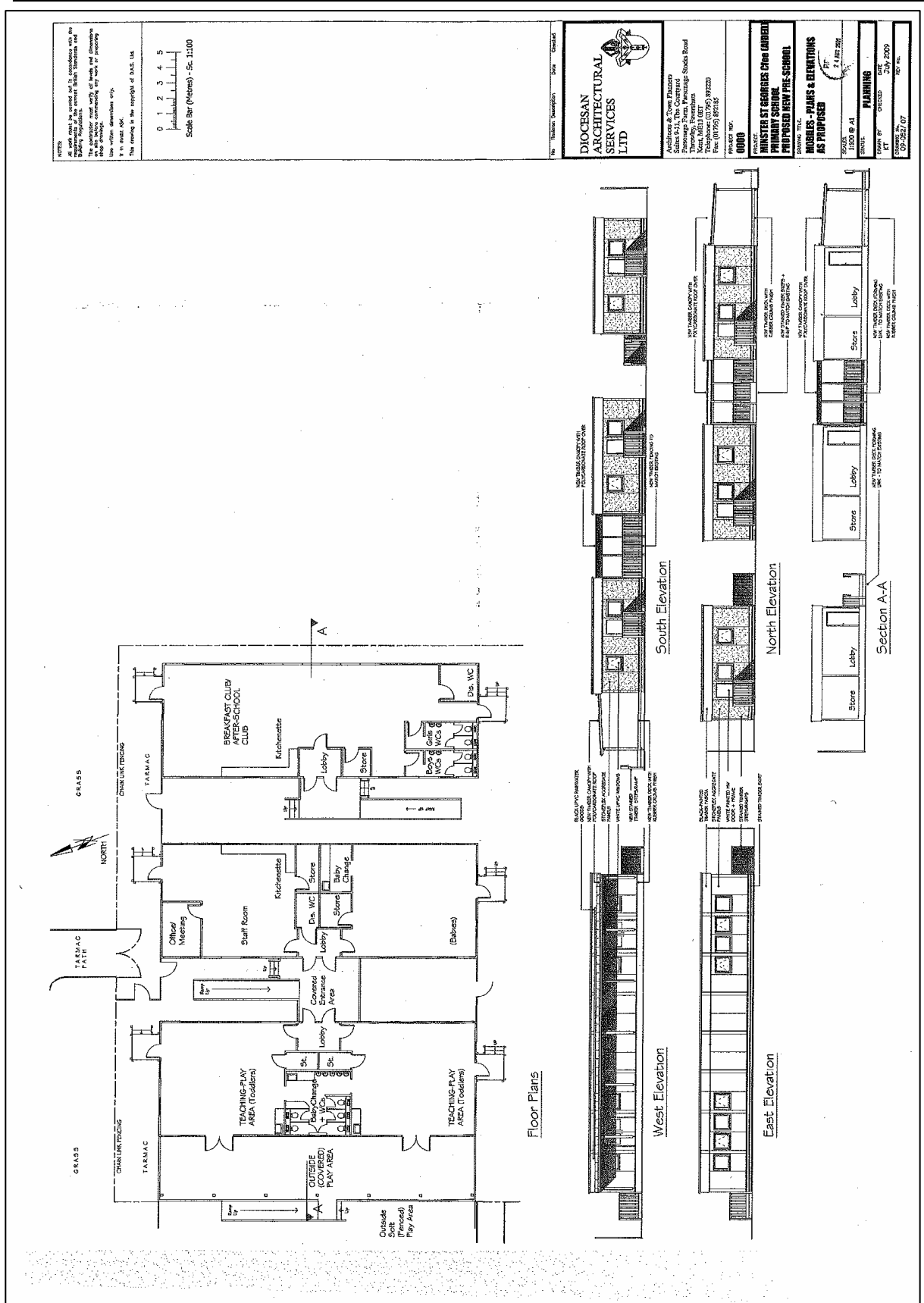


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**MINSTER ST GEORGES COTE LAIBED PRIMARY SCHOOL
 PROPOSED NEW PRE-SCHOOL
 SITE PLAN
 AS PROPOSED**

DATE: 24th Aug 2009
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 DATE: July 2009
 DRAWING NO: SW/09/851

Pre-School, Nursery and Extended Hours Club at St George's Primary School, Minster-On-Sea - SW/09/851



Pre-School, Nursery and Extended Hours Club at St George's Primary School, Minster-On-Sea – SW/09/851

The mobile buildings are currently being used on site as temporary classroom accommodation during remodelling work being completed within the main school buildings and are due to be removed on completion of this work.

5. The application proposes that two of the mobile buildings would be remodelled internally to provide appropriate care and learning facilities for babies and pre-school toddlers. The external changes would include covered play area(s), alterations to the access ramps, the erection of weldmesh and wooden palisade fencing to provide separation between different uses. The third mobile building would be remodelled internally to provide for the Extended Hours Club.
6. The proposed Nursery would offer full time care for 18-24 children and 6 babies between the hours of 0800 to 1800 hours. The Pre School would provide sessional care for 24 children with two sessions per day, 0900 to 1200 and 1200 to 1500 hours. Both facilities would be staffed by a total of 10 to 15 members of staff. The Extended Hours Club would support the education provision on site, beginning at 0800 and running through to 1800 hours, with staff and pupils attending from the existing school roll. Car parking for the proposed uses would be made available within the existing school provision (80 spaces)
7. The proposed mobile classrooms are of a typical single storey design, finished in a rough-cast Sahara beige render with white UPVC double glazed windows and soft wood doors. The buildings would be fully accessible and Disability Discrimination Act (DDA) compliant with a series of external ramps and steps to ensure inclusive access to the buildings.

Additional information provided by the applicant

8. Following comments received from statutory consultees during the planning processes further supporting information has been received from the applicant as follows:

The proposed Pre-school and Nursery provision is currently based in the Scouts Hut on Imperial Avenue, Minster, within a residential area (approximately 0.5km to the north west of the school grounds). The existing Nursery takes 3 year olds and is registered to take up to 26 children. The current facility is supported and approved by KCC.

The County Council's Early Years team and the Primary School consider that having the Pre-school relocate at this school site would generate the opportunity for a combined learning experience, in that children attending the Pre-school facility could then move straight over to the main school. i.e. schooling from 3 – 11 can be achieved from one site. The applicant considers it would also be beneficial for families with younger siblings as they only need to attend a single site. The transition from Pre-School to Primary School would also be easier as the children would be familiar with the surroundings.

The applicant considers that the reuse of the three existing mobile buildings, opposed to moving them off site, would make economic sense. The mobiles are of an adequate size to provide the space required, and the school site is considered able to accommodate the facility without detrimental affect. Although a 'permanent' building would provide preferable, funds for such a building are not currently available. These would hopefully be made available in the future.

Pre-School, Nursery and Extended Hours Club at St George's Primary School, Minster-On-Sea – SW/09/851

The applicant confirms that the main School will employ 35 full time teaching, office and ancillary staff when at full capacity. On the basis that the number of Pre-School Nursery staff would be a maximum of 15, should permission be granted the number of staff attending the site would total 50. Should every member of staff choose to drive to the site all staff vehicles could be accommodated within the 55 spaces in the main car park. Visitors to the school will then be able to use the visitors' car parking (25 spaces) and the drop-off facilities adjacent to the access driveway.

The School is aware that since its change from Middle to a Primary School there has been an increase in the amount of traffic around the school as parents of young children accompany them to and from the site. Although the School is encouraging the reduction in car use and will continue to do so, it is monitoring the situation with regard to possibly providing an additional car parking facility for use by the School, Minster Cricket Club and any community functions that use the playing field in the future, subject to funding.

The School currently provide a Lollipop Person along Chequers Road to allow easier crossing at the school opening and closing times. There is no other traffic control along Chequers Road to reduce the speed of vehicles or aid crossing. Pedestrian access to the school from Chequers Road is via a footpath along one side of the access road with a zebra crossing marked adjacent to the school's entrance to allow pedestrians to cross the access road to the footpath providing access to both the main entrance and the newly created 'drop off' entrance. Access to the pre-school facility for visitors would be on foot through the school via the existing and new access path which runs beside the main car park.

Planning Policy

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

(i) The adopted 2009 **South East Plan**:

Policy CC1 Seeks to achieve and maintain sustainable development in the region

Policy CC6 Seeks sustainable and distinctive communities that respect the character of settlements and landscapes, and achieve a high quality built environment.

Policy C4 Seeks to protect open countryside by ensuring all development respects and enhances local landscape character, securing appropriate mitigation where damage cannot be avoided.

Policy BE5 Seeks new development in rural communities to be subject to design and sustainability criteria so that the distinctive character of the village is not damaged; seeks to protect or extend key local services and protect landscape setting of the village

Policy KTG1 Amongst other matters, seeks to set high standards of design and sustainability, and avoid coalescence with adjoining settlements to the south, east and west of Medway and to the west of Sittingbourne.

Policy S3 Seeks to ensure the adequate provision of pre-school, school, and community learning facilities.

Pre-School, Nursery and Extended Hours Club at St George's Primary School, Minster-On-Sea – SW/09/851

(ii) The adopted 2008 **Swale Borough Local Plan**:

- Policy SP1** In meeting the development needs of the Borough, proposals should accord with principles of Sustainable Development, including minimising impact on the environment, ensuring provision of community infrastructure, supporting existing local services, and a high quality of design that respects local distinctiveness.
- Policy SP5** Development proposals within the countryside and rural communities will seek to increase self sufficiency and satisfying local needs, whilst protecting, and where possible enhancing, the character of the wider countryside. Including demanding high design standards that respond positively to the character and form of the countryside and rural communities, protecting the countryside from unnecessary development, and permit innovative proposals that increase the viability of existing rural services.
- Policy E1** Development proposals should, amongst other matters, seek to reflect the positive characteristics of the locality; protect and enhance the natural and built environments; be well sited and of a scale, design and appearance that is appropriate to its location; cause no demonstrable harm to residential amenity and other sensitive uses.
- Policy E6** The quality, character and amenity value of the wider countryside of the Borough, will be protected and where possible enhanced. Development proposals will be developed where they provide a service/ necessary community infrastructure to meet the essential needs of the local community.
- Policy E9** Seeks to protect the quality, character and amenity of the wider landscape, through development that is sympathetic to, and minimises impact on local landscape character.
- Policy E19** Seeks development to be of high quality design that responds positively to creating safe, accessible, and attractive places; enriching the qualities of the existing environment by promoting local distinctiveness and strengthening the sense of place; appropriate to its context in respect of scale, height and massing; making best use of texture, colour, pattern and durability of materials; and achieving flexibility to respond to future changes in use, lifestyle and demography.
- Policy T1** Seeks to ensure new development proposals maintain highway safety.
- Policy T3** Seeks new proposals to provide appropriate vehicle parking.
- Policy T5** Seeks new development to be well located in relation to public transport links.
- Policy C1** Supports proposals for new or improved community facilities.

Pre-School, Nursery and Extended Hours Club at St George's Primary School, Minster-On-Sea – SW/09/851

Consultations

10. **Swale Borough Council:** raises no objection the application, subject to a condition restricting planning permission to a temporary period of 5 years.

Minster on Sea Parish Council: raises an objection to the application on highway grounds. The Parish Council is concerned about the lack of parking spaces for users, the control of traffic outside the school, pedestrian crossing and traffic access to the proposed buildings through the existing car park.

The Parish Council considers that there would be an increase in traffic associated with the site, including travelling via Elm Lane and Scocles Road, and considers that the increase in movements could increase the possibility of accidents on the public highway. Minster Parish Council asks that a study be carried out to ensure safety on the approach to and around the school site, and that should planning permission be granted that it is subject to a condition that requires the County Council to carry out footpath construction to allow proper access to link the school to other developments in the vicinity. The Council considers that if this were a private applicant rather than a Local Authority, the onus would be on the applicant to address highway safety considerations.

The Parish Council would not wish to see the long term retention of temporary buildings on site.

Divisional Transportation Manager: raises no objections to the proposal in respect of highway matters. The Transportation Manager notes that the school is well provided for in terms of existing car parking, which would be available to the Pre-School and Nursery facility. He considers that demand for car parking in association with the development proposed is likely to occur outside of the peak school times. The Transportation Manager recommends linking the proposal to the existing parking through an appropriately worded condition in order to protect the car parking provision. He also notes that, if approved, consideration should be given to updating the School Travel Plan to include the new facilities as part of the document.

Local Members

11. The Local County Member for Sheppey, Mr. A. Crowther was notified of the application on 8 September 2009.

Publicity

12. The application was publicised by the posting of a site notice and the notification of 25 neighbouring properties.

Representations

13. Nine letters of representation in support of the application have been received. The main points raised can be summarised as follows:
- Supports the proposal as it would enable her three children to attend the one site, rather than two separate locations;

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- As a working mother, considers that the opportunity to place her children into the nursery for longer periods would help with child care problems;
- Considers that the existing Nursery (located on Imperial Avenue) experiences problems with parking at peak times, and that the unmade road it is currently located on is unsafe and dirty with no pedestrian footpath;
- Considers St George's School to be a safer site with proper parking and safe pedestrian access.
- Considers that the proposed buildings would provide better facilities and more room for equipment to help with the children's development;
- Considers that locating the Pre-School with the Primary School would benefit the children's education;
- Attends the St George's School site on a daily basis and has not experienced issues with parking, considers that the road into the school has parking and benefits from zebra crossings and drop-off points. Due to the works taking place at the school, notes the additional parking for parents and dedicated drop-off facility has not been available; considers that once this facility is open it will serve to help a situation that is already easily controlled.
- Notes that the start and finish times for the nursery differ from the School's arrangements.
- Considers there would be no increase in traffic using local roads as parents attending the existing facilities Daisy Chain Nursery already use similar routes.

Discussion**Introduction**

14. The application seeks planning permission for the retention of three mobile classroom buildings to provide accommodation for a new Pre School, Nursery and an Extended Hours Club in connection with the Primary School. The application is being reported to the Planning Applications Committee as a result of the objections expressed by Minster-on-Sea Parish Council on highway grounds. The Parish Council is concerned about the increase in the number of people attending the site as a result of the proposal and the highway implications of this increase (please see paragraph 10)
15. In considering this application, regard must be had to the Development Plan Policies outlined in paragraph (9) above. Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise. Therefore the 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. In this particular case, I consider that the key considerations are: -
 - location and design; and
 - highway considerations.

Location and design

16. The application proposes to retain and adapt three mobile buildings within the St Georges Primary School grounds. The school grounds, including the application site, are located outside of the built confines of the Minster-on-Sea, as defined in the Swale Borough Local Plan Proposals Map. Therefore any development proposal within the school grounds is subject to a number of Development Plan Policies that seek to protect the character of the countryside. The broad thrust of these policies presumes against

Pre-School, Nursery and Extended Hours Club at St George's Primary School, Minster-On-Sea – SW/09/851

development and seeks to preserve and/or enhance the countryside for its own sake, subject to a limited number of exceptional circumstances.

17. Swale Borough Local Plan Policies SP5 and E9 seek to protect the countryside from unnecessary development and preserve the open character of the landscape. Policies SP1, SP5, E6 and C1 seek to support the provision of new and enhanced community services that increase self sufficiency and support local needs, subject to a high standard of design that responds positively to local characteristics. Policy E6 seeks to protect the character of the countryside, setting out that development will only be permitted that enables local communities to meet their essential needs or provides necessary community infrastructure. The South East Plan Policies CC6, C4, BE5 and KTG1 seek to protect the open countryside by ensuring development respects the character of the settlement or local landscape.
18. Whilst the mobile buildings already exist on site it is necessary to consider whether their continued retention would be acceptable in the context of the location and the Development Plan Policies. Swale Borough Council has raised no objection to the application subject to a condition limiting retention of the mobile buildings on site for a period of 5 years.
19. It is noted that the entire school grounds fall outside the built confines of Minster. The site is directly adjacent to the eastern edge of the built up area, set back from Chequers Road. The educational use of this land within the countryside, as a non-residential institution, is well established under planning reference SW/94/909. This permission granted approval for the redevelopment of the land to create a Middle School. On the basis that the use of the land for education is established, I do not consider that a minor development for a facility, which supports a local community service, would be contrary to Local Plan Policies that presumes against inappropriate development in the countryside. The development proposed would not result in the loss of additional green-field land or have a significant impact on the open character of the countryside.
20. The application site would, in my opinion, be an appropriate location within the grounds. The proposed site is on an existing playground area that has subsequently been replaced under the most recent planning permission. The site does not impact on the school's playing field provision, and the proposal would have no material impacts on residential amenities in terms of its siting; the closest residential properties are located over 70m to the north.
21. The site, located on the flank slope of a hill, is relatively open and would be visible from nearby residential properties and the wider countryside. The school buildings shield the location from views to the west, and existing planting to the school boundary would assist in breaking up the visual impact of the development from outside the school grounds.
22. The design of the mobile buildings is similar to a number of units used across the County, being single storey timber framed units finished with sahara beige render, UPVC windows, wooden steps and ramps providing inclusive access. I note that due to the nature of the design, and usable lifespan, the buildings proposed would be unlikely to be considered as an acceptable permanent solution in this locality. The single storey, flat roof construction cannot be said to enhance the character of the surrounding landscape, nor the school buildings. However, due to the small scale and limited height, the buildings would sit into the hillside, with longer distance views of the structures set in the backdrop of the school buildings and residential properties to the north. The location is not visible in the street scene. It is noted that there is a Listed Building positioned,

Pre-School, Nursery and Extended Hours Club at St George's Primary School, Minster-On-Sea – SW/09/851

approximately 100m, north of the site. However, the school grounds do not form part of setting of this Listed Building as there are two residential properties in between the plots. The applicant has indicated an aspiration to seek to provide a permanent solution for the proposed uses on site as soon as funding becomes available.

23. Whilst a permanent solution to provide for the proposed accommodation would be preferable, in my opinion the layout and design of the development would be acceptable in the proposed location for a further temporary period. Due to the location proposed within the school grounds any visual impact would be kept to a minimum and the layout would not detract from the amenities of nearby residents' properties. Taking into consideration that the proposed buildings would not be prominent in the street scene, it is my opinion that the structures would not detract from the character of the local physical or nature environment for a continued temporary period. I therefore consider that the development would be acceptable in the context of the Development Plan Policies in terms of its location and design.

Highway considerations

24. Minster-on-Sea Parish Council has raised objections in response to this application on highway grounds. The Parish Council is concerned about access, parking and general highway safety issues in the local area associated with travel to and from the school site. The Parish Council consider that the proposed development would increase traffic and have a detrimental effect on the highway safety.
25. The recent changes in the education system on the Isle of Sheppey resulted in the school being converted from a Middle School with approximately 430 pupils into a 2 form entry Primary School catering for 420 pupils. At present the school is not operating at full capacity and will continue to fill up over the next few years. The age range of the children attending the site as a result of the changes has also fallen and fewer pupils travel independently, as more parents choose to drive their children to school. That has and will continue to influence traffic on the public highway in the morning and afternoon and is not unlike issues experienced by many school sites across the County. The existing School Travel Plan identifies that congestion on Chequers Road, the school access road and surrounding streets as an issue that the School are aware of and are seeking to ease.
26. Due to the changes to the type of school, the building and site are in the process of being modernised to meet the needs of the new Primary School. As well as internal remodelling of the buildings, the proposed changes include improvements to the car parking facilities on site and the provisions available to parents dropping off and collecting their children. These facilities have yet to come into full effect as the construction operations on site are on going. However, on completion of the scheme the School would benefit from a dedicated drop off/ pick up facility at the far end of the access drive and a total of 80 formal vehicle parking spaces within the site, 25 of which would be made available to visitors.
27. Taking into consideration the number of full time staff and pupils that would attend the Primary School when running at full capacity (35 staff and 420 pupils), coupled with the total number of staff and children that would attend the proposed Pre School and Nursery at any one time (15 staff and 54 children), the recognised maximum vehicle parking standards for the combined use of the site would be approximately 60 spaces. On this basis it is clear that the school site at present has more than adequate car parking facilities to accommodate both the existing and proposed facilities and would still have additional space available to accommodate transient use by vehicles at peak travel

Pre-School, Nursery and Extended Hours Club at St George's Primary School, Minster-On-Sea – SW/09/851

times. I note that whilst the proposed facilities would add to vehicle movements surrounding the site, due to the nature of the care facilities proposed movements associated with the Pre School, Nursery and Extended Hours Club would be spread out across the day, with the timings of these movements less likely to clash with the peak school movements. Therefore, in light of the new facilities already being brought forward on site it is my opinion that there is adequate vehicle access and car parking facilities to cater for the existing and proposed uses.

28. The Parish Council also raises concerns over the availability of footways on specific roads in the surrounding high network, along with concerns over the internal pedestrian access arrangements to the proposed Pre School. The plans received indicate that the Pre-School would have a dedicated footpath from the main entrance to the school that runs to the beside the main car park to the proposed buildings.
29. The Parish Council specifically notes Elm Lane and Scocles Road as being of concern in highway safety terms (*these routes are mark on the site location plan on page D3.2*). It is noted that neither Elm Lane nor the southern stretch of Scocles Road benefit from footways adjacent to the highway, with pedestrians forced to walk in the road. Both roads provide connections between Chequers Road and the east of Minster with Lower Road (B2231) to the south. The Parish Council considers that as part of this application a study into road safety on the approach to and around the school site should be completed, and that as part of any planning permission the County Council should carry out footpath construction to allow proper access to and from the school.
30. Where a financial contribution is sought in association with a proposed development it needs to be shown to be directly linked to the proposed development, such that a contribution is necessary to offset any impacts that would result from permission being granted. In this case the development would need to generate significant additional traffic on the local road network to warrant funding towards highway improvements in order to accommodate such movements, and would need to be reasonable and proportionate to the scale of development proposed.
31. The school site has good links into the existing footpath network via a zebra crossing and footway on the access road connecting to footpaths on Chequers Road, which in turn allows pedestrian access to the wider area. Elm Lane and Scocles Road, whilst flanking the school site, do not form part of the direct access to the school from the larger Minster area. The stretches of road identified are narrow country lanes that do not serve a significant number of private properties, which limits the number of potential pedestrian movements. I note that there is a more recent residential development to the south that could use Scocles Road as the most direct access to Chequers Road. The funding of construction of new footways on these roads whilst aspirational, and something that Kent Highway Services may wish to bear in mind, would not be reasonable or proportionate to the development being proposed. In my opinion the additional movements that would be generated by this application do not justify a contribution in this case. The proposal (in part) is to relocate and improve a use that already exists in the local community (Daisy Chain Nursery, Imperial Avenue), on this basis a number of movements (both pedestrian and vehicle) associated with the use already travel on the local highway network.
32. The Divisional Transportation Manager has considered the scheme as proposed and raises no objections on highway grounds. He notes that the school is well provided for in terms of existing parking and that due to the nature of the proposed use the demand for parking is likely to be outside of the peak movements associated with the beginning and end of a school day. I note that he recommends a condition ensuring that the car

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parking is made available for use by the Pre-School staff and visitors, and that the School Travel Plan be revised and updated to reflect the changes on site.

33. Whilst Kent Highway Services has a care of duty to maintain highway safety, not least surrounding school sites, this is a separate from the planning process, and a financial contribution towards further works on the local highway network could not be justified for a minor development. It is my opinion that the provision of the proposed facilities at the school would not generate an unacceptable increase in traffic movements so as to cause significant harm in highway terms. On the basis of the details set out above, I would not raise a planning objection to the proposals on highway grounds

Conclusion

34. I consider that the continued retention of the mobile buildings for a further temporary period would not have a significant detrimental impact on the character and/or appearance of the surrounding environment and landscape. Whilst the application would result in an increase in the number of people attending the site, I consider that, as a result of improvements to the car parking and circulation provisions within the school grounds, the site could accommodate the proposed use. The applicant has indicated the educational and practicable benefits of providing both Pre-School and Primary School facilities on the one site. Taking into account the provisions of the Development Plan and material considerations raised from consultees as outlined in paragraph (9), I recommend that planning permission for the proposed facilities be granted for a temporary period of 5 years at which point the situation could be reviewed.

Recommendation

35. I RECOMMEND that TEMPORARY PLANNING PERMISSION BE GRANTED, SUBJECT TO conditions, including the following:
- temporary consent for period of 5 years from date of permission;
 - removal of the mobile buildings at the expiration of the 5 year period and the subsequent restoration of the site thereafter;
 - the development be carried out in accordance with the permitted details;
 - the use of the mobile buildings be restricted to the use applied for.
 - The car parking facilities on site to be retained and kept available for use by the Pre School and Nursery,
 - Within 6 months of first occupation of the building the School Travel Plan be updated to include the Pre-School and Nursery.

Case officer – James Bickle	01622 221068
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Background documents - See section heading
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E1 COUNTY MATTER APPLICATIONS AND DETAILS PURSUANT PERMITTED/APPROVED/REFUSED 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.

- | | |
|--------------------|--|
| DA/09/974 | Use of land for the parking and storage of skips and lorries in connection with the waste transfer station
Easy Load Ltd, Lees Yard, Old Rochester Way, Dartford. |
| DO/07/179/MR35/R19 | Request to seek approval for the replacement of an existing weighbridge office with a new weighbridge office pursuant to condition 19 of planning permission DO/07/MR35.
Rowling Chalk Pit, Rowling, Woodnesborough, Kent |
| SH/09/362/R2 | Proposed landscaping scheme pursuant to condition 2 of planning permission SH/09/362
Hope Farm, Crete Road East, Hawkinge, Folkestone |
| SW/09/16/R8 | Details of a scheme of landscaping.
Land to the rear of Highway Depot, Canterbury Road, Faversham |

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.

- | | |
|------------|--|
| CA/09/1387 | Single storey extension for multi function spac, wc's, first floor lift tower, alterations to steps, access ramp, extension to terrace and relocation of wall
Tower House, Westgate Gardens, Canterbury |
| CA/09/1638 | Erection of a block of 8 x 2 bedroom flats with associated parking.
Land adjacent to 64, Warwick Road, Canterbury |
| DO/09/930 | Construction of a mixed use scheme comprising the erection of three and four storey buildings to provide 6 retail units on the ground floor with associated public square and landscaping and 14 residential units on the upper floors with bins and cycle store.
Quarterdeck and 37 Beach Street, Deal |

- GR/09/635 Installation of four, six metre high CCTV columns with infra-red cameras and relocation of one existing CCTV column
Gordon Promenade & Pleasure Gardens, Commercial Place
- SW/09/970 Pedestrian paths, picnic area, community events/play area, overflow car park, together with bins, other apparatus & shallow swale to facilitate use as part of the church Marshes Country Park
Church Marshes Country Park, Saffron Way, Milton Regis, Sittingbourne
- TW/09/3256 Council Depot – New store for paper for recycling in existing parking area
Tunbridge Wells Borough Council, North Farm Lane, Council Depot, Tunbridge Wells

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

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

Background Documents – The deposited documents.

- AS/07/1396/R3 & R4 Details of external materials and details of external lighting pursuant to conditions 3 & 4 of planning permission AS/07/1396
Tenterden Children's Centre, Recreation Ground Road, Tenterden
- AS/09/1149 Erection of a hexagonal timber outdoor classroom
Smarden Primary School, Pluckley Road, Smarden, Ashford
- DA/09/193/R9 Details of all fencing, gates, and other means of enclosure, including colour finishes.
Longfield Academy, Main Road, Longfield
- DA/09/193/R14 Details of a habitat management and biodiversity enhancement strategy.
Longfield Academy, Main Road, Longfield
- DO/09/913 Replacement curtain walling (to rear elevations of existing school buildings) and associated remodelling works to external hard surface
Sandwich Junior School, St. Bart's Road, Sandwich
- GR/08/121/R4B Details of external materials to plant room and windcatchers pursuant to condition 4 of planning permission GR/08/121.
St. John's Catholic Comprehensive School, Rochester Road, Gravesend

GR/08/229/RA	Minor amendment to permitted drawings including changes to the parapets Northfleet School For Girls, Hall Road, Northfleet, Gravesend
GR/09/784	Extension to existing temporary modular building, including the renewal of temporary planning permission for the original building. Kings Farm Family Centre, Windsor Road, Gravesend
SE/08/1602/R2	Amendments to children's centre scheme to provide alternative pedestrian access onto Northview and revised car park layout pursuant to condition (2) of planning permission SE/08/1602. The Willows, Hilda May Avenue, Swanley
SE/09/1287/R2	Amendments to plan and elevations of front extension (which has been reduced in size). Lady Boswell's CE Primary School, Plymouth Drive, Sevenoaks
SE/09/1894	New car parking to replace that lost during construction of new residential accommodation. Valence School, Westerham Road, Westerham
SE/09/2089	2 single storey classroom blocks each consisting of 2 classrooms, cloak area and toilet, including demolition of mobile building comprising 2 classrooms. Hever C of E Primary School, Hever Road, Hever, Edenbridge
SE/09/2232	Free standing canopy above the entrance to the nursery. Chevening Primary School, Chevening Road, Chipstead, Sevenoaks
SH/07/1646/R3 & R6	Details of cycle parking and travel plan pursuant to conditions 3 and 6 of planning permission reference SH/07/1646 for a community Children's Centre. Morehall Primary School, Chart Road, Folkestone
SH/09/27/R2	Details of external materials pursuant to condition (2) of planning permission. Christ Church CEP School, Brockman Road, Folkestone
SH/09/122/R3A	Details of revised boundary treatment pursuant to condition 3 of planning permission SH/09/122 Stelling Minnis C Of E Primary School, Bossingham Road, Stelling Minnis, Canterbury
SH/09/781	New pre-school building. Stelling Minnis CE Primary School, Bossingham Road, Stelling Minnis, Canterbury

SH/09/954	Three flagpoles adjacent to the main entrance of the school, inside 2.4m boundary fencing. Poles to be 6m high to accommodate Eco School Green Flag, Clean Kent Flag and School Flag. Christ Church C of E Primary School, Brockman Road, Folkestone.
TH/08/1024/R3, R4 & R7	Details pursuant of condition 3 (cycle parking), 4 (landscaping) and 7 (lighting) of planning permission TH/08/1024 for construction of a Children's Centre Callis Grange Nursery and Infant School, Beacon Road, Broadstairs
TH/08/1201	Construction of a temporary car park. The Charles Dickens School, Broadstairs Road, Broadstairs
TH/09/209	Outline planning application, for 9, 1-bed supported living apartments, residents' communal facilities, staff facilities, car parking and internal access arrangements. Newington Library, Newington Road, Ramsgate.
TH/09/770	Renewal of planning consent for mobile classroom. St Peter In Thanet C of E Junior School, Grange Road, Broadstairs.
TM/06/3682/R3	New mathematics and geography building – Details of landscape scheme pursuant to condition (3) of planning permission TM/06/3682. The Judd School, Brook Lane, Tonbridge
TM/07/1735/R12	Details of surface water drainage pursuant to condition 12 of planning permission TM/07/1735 – provision of a single, non-floodlit all weather pitch and a single non-floodlit multi-use games area. Hugh Christie Technology College, White Cottage Road, Tonbridge
TM/08/2988/R3, 4 & 5	Details of conditions (3) external materials, (4) safeguarding measures to protect the building from cricket balls and (5) scheme of flood-proofing measures pursuant to planning permission TM/08/2988. Leybourne St. Peter and St. Paul CEP School, Rectory Lane North, Leybourne, West Malling
TM/09/1/R3 & R4	Details of the gates and method statement for working in close proximity to trees pursuant to conditions 3 & 4 of planning permission reference TM/09/1 – replacement boundary fencing with gates. Weald of Kent Grammar School For Girls, Tudeley Lane, Tonbridge

TM/09/1900	Creation of a new Gypsy and Traveller site providing 18 pitches, amenity space and parking, manoeuvring areas, landscaping, installation of lighting units, new access to the public highway, resurfacing and the illumination of path, alterations to existing switch room/pumping station, remodelling of existing Gypsy site and erection of acoustic barrier. Land to the West of the Old Coldharbour Lane and South of the A20 London Road, Aylesford.
TM/09/2206	Replacement of two timber demountable buildings with two new modular buildings of similar size. Ridge View School, Cage Green Road, Tonbridge
TW/09/1374/R5	Details of site and finished floor levels pursuant to condition 5 of planning permission TW/09/1374. Sandhurst Nursery, Rye Road, Sandhurst, Cranbrook
TW/09/1494/R3	Minor amendments to external materials for plant room permitted under permission reference TW/09/1494. Cranbrook School, Waterloo Road, Cranbrook
TW/09/2971	Renewal of existing single glazed metal windows with white double glazed PVCu windows. Renewal of existing tile hung cladding with timber cladding. St Gregory's Catholic Comprehensive School, Reynolds Lane, Tunbridge Wells
TW/09/3092	Erection of a canopy with opaque polycarbonate roof, supported on six white posts. Bidborough CE Primary School, Spring Lane, Bidborough, Tunbridge Wells
TW/09/3127	Retention of a two-storey mobile classroom unit. Tunbridge Wells Grammar School for Boys, St. Johns Road, Tunbridge Wells

E4 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:-

DO/09/TEMP/0027 – Proposed cycle shelter and parent waiting shelter. Temple Ewell CE Primary School, 3-4 Brookside, Temple Ewell, Dover.

TH/09/TEMP/0038 – Application seeking outline approval for locating Laleham Gap Special School Buildings on the site on Newlands Lane, off Pyson's Road, Ramsgate. Single storey school building for 164 pupils aged 3-16 and 130 staff, and a two storey residential institution building for 60 pupils and 8 staff. Total internal area of approximately 6,400m². Newlands Lane, Pyson's Road, Ramsgate.

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

None.

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

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

Background Documents -

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

DC29/09/AS/0003 - Development of a new quarry to win and process sand to produce construction material, associated on-site infrastructure and new access on land to the west of Rayford Farm, Pluckley, Charing, Ashford.

DC29/09/DA/0004 - Re-restoration of an existing landfill at Stone Pits 9 & 9A, London Road, Dartford.

DC29/09/SW/0005 – Proposed anaerobic digester at St Regis Paper Mill, Kemsley, Sittingbourne.