

PLANNING APPLICATIONS COMMITTEE

Wednesday, 17th February, 2010

10.00 am

**Council Chamber, Sessions House, County Hall,
Maidstone**



AGENDA

PLANNING APPLICATIONS COMMITTEE

Wednesday, 17th February, 2010, at 10.00 am Ask for: Andrew Tait
Council Chamber, Sessions House, County Hall, Maidstone Telephone: 01622 694342

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

UNRESTRICTED ITEMS

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

A. COMMITTEE BUSINESS

1. Substitutes
2. Declarations of Interests by Members in items on the Agenda for this meeting.
3. Minutes - 21 January 2010 (Pages 1 - 4)
4. Site Meetings and Other Meetings

B. GENERAL MATTERS

C. MINERALS AND WASTE DISPOSAL APPLICATIONS

1. Application SH/09/806 - Retrospective application to vary Conditions 1 and 15 of Permission SH/07/589 to allow the erection of a 5.5 m high close boarded fence and the installation of a surface mounted weighbridge at Rear of Century House, Park Farm Close, Folkestone; Jenner Group Ltd (Pages 5 - 14)

D. DEVELOPMENTS TO BE CARRIED OUT BY THE COUNTY COUNCIL

1. Proposal CA/09/1361 - Erection of a canopy over bike-racks and parents' entrance alley and erection of canopy over reception class play area at St Peter's Methodist Primary School, St Peter's Grove, Canterbury; Governors of St Peter's Methodist Primary School (Pages 15 - 24)
2. Proposals CA/09/1769 and CA/09/1972 - Demolition and removal of existing four classroom temporary structure and construction of a replacement four classroom two storey building; and removal of 2 existing playground shelters and the installation of 3 temporary classrooms on the school playground for a 12 month period during the proposed development at St Mary's Catholic Primary School, Northwood Road, Whitstable; Southwark Diocesan Board of Education and KCC Children, Families and Education (Pages 25 - 36)
3. Proposal TW/09/3978 - New multi-use games area (MUGA) with enclosure fencing at St Gregory's Catholic Comprehensive School, Reynolds Lane, Tunbridge Wells; Governors of St Gregory's Catholic Comprehensive School and KCC Property Group (Pages 37 - 44)

4. Proposal MA/09/2245 - All weather sports pitch with floodlighting including ball stop fencing and acoustic noise barrier at Swadelands School, Ham Lane, Lenham, Maidstone; Governors of Swadelands School (Pages 45 - 60)

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.)

Tuesday, 9 February 2010

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 Thursday, 21 January 2010.

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: Mr N J D Chard

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

UNRESTRICTED ITEMS

1. Minutes - 8 December 2009
(Item A3)

RESOLVED that the Minutes of the meeting held on 8 December 2009 are correctly recorded and that they be signed by the Chairman.

2. Site Meetings and Other Meetings
(Item A4)

The Committee noted that the site visit and public meeting in respect of the Otterpool Quarry, Sellindge application would now take place on Monday, 8 February 2010. The next training session would be on the new Development Framework on Tuesday, 16 March 2010.

3. Application SE/08/675 - Extension of extraction area and continued operation of existing processing and associated manufacturing plant and buildings and other operational areas at Sevenoaks Quarry, Bat and Ball Road, Sevenoaks; Tarmac Ltd
(Item C1)

(1) Mr R E Brookbank informed the Committee that he had a personal interest as he was a Member of the Sevenoaks DC Development Control Committee which had discussed the application. He had, however, not participated in this discussion and was approaching the application with a fresh mind. He was also a Member of the Sevenoaks AQMA Working Group but had not discussed the application in this Forum.

(2) Mr K Smith informed the Committee that he had a personal interest as he knew Members of the Kent Downs AONB, who had written to object to the

application. He had not, however, participated in any discussion of the application with them.

(3) Mr R J Parry informed the Committee that he had a personal interest as he was a Member of Sevenoaks TC which had discussed the application. He had, however, not participated or voted in the STC discussions and was approaching the application with a fresh mind. Mr Parry also asked the Clerk to note that he had received a letter from the Kent Downs AONB, who had written to object to the application and also stated that he did not know the letter's signatory; additionally Mr Parry stated that he had not participated in any discussion of the application with Kent Downs AONB. Mr Parry also identified that he was acquainted with some of the listed objectors and then identified the relevant names.

(4) Mr R F Manning made a declaration of personal interest as he had in the past been distantly related by marriage in law to the Chairman of the Kent Downs AONB, who had written to him in objection. He had become acquainted with him without forming any close association.

(5) Mr J F London informed the Committee that he had a personal interest as he was a Member of Sevenoaks TC which had discussed the application. He had, however, not participated in this discussion and was approaching the application with a fresh mind. He was also a Member of the Sevenoaks AQMA Working Group but had not discussed the application in this Forum. He also knew Members of the Kent Downs AONB, who had written to object to the application. He had not, however, participated in any discussion of the application with them. He also identified some of the objectors as people he was acquainted with.

(6) Mr N J D Chard was present for this item pursuant to Committee Procedure Rule 2.24 and spoke. He explained that he was a Member of the Sevenoaks AQMA Working Group but was addressing the Committee in his capacity as the Local Member.

(7) A letter from the Chairman of the Kent Downs AONB objecting to the application had previously been circulated to members of the Committee. It was also tabled at the meeting.

(8) Two further items were tabled at the meeting. These were e.mail correspondence dated 14 January 2010 and 20 January 2010 between Mr Tony Van Gool, a local objector and Mr J Wooldridge, the Principal Planning Officer.

(9) The Chairman adjourned the meeting for a short while to enable its Members to read all the additional correspondence that had been tabled.

(10) The Democratic Services Officer informed the Committee of a petition containing 427 signatures from Seal Parish Council. He read out the full text of the petition.

(11) The Principal Planning Officer stated that he had fully considered all the additional correspondence prior to the meeting but that having done so he did not wish to amend his recommendation in any way.

(12) Three speakers addressed the Committee in opposition to the application. They were Mrs Mary Osborne, a local resident; Mr Robin Watson from Seal PC and Mr John Brigden, a local District Councillor and Member of Sevenoaks TC. Mr Simon Treacy from Tarmac Ltd spoke in reply.

(13) In discussion of this item, the Committee agreed that the applicant should be required to set up a Liaison Group and establish a formal Complaints Procedure. It also added an Informative requesting the applicant to aim to ensure that stationary HGVs did not keep their engines running whilst waiting for the site to open.

(14) The Committee also agreed that the Chairman should write to Kent Highways Services requiring that the highway improvements set out in the Heads of Terms in respect of Bat and Ball Junction should be completed within three years.

(15) On being put to the vote, the Head of Planning Applications Group's recommendations as amended in (13) and (14) above were carried with no opposition.

(16) RESOLVED that:-

- (a) subject to the prior satisfactory conclusion of a Section 106 Agreement to secure the Heads of Terms as set out in Appendix 3 of the report, permission be granted to the application subject to conditions including conditions covering the duration of the permission; linking all operations to the life of the permitted mineral reserves; adherence to the proposed working scheme; hours of working; maximum depth of extraction; no importation of materials for restoration purposes; output of sand extracted and sold from Sevenoaks Quarry (excluding imported materials) being restricted to 320,000tpa; no more than 50% of materials used in the bagging plant being imported from outside Sevenoaks Quarry; the continuation of existing limitations on HGV movements for the Freeland Horticulture and ready mixed concrete operations and on the nature of materials that can be imported for use in the permitted operations; records being maintained and made available to demonstrate compliance with any output, import and related restrictions; measures to prevent mud and debris on the highway; HGV sheeting and wheel cleaning; future car parking arrangements; a scheme for the layout, composition and infrastructure of permissive paths and new footpath; dust mitigation; maximum noise levels; the submission, approval and implementation of an appropriate groundwater monitoring scheme / strategy; controls to prevent pollution and flooding; measures to safeguard the water environment; archaeological and historic landscape work; the production of a Biodiversity Action (management) Plan (BAP) (including mitigation and monitoring programme and other arrangements for ecology / biodiversity interests); a scheme for the long term maintenance and management of the landscape planting proposals; soil handling and storage; aftercare; the setting up of a Liaison Committee; and the establishment of a formal complaints procedure;
- (b) the applicants be informed by Informative of the Committee's wish that he should aim to ensure that stationary HGVs do not keep their engines running whilst waiting for the site to open; and

- (c) the Chairman write to Kent Highways Services on behalf of the Committee requiring that the highway improvements set out in the Heads of Terms in respect of Bat and Ball Junction should be completed within three years.

4. 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 and Government Departments;
- (c) County Council developments;
- (d) Screening opinions under Environmental Impact Assessment Regulations 1999; and
- (e) Scoping opinions under Environmental Impact Assessment Regulations 1999 (None).

5. Mr Jerry Crossley

(Item)

The Chairman informed the Committee that Mr Jerry Crossley had been forced to miss his first meeting of the Committee in over twenty years. The Committee passed on its best wishes for a speedy recovery.

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

Retrospective application to vary conditions 1 and 15 of planning permission SH/07/589 to allow the erection of a 5.5m high close boarded fence and the installation of a surface mounted weighbridge. Rear of Century House, Park Farm Close, Folkestone, Kent, CT19 5DW. SH/09/806

A report by Head of Planning Applications Unit to Planning Applications Committee on 17 February 2010.

Retrospective Application by Jenner Group Ltd for erection of 5.5m close boarded fence and weighbridge at Rear of Century House, Park Farm Close, Folkestone. SH/09/806.

Recommendation: Permission be granted subject to conditions

Local Members: Mr Richard Pascoe

Classification: Unrestricted

Site Description

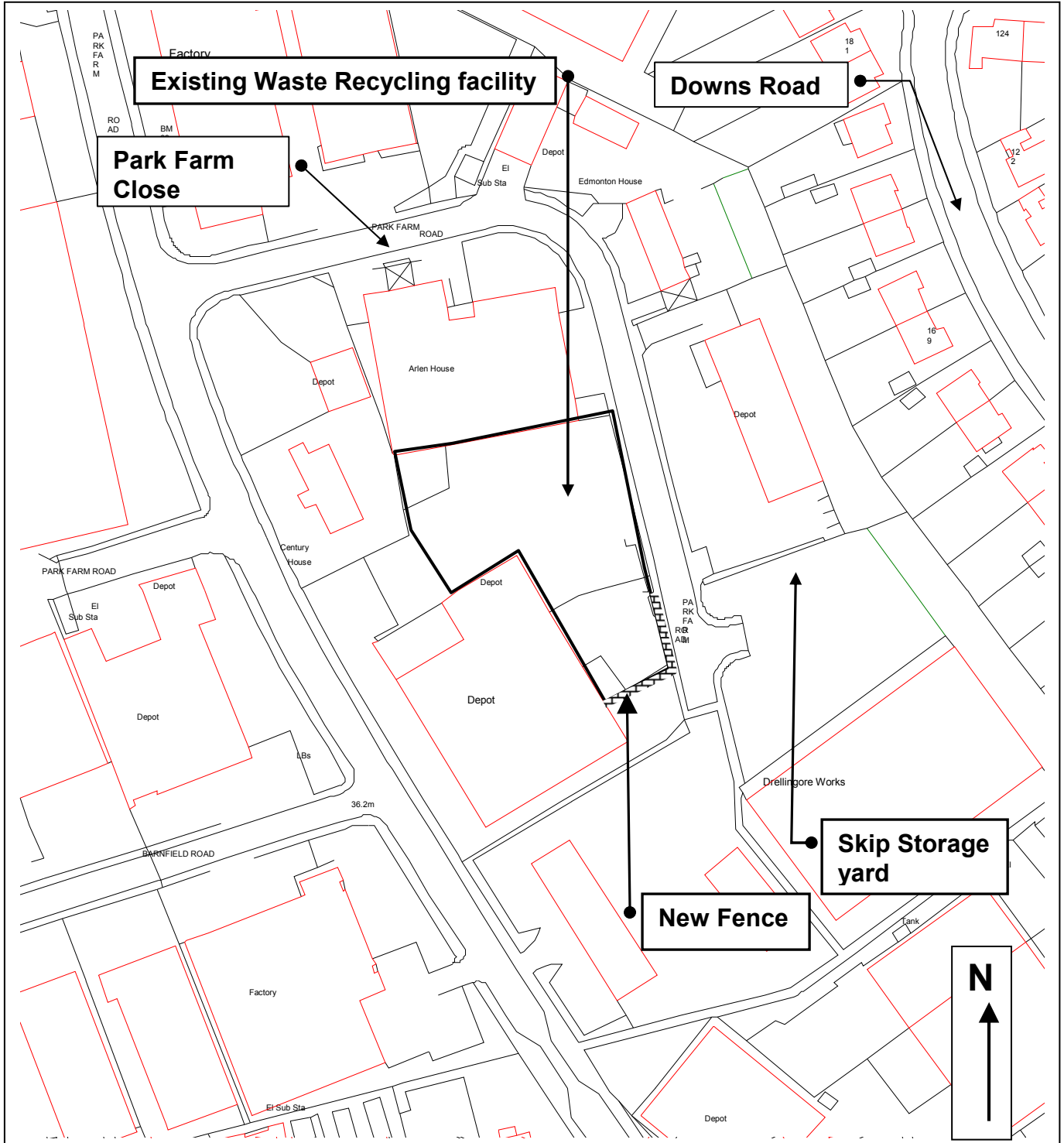
1. The application site is located in Park Farm Close, Folkestone. The site is located within Park Farm Industrial Estate, which has good access to the primary and secondary road network within the area, particularly the M20, A20 and A259. Park Farm Close is in a shallow valley at the base of Sugarloaf Hill. The residential properties of Downs Road are the nearest sensitive receptors occupying rising ground some 70 metres east of the site.
2. The site is set on land sloping down to Park Farm Close with the highest ground being in the north-west corner of the site. The rear gardens of Downs Road rise up to the elevated level of the road itself and the land continues to rise to the east. The site is accessed from Park Farm Road on the periphery of the Industrial Estate. The immediate neighbours are mixed industrial, storage, distribution and construction companies. Across Park Farm Close from the site lies a skip storage yard which was once linked to the operators of the application site. The skip storage yard abuts the rear gardens of the residential properties of Downs Road. The skip storage yard had the benefit of a temporary planning permission issued by Shepway District Council. A submission to renew the temporary consent is currently under deliberation by Shepway District Council.
3. The application site consists of an approximately 0.17 hectare irregularly shaped parcel of land as illustrated in the plan below. The north eastern area of the site has permission for open waste storage and sorting. This includes various sorting equipment and stockpiles. The remainder of the site is used for the storage of various recyclables in designated storage areas and containers whilst awaiting export, as well as for vehicle loading and manoeuvring. The site is located on land designated for employment use within the Shepway District Local plan. A site location plan is attached.

C1.1

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Retrospective application for installation of weighbridge and erection of 5.5m close boarded fence. SH/09/806

Site Location Plan

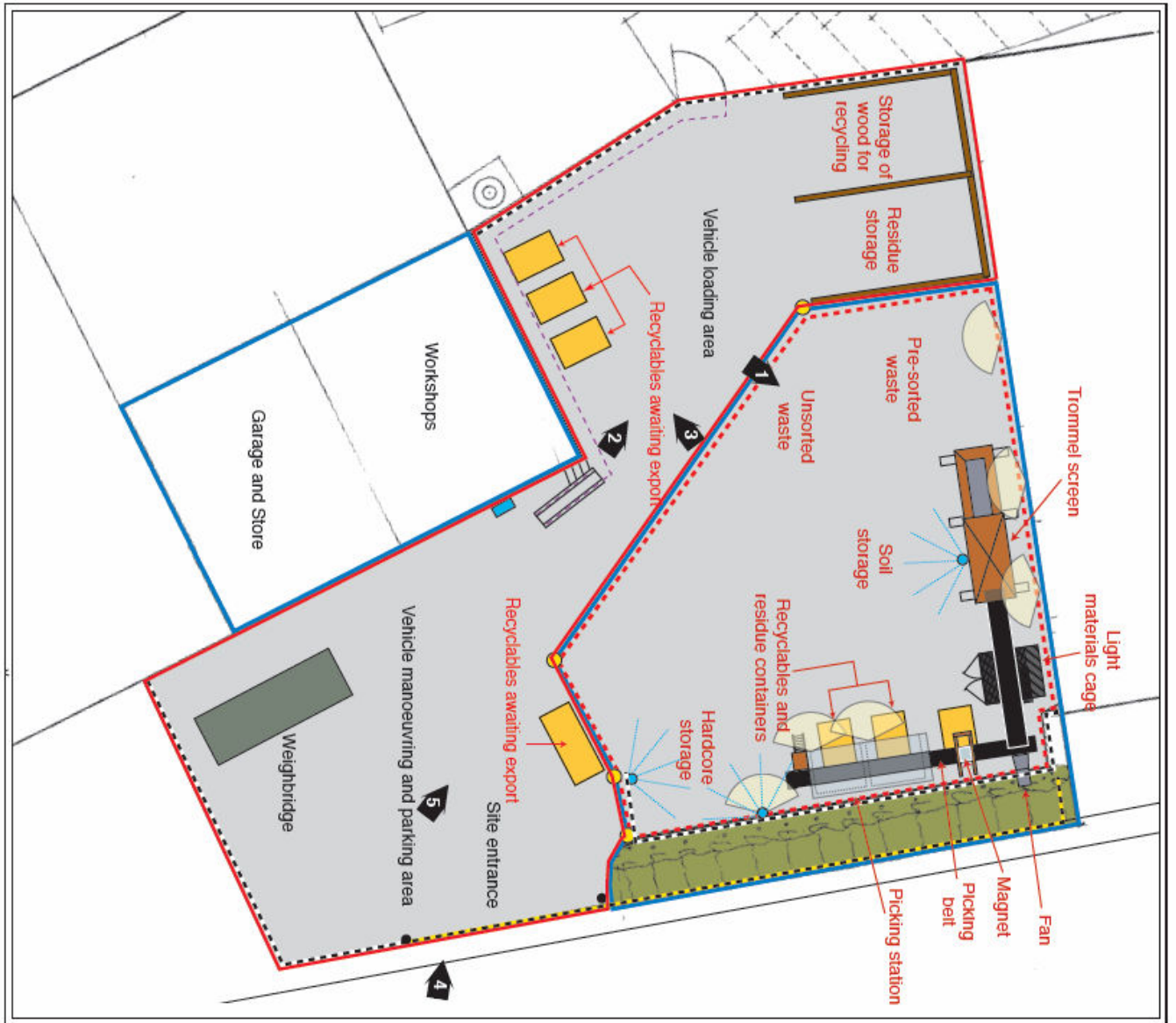


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Scale 1:1250

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Retrospective application for installation of weighbridge and erection of 5.5m close boarded fence. SH/09/806



davies planning
Waste Recycling Facility
 Park Farm Road, Folkestone

Figure 2 Rev 5

Existing site layout and indicative changed use of adjoining land

Scale 1 : 250 @ A3
 October 2009

Key

- Application site
- Other land under applicant's control
- Site permitted site under permission SH/05/274 and open storage area
- Paved area
- Landscaping
- 5.5m close boarded fence
- 1.8m palisade fence with matching gates
- 1m post and rail safety fence
- 500W sodium floodlights 5-7m above ground level
- Low volume mist water sprinklers approx 5m above ground level
- Water rose point
- Demarcation points for open storage areas permitted by SH/05/274
- 1 Photograph locations (for photos see Drawing No HPS 202)

Retrospective application for installation of weighbridge and erection of 5.5m close boarded fence. SH/09/806

Background

4. The site was granted planning permission for waste transfer and recycling on the 8th of April 1998 (SH/98/09). The approval was for a 10m by 17m area within the greater area of an operational plant hire site.
5. Subsequently application SH/01/50 was approved on the 9th of March 2001 to extend the area to conform to the area covered by the Waste Management Licence. This approval did not change the permitted operations that included waste separation and bulking by hand sorting and mechanical screening using specified equipment.
6. In 2005 a further planning permission was granted (SH/05/274) to improve working practices, install more efficient plant for increased waste recovery and recycling. This permission tightened up controls on site, with regard to vehicle movements, hours of operation, and provided mitigation measures to control noise, dust, odour and provide landscaping.
7. In 2007 planning permission was granted for change of use of part of the existing landholding to allow ancillary use of land to the south of the waste recycling facility. The use of this land was permitted for the storage of bulked up recyclables awaiting export and for the manoeuvring of vehicles. This was granted in order to allow more efficient handling of the waste transfer activities.
8. In regards to the waste recycling facility, the subject of this application, the current 2007 permission was tailored specifically to include further mitigation measures and controls in order to ensure protection of local amenity. These controls are explained in more detail later in this report but in short contained conditions around the use of dust suppression equipment, noise restrictions, limits on hours of working, storage areas and vehicle movements. Schemes pursuant to these conditions where necessary have been submitted. This current application is however specifically for elements already installed on site that were not subject to the earlier planning permissions. Specifically the development in this application is detailed in a submission which includes a site layout plan showing the current arrangement on the site.

Proposal

9. This retrospective application has been submitted to regularise the erection of a 5.5m close boarded fence and installation of a weighbridge at the site via variation of conditions 1 and 15 of planning permission SH/07/589. Condition 1 is being varied to approve details including site layout changes. Condition 15 removed the permitted development rights for buildings, fixed or mobile plant or machinery to be erected on the site without the approval of the planning authority; this is proposed to be varied to allow the erection of the fence and installation of the weighbridge. The 5.5m close boarded fence is constructed from wood and supported by universal column steel posts. The fencing is identical in appearance to the currently permitted fencing to the western, northern and eastern boundaries of the site. The new close boarded fencing is located on the eastern and southern boundaries of the site to the south of the site entrance. The purpose of the fencing is to further enclose the site and provide screening to reduce local amenity impacts.

Retrospective application for installation of weighbridge and erection of 5.5m close boarded fence. SH/09/806

10. The weighbridge is located on the southern area of the site as illustrated on the site layout plan on page C2.3. This area is designated as an area to be set aside for vehicle manoeuvring and parking. The weighbridge is of standard construction from steel plate measuring 9m by 3m. The weighbridge assists in the efficient running of the site on a day to day basis. This enables accurate measurement of the waste throughput of the site and enables the operator to ensure compliance with the current waste management licence.
11. Figure 2 revision 5 on page C2.3 has been submitted as part of the application and shows the respective locations of the new close boarded fence to the south of the site as well as the location of the weighbridge. It shows details of the operational aspects of the waste recycling facility and the site layout and the relationship of the fence and weighbridge to the site layout.

Development Plan Policies

12. Proposals for waste management development must be assessed against relevant development plan policies, the advice in Planning Policy Statement 10: Planning for Sustainable Waste Management (PPS10) and other material planning considerations including both European and National Waste Policies (e.g. the EU Waste Framework Directive and Waste Strategy for England 2007).
13. The key Development Plan Policies relevant to the consideration of the application are set out below.
14. **National Planning Policies:** PPS1 (Delivering Sustainable Development), PPS10 (Planning and Waste Management), PPS23 (Planning and Pollution Control) and Waste Strategy for England 2007.
15. **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).
16. **Kent Waste Local Plan (March 1998) (Saved Policies):** Policies W18 (Noise, Dust and Odour) and W19 (Groundwater)
17. **Shepway District Local Plan (2006) (Saved Policies):** SD1 (Sustainable Development), BE1 (respect of setting), E1 (Employment sites), U4 (Groundwater protection), U7 (Locations for recycling),

Consultations

18. **Shepway District Council:** Shepway District Council raise no objection to the granting of this application (they acknowledge comments from local residents and that some of those concerns relate to possible breach of planning restrictions for the site, these

Retrospective application for installation of weighbridge and erection of 5.5m close boarded fence. SH/09/806

however are not related to the current application). Given the unsuitable nature of the fence for permanent retention it is recommended that conditions are attached requiring it to be maintained in a good condition and that it is removed when the waste recycling activities cease on the site.

I have also received a separate submission from Shepway District Council Environmental Health officer, along with copies of complaint letters sent directly to Shepway District Council. The letters were sent to Shepway as the complaints were largely relating to the skip storage site that was operating under a temporary planning permission granted by them. An application to renew this permission is currently with Shepway District Council for determination.

19. **Divisional Transport Manager:** Does not object to the location of the weighbridge in its current position.
20. **Environment Agency:** No comments received to date.
21. **Folkestone Town Council:** No comments received to date

Local Member(s)

22. The local County Member for Folkestone, Mr Richard Pascoe was notified of the application on 18th of August 2009. No comments have been received to date.

Publicity

23. The application was publicised by the posting of one site notice, an advertisement in a local paper and the notification of 23 nearby properties.

Representations

24. A letter from a Shepway District Councillor, 2 Letters and 1 petition signed by 18 residents of Downs Road have been received.
25. Shepway District Councillor Lynne Beaumont has written to express her concerns in regards to the running of the site. She raises concerns relating to the level of operations at the site, particularly in regard to noise and dust pollution. Her concerns are generally about the operation of the site rather than in specific objection to the erection of the close boarded fence and the weighbridge.
26. In general the objections received are not related in planning terms to the acceptability of the close boarded fence and the weighbridge itself. The objections largely relate to concerns about waste management operations at both this site and the skip storage site across Park Farm Close. The main concerns are;
 - Noise – concerns with banging of skips early in the morning and general operation of existing site.

Retrospective application for installation of weighbridge and erection of 5.5m close boarded fence. SH/09/806

- Dust – Problems with current activities emitting dust which is carried over to residential properties.
- Out of hours working – working beyond the permitted hours including some working on Saturdays.
- Exceeding vehicle movements at site (Currently limited by condition to 25 per day)

Discussion**Introduction**

27. 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 paragraphs [12 -17] are of greatest relevance.
28. Until the Kent Waste Development Framework has been adopted as a replacement for the Kent Waste Local Plan (1998), and any identified sites and locational 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.

Key Issues

29. This site has a complex history which has been discussed in the background section of this report. Activities at this site and the skip storage yard opposite have led to objections being raised by local residents on noise and dust related grounds as well as allegations of breaches in the permissions. This retrospective application seeks to regularise the sites current position in regards to the erection of a close boarded fence, the installation of the weighbridge and the site layout. It should be noted that this application does not seek in any way to intensify operations, extend hours or increase vehicle movements currently permitted at site.
30. The principle of this development at this location has already been established through previous planning permissions. In policy terms the site, although compact, is the right kind of facility in the right kind of location. The site is on land designated for employment use in the Shepway District Council local plan, on an existing industrial estate and is in close proximity to the main transport links of the M20, A20 and A259. In light of past problems at this site the 2007 planning permission (SH/07/589) was drafted to include extensive restrictions and imposition of mitigation measures to minimise the impact from the site on local amenity. This established industrial site is bordered to the east by residential properties. The application site lies on the opposite side of Park Farm Close, and therefore provided it is operated within the planning constraints set out through the 2007 permission there should be no unacceptable detriment to amenity.
31. It should be noted that this application is for the regularisation of the close boarded fence and weighbridge, elements which themselves are not considered to have detrimental impacts on amenity of the area. These elements in my view would assist in monitoring and controlling operations at the site. Both elements of this application assist in containing the sites impact and provide a mechanism via the weighbridge records to

Retrospective application for installation of weighbridge and erection of 5.5m close boarded fence. SH/09/806

ensure that the limits to site throughputs are being adhered to.

32. In light of the above I consider that the key determining issues in regards to this retrospective application for the installation of the close boarded fence and weighbridge are concerning amenity impacts and site layout.

Amenity impact**Visual Impact**

33. The close boarded fence acts to further enclose the site on the southern boundary. The fence has an impact on increasing the massing of the site when compared with the previous palisade fencing. The new close boarded fencing is however identical in construction and appearance to that currently permitted on the northern boundary of the site. This offers continuity in appearance across the site and is not visually unacceptable in this location.
34. Shepway District Council seek a condition to ensure that if the waste use were to cease, then removal of the fencing plant and machinery would be required. This could be addressed via condition.

Noise and dust.

35. Policy W18 of the Kent Waste Local Plan requires the Planning Authority to be satisfied as to the means of control of noise, dust, odour and other emissions particularly in respect of the potential impact on neighbouring land uses and amenity and criterion (a) of Policy W9 requires that the proposal seeks to minimise impacts on the local and natural environment.
36. The proposed fencing and the weighbridge themselves do not give rise to any further noise, dust or odour issues. There is no intention to intensify waste activities on site, nor to change working practice operations as a result of the proposed fence or weighbridge. During the consultation exercise issues were raised in regards to the noise and dust emissions from the current activities at site. These however are not related to the installation of the weighbridge and fence themselves. Updating of the site layout would be of benefit as this would strengthen the base through which activities at site can be controlled.

Noise:

37. The current application does not involve additional waste processing. The installation of the weighbridge and the fence do not incur any additional noise impacts to that already permitted. Noise controls currently in place would remain should permission be granted and include an acoustic fence.

Dust:

38. The proposal assists in reducing the impact from dust as it would further enclose the site and therefore help in minimising the amount of dust leaving the boundaries of the

Retrospective application for installation of weighbridge and erection of 5.5m close boarded fence. SH/09/806

site. Concerns have been raised by local residents over the dust issues experienced at their properties. It is unclear whether dust is arising from this site or the skip storage yard which is adjacent to the residential properties themselves. The 2007 permission (SH/07/589) for the application site included dust mitigation measures. These include the dampening down of the access and all concreted areas to settle any dust, the removal of any deposits as required and the height of the stockpiles being kept to a minimum. There is also dust suppression system (mist) installed and currently in operation. Subject to the effective operation of these measures, dust should be adequately controlled at this site.

Site layout

39. The proposed site layout would allow the more effective operation of the site. The weighbridge is located on a part of the site previously used for vehicle manoeuvring and parking. The Divisional Transport Manager has been consulted on this aspect and does not oppose the location of the weighbridge.

Conclusion

40. This application is for the regularisation of the current position at the site and seeks retrospective permission for a fence and weighbridge. There is no other change to permitted waste activities on the site. The close boarded fence and the weighbridge themselves are not considered to have detrimental impact on either local amenity or the environment. The proposals assist in enabling the more efficient enclosure of the site, thus helping to further contain dust and noise emissions. The weighbridge would enable more efficient monitoring of site throughputs and therefore would assist monitoring compliance with the planning permission and waste management licence. The application also provides details of site layout which will assist the planning authority in providing a stronger base to control operations and activities.
41. Some concern has been raised by local residents in particular regards to noise and dust emissions from this site and the waste activity taking place. These are not determining factors for this current application. Notwithstanding this, the current permission for this site includes extensive control via conditions to minimise any negative affects on amenity from operations at site. This application would assist in reducing the amenity impacts from the site by further enclosing and allowing throughput monitoring of activities at site. The site will be monitored on a regular basis, as with all other sites, to ensure compliance with conditions. The new layout plan will provide a sound basis to ensure proper planning control at the site.
42. As such I am satisfied that the current proposal will on balance do no harm to the local amenity and I therefore recommend accordingly.

Recommendation

43. I RECOMMEND that PERMISSION BE GRANTED for the variation of condition 15 of planning permission SH/07/589 to allow for the erection of the close boarded fencing and the installation of the weighbridge as shown on the submitted drawing no Figure 2 Revision 5 dated October 2009, subject to inclusion of conditions attached to

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Retrospective application for installation of weighbridge and erection of 5.5m close boarded fence. SH/09/806

SH/07/589 covering amongst other matters limitations on stockpile heights, hours of operation, vehicle movements, noise, dust, windblown litter, site layout and for the maintenance of the fence and removal of both the fence and weighbridge upon cessation of the waste use at the site.

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

Erection of a canopy over bike-racks and parents' entrance alley and canopy over reception class play area, St. Peter's Methodist Primary School, Canterbury – CA/09/1361

A report by Head of Planning Applications Group to Planning Applications Committee on 17 February 2010

CA/09/1361 - Application by St. Peter's Methodist Primary School for the erection of a canopy over bike-racks and parents entrance alley and erection of a canopy over reception class play area at St. Peter's Methodist Primary School, St. Peters Grove, Canterbury

Recommendation: Planning permission be granted subject to condition

Local Member(s): Mr M.Vye

Classification: Unrestricted

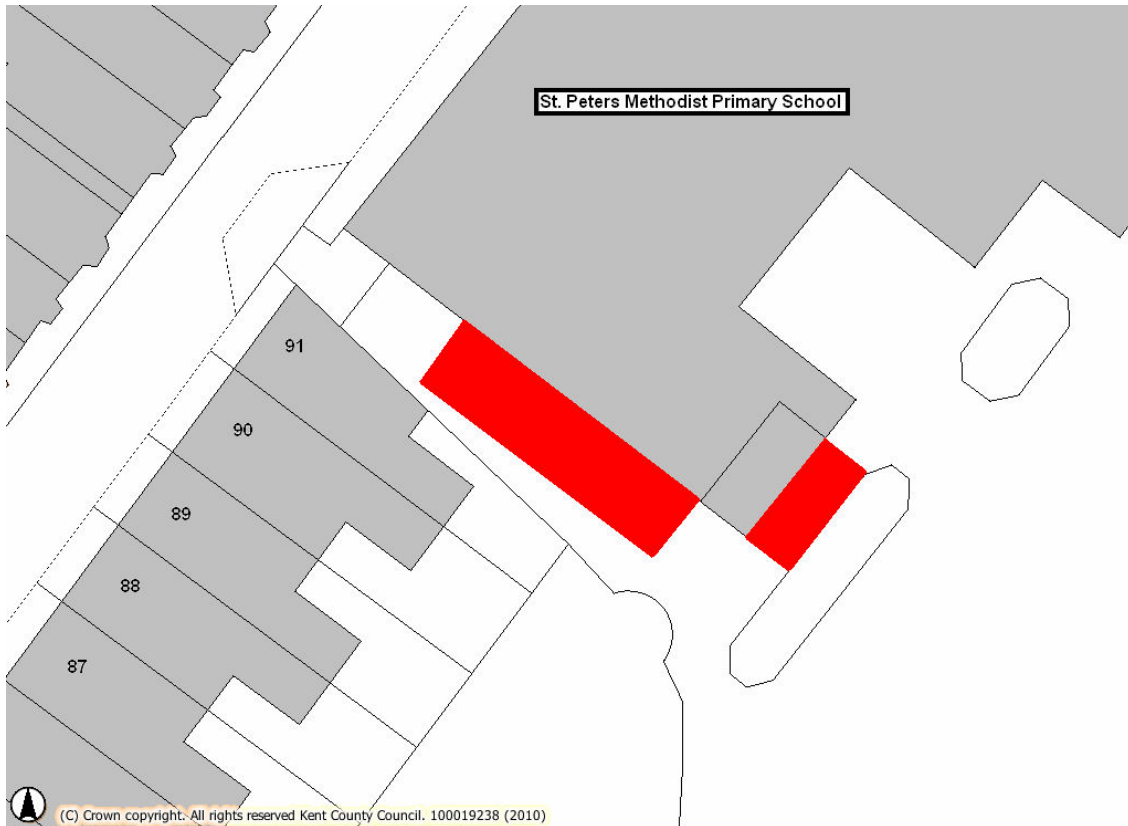
Site

1. St. Peter's School is located along St. Peter's Grove and to the rear of St. Peter's Methodist Church. The main school buildings abut the street frontage along St. Peter's Grove and are a mixture of Victorian red brick and slate buildings, and a recently constructed school extension also in red brick and slate. The road is a one-way street with very few parking/waiting spaces and these are rigorously patrolled due to the parking constraints on residents. It is enclosed predominantly by Victorian two-storey terraced housing.
2. The school grounds are predominantly open space/recreation area which occupies the land behind the school and behind Nos. 86 to 91. This land is bordered by Greyfriars Garden to the South and Greyfriars, a Scheduled Ancient Monument, to the East. The site lies entirely within the Canterbury City Conservation Area
3. Access to the school site is from St. Peter's Grove. There is a pedestrian access gate to the south west, which leads via a path between the school and No. 91 to the playground at the rear. There is a controlled vehicle access gate further down St. Peters Grove, between Nos. 84 and 86, which leads to the car park at the south western extreme of the school grounds. St. Peter's Grove is a single lane one-way street which serves the residential properties only. There is limited parking which is permit controlled and patrolled regularly by enforcement officers. There is very little space for parents with cars to wait when picking up children, and in doing so they would block the road to some extent.

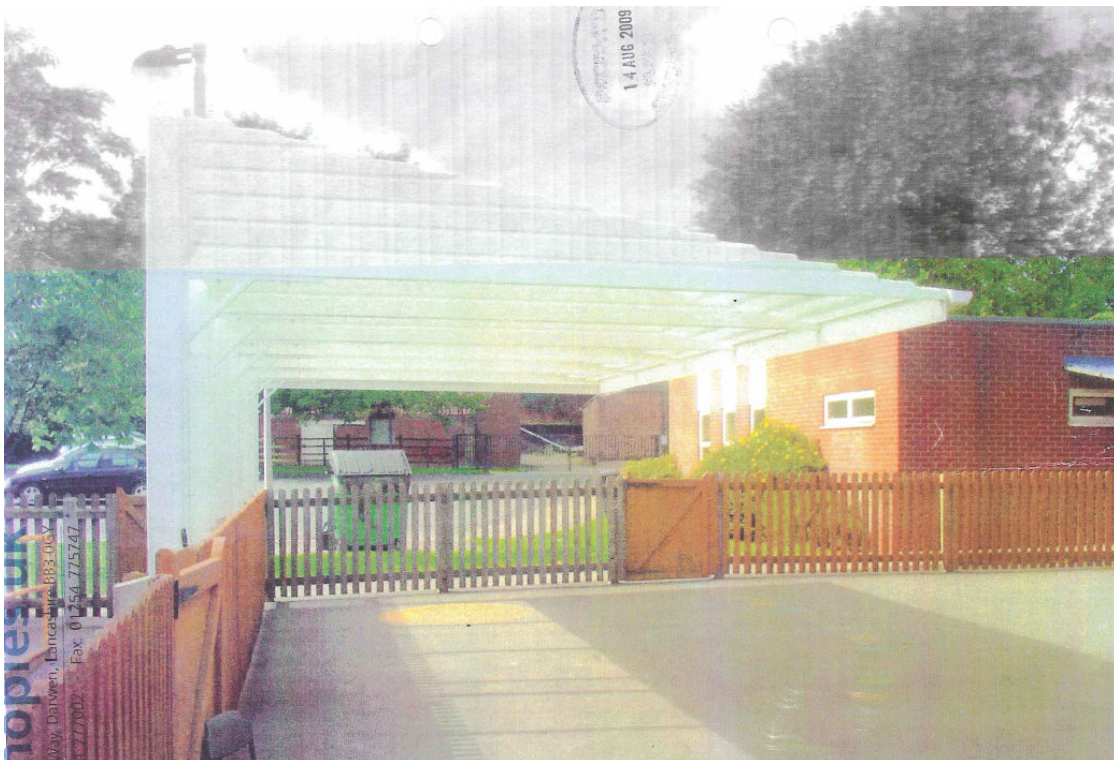
Erection of a canopies, St Peter's Methodist Primary School, Canterbury – CA/09/1361



Erection of a canopies, St Peter's Methodist Primary School, Canterbury – CA/09/1361



Example Canopy 1



Erection of a canopies, St Peter's Methodist Primary School, Canterbury – CA/09/1361

Example Canopy 2



Erection of a canopies, St Peter's Methodist Primary School, Canterbury – CA/09/1361

4. Recent relevant planning history includes the development of a two-storey extension given permission in 1999. The canopies are proposed to be fixed to the walls of this extension. The planning application in 1999 was the subject of much debate and negotiation in order to make the extension appropriate in the setting of the Conservation Area and the nearby Scheduled Ancient Monument.

Proposal

5. This application is for the erection of two white plastic canopies. One is proposed to be fixed to the south west side of the school, over the pathway and bike racks accessed via the pedestrian gateway, and to the Year 4, 5 and 6 entrance. This canopy would be 14m x 3.6m. The applicant has stated that this canopy is required in order to cover the bike racks and to provide shelter for parents, waiting by the doors, collecting their children. In response to objections and negotiations, the applicant has indicated that there may be scope to change the colour of the canopy to brown.
6. The second canopy (2.4m x 5.9m) is proposed to cover a small outdoor area to the south east elevation of the school, which is currently used for the reception class children. The applicant has stated that this canopy is required as the existing covered area is not sufficiently large enough to accommodate the class during outdoor activities. Both canopies would be constructed of white plastic.
7. The applicant has stated the application has been put forward in order for the School to facilitate its Travel Plan. The Travel Plan made the School eligible to obtain an allocation of grant money made available for canopies. Currently 75% of the children who attend St. Peter's either walk or cycle to school, and the School wish to make the side walkway area covered, in order to encourage more to do the same, and to protect the bicycle racks from the weather.

Planning Policy

8. The Development Plan Policies summarised below are relevant to consideration of the application:
 - (i) The adopted **South East Plan**
 - 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.
 - Policy CC6** Seeks sustainable and distinctive communities that respect the character of settlements and landscapes, and achieve a high quality built environment.
 - Policy S6** 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.

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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.

(ii) The adopted **Canterbury City Local Plan 2006 Policies**

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

Policy BE7 Development within, affecting the setting, or views into and out of a conservation area, should preserve or enhance all features that contribute positively to the area's character or appearance.

Policy C1 In considering new development, the Council will take account the principles of the adopted 2004 Canterbury District Transport Action Plan, which includes guidance for new development to provide alternative modes of transport by extending provision for pedestrians and cyclists.

Consultations

9. **Canterbury City Council:** Raises no objection.

Divisional Transport Manager: Raises no objection on highway grounds.

KCC Conservation Officer: the proposals use space at the sides of the site so does not consider they will impact on the Conservation Area.

Local Member

10. The local County Member for Canterbury City South East Mr M.Vye, was notified of the application on the 3 September 2009.

Publicity

11. The application was advertised by the posting of a site notice and the notification of 8 neighbours.

12. The application was advertised in the KM Canterbury Extra on 11 September 2009.

Representations

13. There was one letter of objection from a nearby resident:

- The canopy would increase the amount of time that the parents and children linger in the walkway adjacent to No.91 thereby increasing noise impacts on this property.
- A large plastic canopy is not appropriate design for the Conservation Area.
- The rear canopy would increase noise by creating outdoor usable space.
- The canopy is too big and too close to No.91.

Erection of a canopies, St Peter's Methodist Primary School, Canterbury – CA/09/1361

- The canopy would convert an access route into usable space.
- The bike racks are not used enough to warrant a canopy.
- The proximity would lead to a fire risk and the existing gap between the buildings should be maintained.

Discussion

14. 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 Development Plan Policies, Government Guidance and other material planning considerations arising from consultation and publicity.
15. This application has been brought for determination by the Planning Applications Committee following the objection of a neighbouring resident in St. Peter's Grove. This property is immediately adjacent to the school and the area where the larger canopy is to be situated. The smaller canopy is further around to the rear of the school, and, I will discuss each canopy separately.

Reception Class Canopy (No.2 on Site Plan – page D1.2)

16. This canopy has been proposed by the applicant to provide additional covered space for outdoor activities with the reception class. It would appear in the objection letter from the local resident that they believed the intention was to create an outdoor reception class. This situation has been clarified by the applicant to confirm that the canopy is in fact for the reception class children, and would not create an additional classroom. The applicant has stated that Government guidelines in the national curriculum encourage the increase in outdoor teaching, and promote the development of facilities to meet this requirement.

Noise

17. The area that the canopy would cover is currently used solely by the reception class at present, and would be an extension to the existing covering over this area. The applicant has stated that the existing covering is not large enough at present. Therefore, I would suggest that the use of this area would not be substantially different to the current usage and that noise levels would not be unreasonably increased.
18. The area is immediately adjacent to the school playground, which extends behind all the neighbouring properties. The activities associated with the playground area are noisy by nature, although limited to set times. Although the canopy would allow the reception class children to be outdoors outside these set times, that would be during supervised classroom activities which are generally quieter in nature.
19. Presently, this area forms part of the school grounds and has no limitations on its use. The children and teachers are free to use it during the normal school day. The inclusion of a canopy has no bearing on that, and the structure in itself would not increase noise levels. Therefore, I am satisfied that the noise impact on residential amenity brought by this canopy would be negligible above the levels associated for properties adjacent to a school playground, and is acceptable in planning policy terms.

Erection of a canopies, St Peter's Methodist Primary School, Canterbury – CA/09/1361

Visual Impact

20. The canopy is proposed to be on the rear elevation of the school to St. Peter's Grove. It would be slightly visible from the rear upstairs windows of the nearest property and from the neighbouring properties. It would be an extension to the current covered area, therefore would not significantly change the character of this part of the school site. An important factor would be how the proposed canopy fits to the existing covering: the applicant should ensure that, if the new canopy is permitted, it fits well in order to maintain a tidy and organised continuation of the existing covering.
21. The canopy would not be visible from the street scene, and is in the enclosed area of the school playground. Therefore, I consider that the canopy would not have an adverse visual impact on the Conservation Area and I therefore conclude that this canopy accords with current planning policy.

Side Entrance Canopy (No.1 on Site Plan – page D1.2)

22. This canopy has been proposed by the applicant in order to assist in the delivery of the School Travel Plan. The site proposed is currently a wide walkway, accessed via a pedestrian gateway off St. Peter's Grove, which runs along the south west elevation of the school to the playground. This elevation has the entrance for the Year 4, 5 and 6 classes, therefore is used by parents to meet children at the end of the day. The walkway also contains a number of bicycle racks. Therefore the proposed canopy would cover the bicycle racks and the parent waiting area, as well as the doorway.
23. I have received local objection to the canopy on noise, need, visual impact and conservation grounds.

Need

24. The School has indicated that the canopy would help in the delivery of the School Travel Plan, and assist in increasing the 75% that currently either walk or cycle to the school, and therefore aid in reducing congestion on St. Peter's Grove at peak times. Reducing the number of pupils and staff that drive to school would make some steps towards contributing to national aims to reduce the reliance on the private car, and climate change targets.
25. I note the view of the local objector that the bike racks were not used enough to warrant a canopy. Evidence from the School Travel Plan indicates that the cycle racks are well used during the term time.
26. The canopy would, in my view, serve to enhance the community facility and make a commitment to sustainable transport. By creating a covered area for parents to wait in when picking up their children, this reduces the risk of increased traffic along St. Peter's Grove during inclement weather.

Noise

27. The area to be covered is currently used by parents as a waiting area, so there would be peaks in the noise levels at the end of the school day. The school playground runs along behind Nos. 86-91 and the noise levels from here would be at their highest during

Erection of a canopies, St Peter's Methodist Primary School, Canterbury – CA/09/1361

break periods and after-school activities. As the walkway is connected to the playground, in appearance it forms part of the area where children are free to play, as can be seen in the photographs.

28. Similar to the area proposed for the reception canopy, the walkway forms part of the school grounds and there are no restrictions on its use. Therefore the canopy itself would not serve to increase noise levels by allowing a use, and activity in the area that does not already exist at present. The canopy would perhaps encourage more use at break times during bad weather, but on balance, the number of occasions when this would be likely to occur would be minimal. A suggestion may be that if the canopy is granted permission, then the School restrict their pupils from using the walkway area during break periods. However, due to the proximity of the playground and the situation of the houses along St. Peter's Grove, it is a fact that these properties would be exposed to noise during these periods. In my view, the addition of the canopy would not therefore have a significant impact on this.

Visual Impact on Neighbouring Properties

29. The canopy would measure 14m x 3.6m (47 sq.m) and is proposed to be constructed of white plastic. The size and colour would create a considerable bulk when viewed from the upstairs windows of the nearest property, as this vantage point looks down onto the walkway area. The current view is of the south west elevation, bike racks and walk way area. The plans submitted with the application show that the canopy would come within 1m of the wall of No.91. The school building is approximately 4.6m from the boundary wall of the nearest property; the canopy is 3.6m wide and would close this gap.
30. The canopy would also be visible from the houses directly opposite the walkway. However, their views would be limited due to the fencing and gateway there at present. The canopy is set back from the front elevation of the school by approximately 7m so would not be obvious to those travelling down St. Peter's Grove. The general pattern of the street scene is of two-storey terraced houses, with few gaps in the street frontage; therefore the infill of this gap would not be in conflict with the general pattern of the street.
31. A solution to minimise the visual impact on neighbouring properties would be to reduce the length of the canopy. The proposed length is 14m, however I have calculated that there is scope to reduce the length to 9.25m. This length would be appropriate as it would cover the bike racks and entrance doorway, thereby fulfilling the reasons given for installing a canopy, whilst removing a considerable bulk from the rear view of the neighbouring properties. The applicant has submitted information stating that the lowest edge of the canopy would be set at between 3m to 3.5m in height – due to the 'wedge' shape of the canopy, the highest point of the canopy would be approximately 70cm higher than the leading edge. I would suggest that this height be reduced if approved, to a maximum of 2.8m. This height would allow the canopy to be fitted above the levels of the doors and windows, whilst keeping it as low as possible in order to reduce the impact on residents.

Visual Impact on Conservation Area

32. The canopy would be set back from the street frontage, so would not be readily visible from St. Peter's Grove. The rear of the school site is enclosed with no views into the grounds, therefore I am satisfied that the canopy would not have a significant adverse impact on the Conservation Area. The County Council's Conservation Officer was

Erection of a canopies, St Peter’s Methodist Primary School, Canterbury – CA/09/1361

consulted and stated that as the proposals use spaces at the side of the site, then he does not consider that they will impact on the Conservation Area. Canterbury City Council also raised no objections to the proposal.

- 33. The canopy would be constructed of white plastic, which is not normally a material recommended for use in sensitive areas. However, this material is commonly used in canopies at schools around Kent. Its lightweight and strong properties minimise the need for excessive ground disturbance and is an acceptable solution in this instance. I recommend that if the canopy is permitted, then the colour also be altered to brown, since this is a more appropriate colour in a Conservation Area, and would match the finishing of the windows on the school building.

Conclusion

- 34. In my opinion the rear canopy (No.2) would be acceptable. Due to its location, size and design it would have minimal visual impact on the Conservation Area and would not unacceptably impact on the neighbouring properties. The noise levels generated from the installation of this canopy would not be significantly above the existing levels.

- 35. With regard to the canopy along the side of the school (No.1), it is large for the available space, however on balance I consider that the contribution the canopy would serve to aid the School’s commitment to sustainable transport and encourage more school users to either walk or cycle outweighs the visual impact affects. Noise levels associated with the canopy have the potential to be increased, but only during drop-off and pick-up times, when the noise levels are expected to peak. The canopy would help to ease congestion on St. Peter’s Grove during inclement weather by providing a covered area for parents to wait, and protection of pupils’ bicycles. I recommend that the canopy along the side walkway of the school (No.1) should be permitted on condition that the colour of the material used is changed to brown, and that the length of the canopy be reduced to a maximum of 9.25m. The reduction in length is to reflect its purpose of covering the cycle racks and entrance, whilst reducing the visual impact and bulk of the canopy on the neighbouring property.

Recommendation

- 36. SUBJECT TO the receipt of an amended details for Canopy 2 restricting its height to no more than 2.8 metres and its length to no more than 9.25 metres, I RECOMMEND that permission BE GRANTED, SUBJECT TO the imposition of conditions, including the standard time requirement for implementation, Canopy 2 being finished in a brown colour and the development being carried out in strict accordance with the plans (as amended).

Case officer – Jeff Dummett	01622 221975
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Background documents - See section heading
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Item D2

Applications for construction of a replacement two storey building (CA/09/1769) and 3 temporary classrooms (CA/09/1972) at the St Mary's Catholic Primary School, Northwood Road, Whitstable

A report by Head of Planning Applications Group to Planning Applications Committee on 17th February 2010

Applications by the Diocese of Southwark and the Kent County Council Children Families and Education for the demolition and removal of an existing four classroom temporary structure and the construction of a replacement four classroom two storey building (Ref CA/09/1769) and proposed removal of 2 existing playground shelters and the installation of 3 temporary classrooms on the school playground for a 12 month period during the proposed development of the replacement four classroom two storey building (Ref CA/09/1972) at the St Mary's Catholic Primary School, Northwood Road, Whitstable.

Recommendation: Permission for both applications be granted subject to conditions.

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

Classification: Unrestricted

Site

1. St Mary's Catholic Primary School is located in an urban residential area at Northwood Road, Tankerden, to the east of Whitstable town centre. Access to the school is from Northwood Road but there is also a rear access to the school playing fields from Strangford Road which runs parallel to Northwood Road to the rear of the site. A site location plan is attached.

Background

2. A number of permissions have been granted for development at the school in recent years. Most recently, permission was granted in 2008 for the construction of a timber building at the site to be used as a music room (reference CA/07/1414). This was adjacent to a new teaching block which together with a new hall, was permitted in 2005 (reference CA/05/1002). A small staffroom extension was also permitted in 2006 (CA/06/1498). The staffroom extension, music room and new teaching block have been completed but the new hall has not been built.
3. This report concerns two further planning application proposals at the site. Plans showing the proposals are attached.

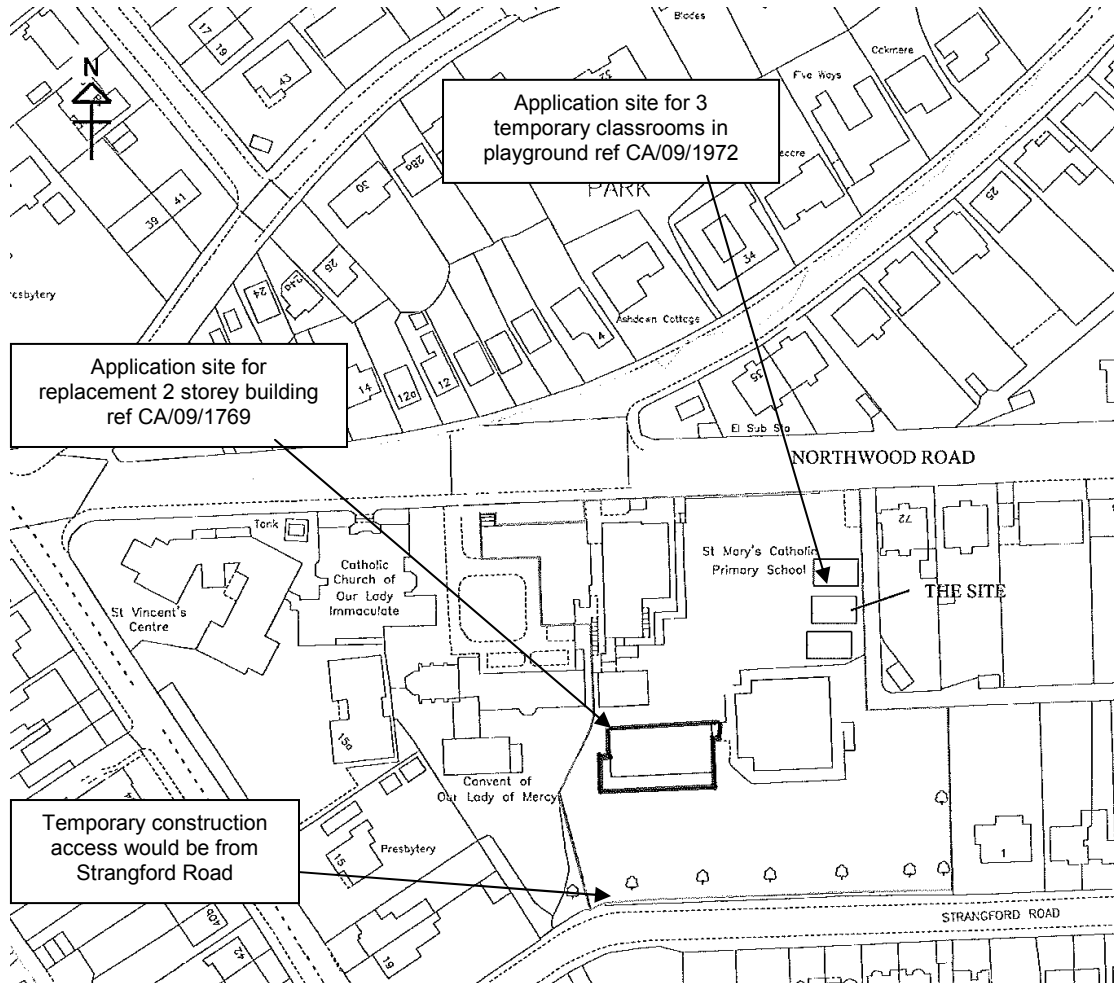
Proposal

Application reference CA/09/1769

4. First, application reference CA/09/1769, is for the demolition and removal of an existing four classroom temporary structure which is a timber building set on two levels on the existing playground (shown in figure 1 attached). The applicant proposes to replace this building with a four classroom two storey permanent building. The proposed new building would also have additional facilities such as computer/IT room which would allow for modernisation of the existing IT facilities in order to provide a dedicated teaching area, toilets, and a meeting room/library.

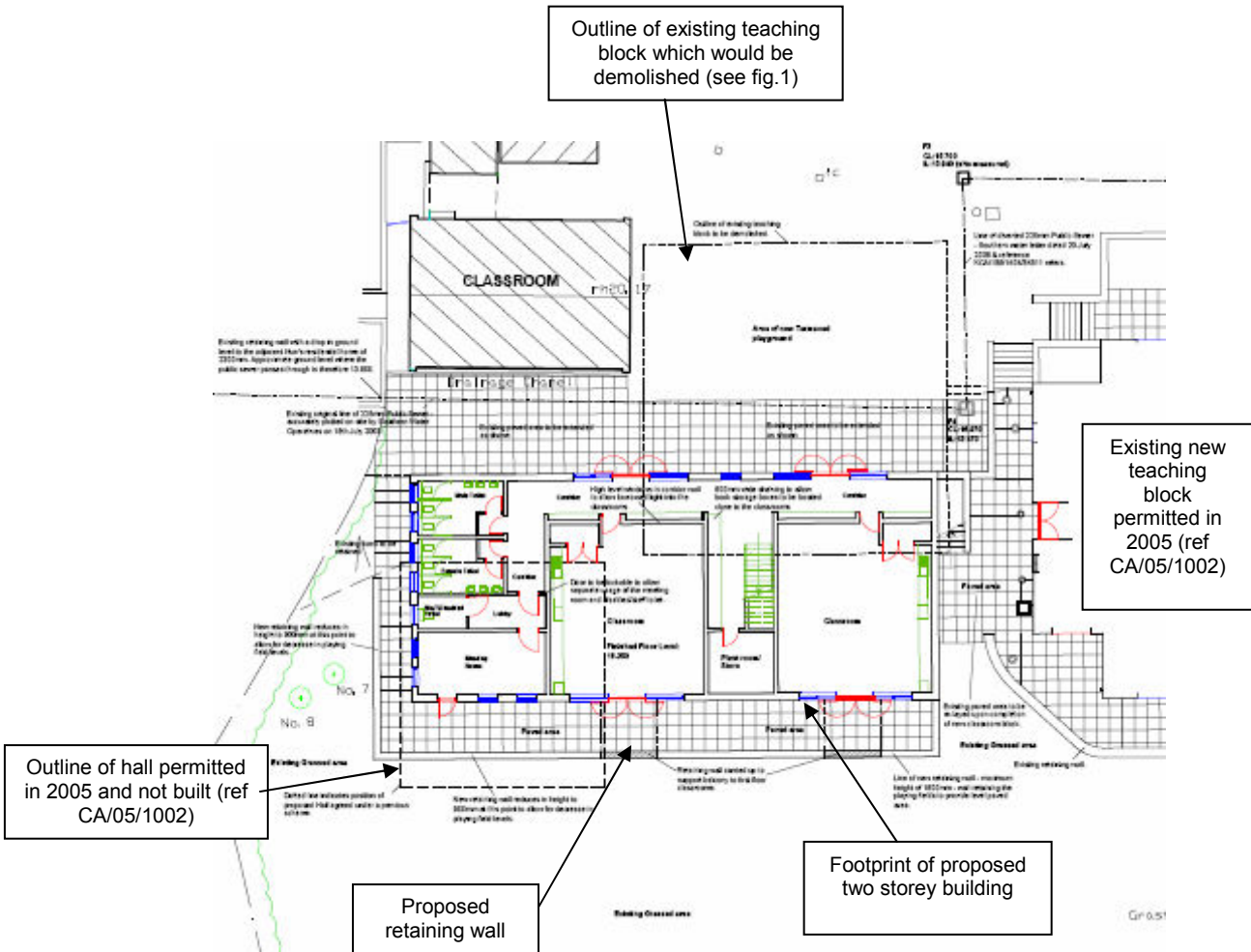
Applications for construction of a two storey building and temporary classrooms at the St Mary's Catholic Primary School, Whitstable

Site location plan



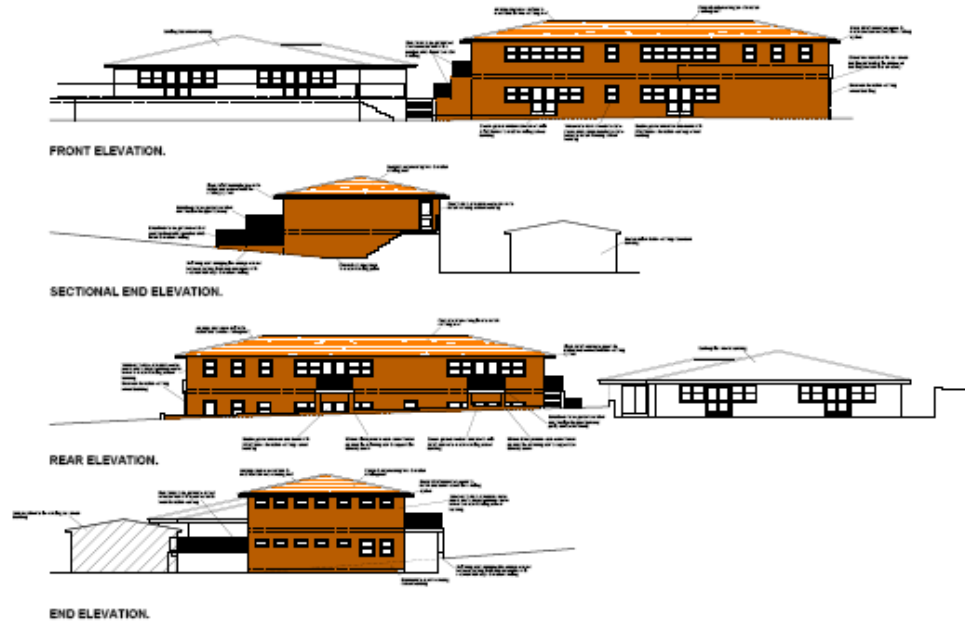
Applications for construction of a two storey building and temporary classrooms at the St Mary's Catholic Primary School, Whitstable

Proposed site layout



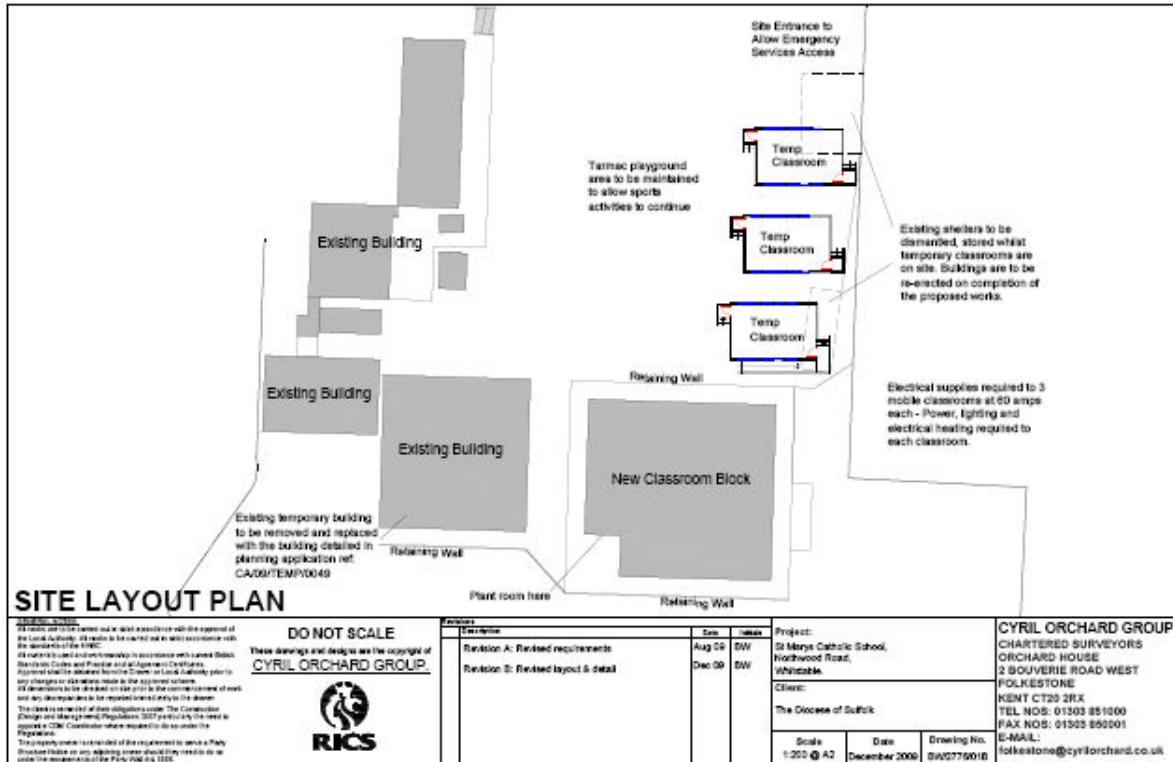
Applications for construction of a two storey building and temporary classrooms at the St Mary's Catholic Primary School, Whitstable

Proposed elevations



PROPOSED ELEVATIONS (With retaining wall)

Temporary classroom layout



Applications for construction of a two storey building and temporary classrooms at the St Mary's Catholic Primary School, Whitstable

Temporary classroom details

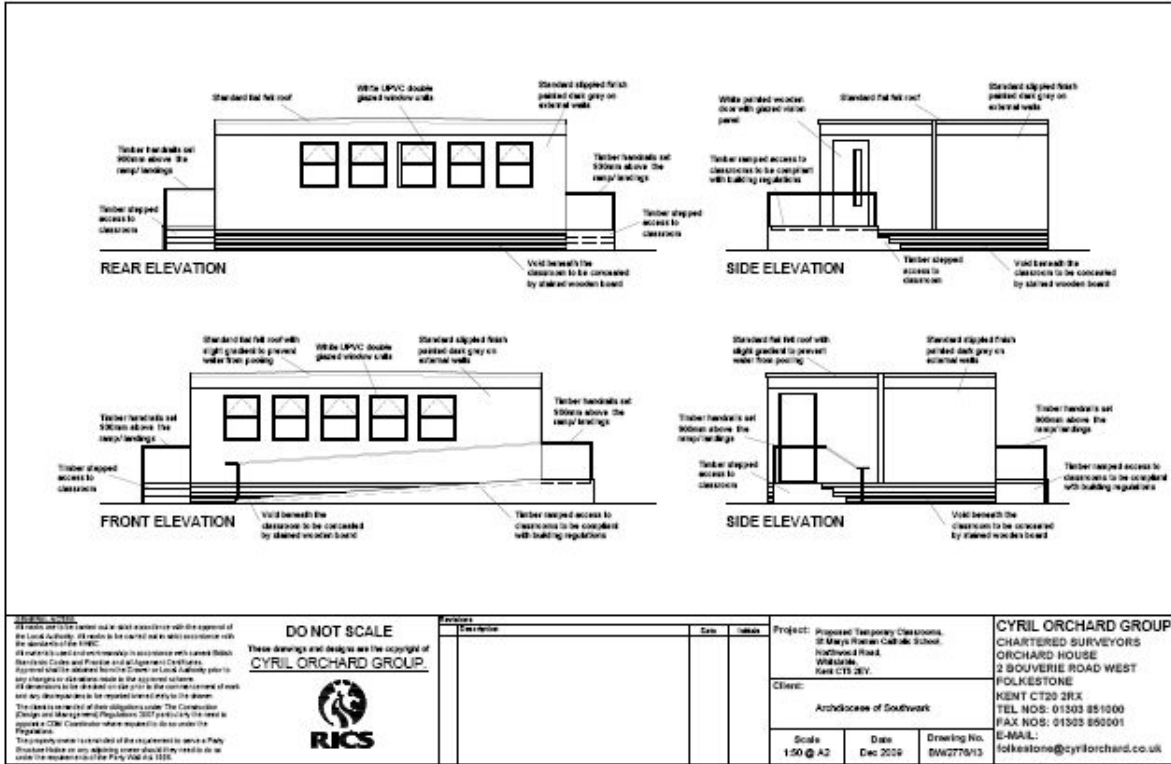


Figure 1 - View from Strangford Road towards the rear elevation of the existing temporary teaching block to be removed from site.



Applications for construction of a two storey building and temporary classrooms at the St Mary's Catholic Primary School, Whitstable

Figure 2 – View of new teaching block (rear elevation) permitted in 2005 and showing retaining wall and views over the site from Strangford Road towards the existing temporary teaching block to be removed and beyond to existing older school buildings



Figure 3 - View from Northwood Road, looking across the playground towards the front elevations of the new teaching block permitted in 2005 and the existing temporary teaching block to be removed.



5. The applicant states that the new accommodation is expected to provide facilities which would allow the school to respond to a reduction in classroom pupil numbers or future expansion of the school if required, although no increase in pupil numbers is expected or planned at present.

Applications for construction of a two storey building and temporary classrooms at the St Mary's Catholic Primary School, Whitstable

6. It is proposed that part of the area of the existing temporary classroom, which is to be demolished, would be returned to tarmac playground and part of the area would be used for the construction of the new building.
7. The proposed building would be of red brick walls, concrete interlocking tiles on a pitched roof and white double glazed UPVC window units and doors to match the adjacent single storey new teaching block built at the site, which is shown in figure 2. Two balconies are proposed at the rear 1st floor. Because of the site ground levels, the proposal includes a brick retaining wall at the rear of the building which matches the line and style of the existing retaining wall at the rear of the new teaching block, also shown in figure 2. Paved areas, steps and railings are incorporated into the design.
8. The proposed building would require the removal of some of the grassed area of the school playing field. It is intended that the existing rear access onto the playing field from Strangford Road would be used for the construction work access and associated deliveries to the site.

Application reference CA/09/1972

9. The second application, reference CA/09/1972, is for the installation of 3 temporary mobile classrooms in the school playground for a 12 month period whilst the demolition and construction work is proceeding (on the assumption that the 2 storey classroom building (CA/09/1769) is permitted). This is to allow the School to continue teaching with adequate space for those classes that currently take place in the temporary structure which is to be demolished, and whilst building works continue. The proposal requires removal and temporary storage of 2 existing playground shelters for this to happen. It is proposed that these would be reinstated at the end of the 12 month period when the temporary classrooms would no longer be required.
10. It is proposed to site the temporary mobile classrooms to the east of the school playground near the boundary. Each mobile would be painted grey with a stippled finish with a flat felt roof and with double glazed white UPVC window units and with white painted wooden doors with a glazed vision panel. Access is to be provided by ramp or stepped access.

Planning Policy

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

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

- | | |
|------------|--|
| Policy CC1 | Seeks to achieve and maintain sustainable development in the region. |
| Policy CC6 | Seeks to create sustainable and distinctive communities via development which respects the character and distinctiveness of settlements and promotes a high quality built environment. |
| Policy BE1 | Seeks to promote and support design solution opportunities with new development that are relevant to context, local character and distinctiveness and sense of place. |

Applications for construction of a two storey building and temporary classrooms at the St Mary's Catholic Primary School, Whitstable

(ii) The Canterbury City Council Local Plan 2006:

- Policy BE1 Seeks proposals that are of high quality design and which respond to the objectives of sustainable development, with regard to the need for the development; accessibility and safe movement within the proposed development; the landscape character of the locality and the way that the development is integrated into the landscape; the conservation and integration of natural features including trees and hedgerows to strengthen local distinctiveness, character and biodiversity; the visual impact and impact on local townscape character; the form of the development: the efficient use of land, layout, landscape, density and mix, scale, massing, materials, finish and architectural details; the privacy and amenity of the existing environment; the compatibility of the use with adjacent uses and the need to keep the building in use and fit for purpose.
- Policy C11 Proposals for new buildings or uses for local communities to provide social infrastructure will be encourage where they are appropriately designed and located and highway safety would not be prejudiced.
- Policy C27 Permission will only be granted for proposals for development that would result in loss of part of playing fields where there is an overriding need for the proposed development which outweighs the loss of the playing fields.

Consultations

10. **Canterbury City Council** raises no objection to the proposals although requests that the proposal reference CA/09/1769 for the two storey building should not result in loss of amenity to the occupiers of the adjacent Convent.

Sport England raises no objections to the application reference CA/09/1769 and advises that the playing field is not able to accommodate a playing pitch of 0.2Ha or more and does not cater for a playing pitch as defined by Sport England. As no formal sport facilities would be affected by application reference CA/09/1972 for the temporary loss of playground they do not wish to comment on that application, although suggest that a condition is attached to any planning permission granted requiring reinstatement of any damage.

Divisional Transportation Manager was consulted in relation to application reference CA/09/1769 for the two storey building and raises no objection.

Local Member(s)

11. The local County Member(s), Mr M Dance and Mr M Harrison were notified of the applications on the 13th November 2009 and 16th December 2009 respectively. No views have been received to date.

Publicity

12. Both applications have been advertised by the posting of site notices and the individual notification of a number of neighbouring properties.

Applications for construction of a two storey building and temporary classrooms at the St Mary's Catholic Primary School, Whitstable

Representations

13. Emails containing representation in relation to both proposals have been received from one neighbouring property. Those that are material and relevant to the decision making process are included below:
- Comments about replacement of a temporary structure with a permanent structure
 - Change in the height of the existing structure to a two storey structure resulting in an increased roof line
 - An increase in the footprint of the new building compared with the existing structure
 - Concern about the reinstatement of the fences, field surface and hedging as a result of previous building carried out at the site.
 - Concern about the impact of previous and proposed building works on the school playing field and the limited use of the school field for sports activity as a result.
 - Concern about the access to the site and control of mud on the road.
 - Considers that the school has reached its capacity limitations.

Discussion

14. Development Plan policies require proposals to be acceptable in terms of the site, context, design and impacts. Decisions are required to be in accordance with the development plan unless material considerations indicate otherwise. South East Plan Policies CC6 and BE1 and Canterbury City Council Local Plan Policies BE1 require development proposals to respect the local character and context of the area, without causing significant harm to the amenities and character of the area. The proposal needs to be considered in relation to the site context which is in a residential urban area and the privacy and amenity of the existing environment together with Policy C11 regarding the provision of social infrastructure and Policy C27 relating to development of part of the existing playing fields. Discussion of the site, design and impacts of the proposals below relate to these policy considerations.

Site and design

15. These proposals arise as a result of the deterioration of an existing temporary building which currently accommodates 3 classrooms, toilets and library space on two levels. That was built in the 1990's as a temporary solution to classroom shortages at that time. The building has deteriorated and is showing signs of age, and whilst structurally safe, it is becoming unfit for purpose and beyond economical repair. It is proposed to replace this temporary solution with a more permanent solution. Development at the site is practically constrained by the need to avoid a public sewer running through the site and which restricts development within 3 metres of it. The building cannot be sited further into the site because of this and the sewer cannot reasonably be diverted.
16. Whilst demolition and construction work proceeds there is a short term need to ensure that teaching continues as normal for the duration of the construction work, hence the proposals for temporary mobile classrooms in the playground away from the construction works. It is expected that the construction works would last for a 40 week period although the applicant has applied for a 12 month period to accommodate unforeseen circumstances.

Applications for construction of a two storey building and temporary classrooms at the St Mary's Catholic Primary School, Whitstable

17. Should permission be granted, development of the proposed two storey building would prevent the new hall which was permitted in 2005 (reference CA/05/1002) but has not yet been built, from being developed on the school playing field, as the proposed footprint overlaps that of the hall. The building line at the rear of the site would be extended to accord with that of the new teaching block also permitted (reference CA/05/1002) in 2005. The permitted hall extends the building line further into the playing field.
18. The visual impact of the proposal and the design proposed needs to be considered at this location, particularly in relation to the height and appearance of a new permanent two storey building at the site set against the context of a mix of building heights and designs at the site and the prominence of a new building. The proposed building is larger than the existing temporary building, and is a permanent replacement. This has been identified as a concern by the neighbour notification. In addition to replacing the facilities already provided in the existing temporary building, a new Information Technology (IT) room is also proposed in this building. IT is currently taught in converted roof space in the older part of existing school buildings and this proposal provides an opportunity to transfer the IT teaching facilities to the new building, meeting modern standards and assisting more effective teaching. A meeting room and space for one to one teaching is also included within the proposal along with toilet facilities.
19. The footprint of the existing temporary building which would be replaced by the new building is 14.4m x 14.9m (214.56 sq metres). The footprint of the hall, which was a permanent building and which has already been permitted, but would not be built if this development proceeds, is 10.7m x 9.5m (101.65sq metres). Therefore the area already permitted, and that this building would replace, is 316.21sq metres. The footprint of this proposed permanent building, (excluding external stair wells and amendments to paving) is less than that already permitted at the site 10.8m x 25m (270sq metres). The applicant has sought to limit the footprint and impact of the building by proposing a two storey rather than a single storey proposal.
20. However, the two storey proposal increases the height of the roof line on part of the site, although in my view this is not significantly higher and is in keeping with the surrounding area. The pitch of the roof has been designed to match the adjacent building. The increase in height of buildings in this area of the site would be most evident to properties in Strangford Road with open aspects over the site. However, because of the change in levels of the site, the building has been set down with the ground floor at the existing playground level. From the rear, parts of the ground floor level and the proposed retaining wall would be hidden from view by the ground level of the school playing field. This would help to minimise the impact of the scale of the building at the rear. The building would be red brick walls and concrete interlocking roof tiles, with white UPVC double glazed wall and door units to match the materials, style and appearance of the new teaching block which has already been built at the site and which was permitted in 2005 (CA/05/1002) and in my view this would be acceptable visually. The windows to the side elevation of the proposed building and which face the adjacent Convent would be positioned at high level to reduce the likelihood of overlooking of the adjacent convent. Obscured glass would also be used in windows to the side elevation in order to further reduce the likelihood of overlooking the adjacent Convent. In my view the proposed two storey building is acceptable in terms of the site; design and visual appearance there are no significant impacts on visual amenity.

Applications for construction of a two storey building and temporary classrooms at the St Mary's Catholic Primary School, Whitstable

21. The siting of 3 temporary mobile classrooms on the playground is temporary for a 12 month period. This is not an unreasonable period of time to cover the construction works proposed and to allow continuity of the teaching facilities at the school. No specific planning objections or representations have been received in relation to the site or design of the temporary mobile classrooms and I consider that this element would be acceptable in planning terms.

Access

22. The temporary access for demolition and construction works relating to application CA/09/1769 at the site is proposed to be via the existing access onto the school playing field in Strangford Road. Whilst construction hours proposed at the site are between 0800 and 1700 hours Monday to Friday, the applicant proposes to restrict the use of the access to the site to between 0900 and 1600 hours Monday to Friday. This access has been used for previous construction projects at the site and I am not aware of any previous concerns being raised in the use of this access. The applicant has stated that access to the site across the playground from the Northwood Road access would generate serious health and safety concerns and is not therefore feasible as construction work needs to be separated from the children at the site. I therefore accept that an appropriate separate access needs to be used and the temporary impacts considered in relation to highways safety. The Divisional Transportation Manager did not raise any objection in relation to the proposals and I therefore conclude that the access arrangements are acceptable in planning terms.

Conclusion

23. Although the two storey building proposed is larger than the school hall that has already been permitted, the principle of further development on the school field has already been established by the granting of previous planning permission for the school hall. The existing temporary structure is due for replacement having a limited life and opportunity to improve other facilities has been sought at the same time. The site and design of the proposed two storey building has been proposed with as little impact on the remaining green areas of the site as possible and the applicant has sought to compensate for the loss of grassed area by returning part of the area freed up by demolition of the temporary classroom to tarmac playground. The applicant has limited the building footprint but consequently a two storey building is proposed. The scale is relevant to the site context and the design responds to the surrounding school buildings. The proposal accords with the Development Plan policies referred to above. No objections have been received from Canterbury City Council or Sport England or the Divisional Transportation Manager in relation to highway impacts and the remaining concerns raised by neighbouring representation relate to impacts such as the quality of reinstatement works and use of the construction access which are temporary and can be controlled by planning conditions.

Recommendation

24. I RECOMMEND that:

- i) PERMISSION BE GRANTED for the demolition and removal of an existing four classroom temporary structure and the construction of a replacement four classroom two storey building (Ref CA/09/1769), SUBJECT TO CONDITIONS that include the standard time condition, the development be carried out in accordance with the permitted plans,

Item D2

Applications for construction of a two storey building and temporary classrooms at the St Mary's Catholic Primary School, Whitstable

external materials to match those of the existing teaching block, a requirement to reinstatement any damage of the school playing fields, hedges, fence and surfaces reinstatement of the temporary access and control over the transfer of mud from the school field onto the highway from the development whilst the temporary access is in use for construction purposes.

ii) PERMISSION BE GRANTED for the proposed removal of 2 existing playground shelters and the installation of 3 temporary classrooms on the school playground for a 12 month period during the proposed development of the replacement four classroom two storey building (Ref CA/09/1972), SUBJECT TO CONDITIONS that require the removal of the 3 temporary mobile classrooms from the site and reinstatement of the application area to school playground within 12 months.

Case officer – Hazel Mallett

01622 221075

Background documents - See section heading
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Item D3**Construction of a new multi-use games area (MUGA) at St Gregory's Catholic School, Reynolds Lane, Tunbridge Wells, TW/09/3978**

A report by Head of Planning Applications Group to Planning Applications Committee on 17 February 2010.

Application by St Gregory's Catholic School and Kent County Council Property Group for construction of a new multi-use games area (MUGA) with enclosure fencing at the St Gregory's Catholic School, Reynolds Lane, Tunbridge Wells (Ref: TW/09/3978)

Recommendation: Permission be granted subject to conditions.

Local Member(s): Mr R Bullock

Classification: Unrestricted

Site

1. St Gregory's Catholic School lies to the north of Tunbridge Wells and to the south of Southborough. The application site is located within the playing fields to the south of the school. To the north of the application area there are currently tennis courts, to the south school playing fields, to the east Tunbridge Wells Grammar School for Boys playing fields, where permission has recently been granted for a multi-sports pitch (predominantly for rugby and soccer), with associated car parking and landscaping (application reference TW/09/79), and to the west, a tree lined boundary and beyond a mix of residential property and undeveloped land in the Metropolitan Green Belt (MGB). The boundary of the MGB runs to the west of the site along Reynolds Lane. The site is located within a Special Landscape Area and the rural urban fringe. A site location plan is attached.

Background

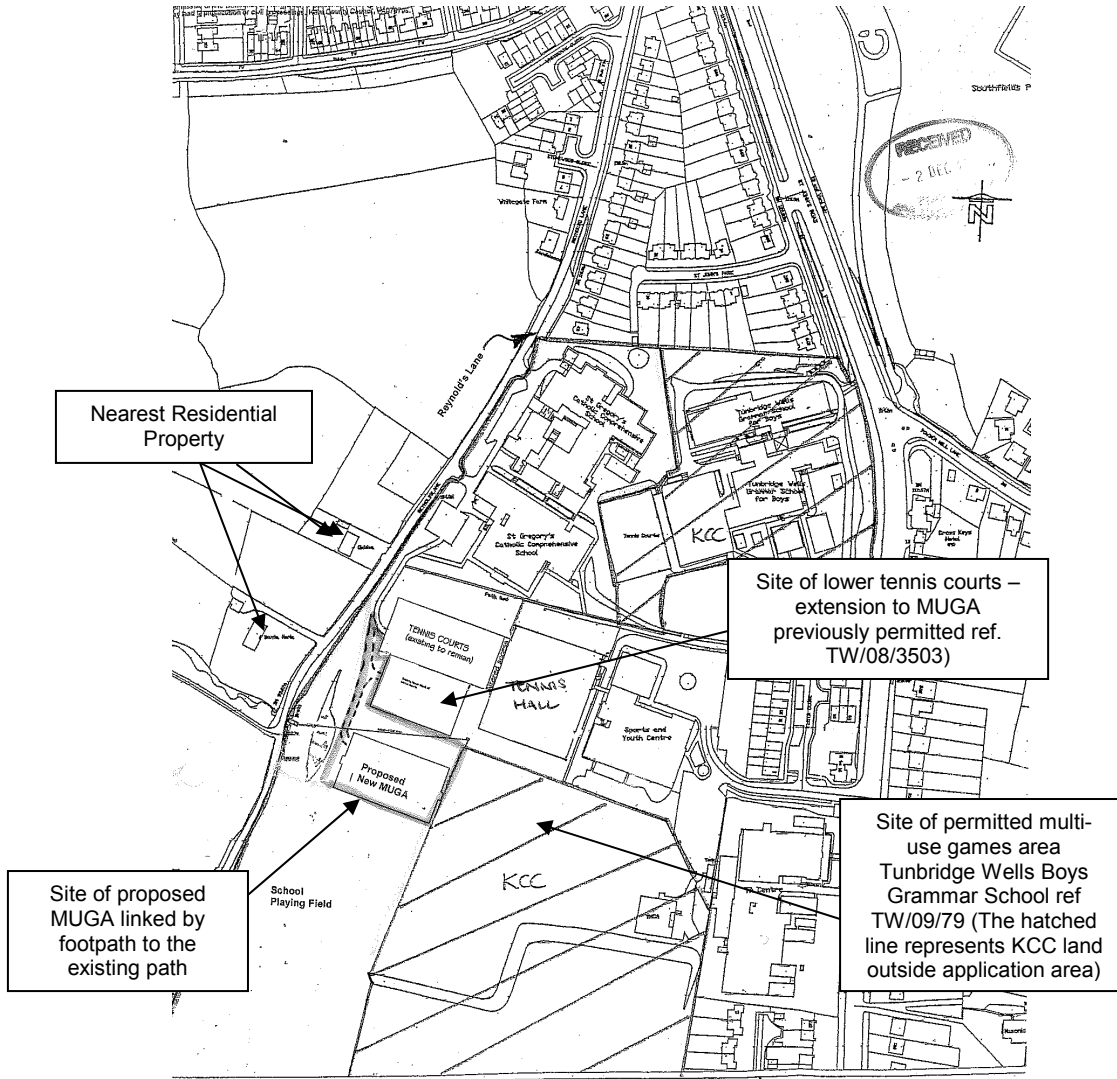
2. Within the school grounds there are two (upper and lower) adjacent and fenced tennis courts to the south of the school buildings. In 2004 a proposal for a multi use games area with floodlighting to the lower tennis courts was granted. That permission was not implemented and lapsed in 2007. In December 2008 the Planning Applications Committee considered a proposal for a similar scheme to that previously permitted, for the conversion of tennis courts to multi-use games area (MUGA) but without floodlighting (reference TW/08/3503), for which planning permission was granted. However, that development is unable to proceed as it has since been found that an adopted sewer runs through the site and cannot be built over. Its location prevents extension and conversion of the existing tennis court. The School is therefore now proposing to build a new MUGA, 18 metres to the south of the existing tennis courts.

Proposal

3. Plans showing the layout and dimensions of the proposed MUGA are attached.

Construction of a new multi-use games area (MUGA) at St Gregory's Catholic School, Reynolds Lane, Tunbridge Wells

Site location plan

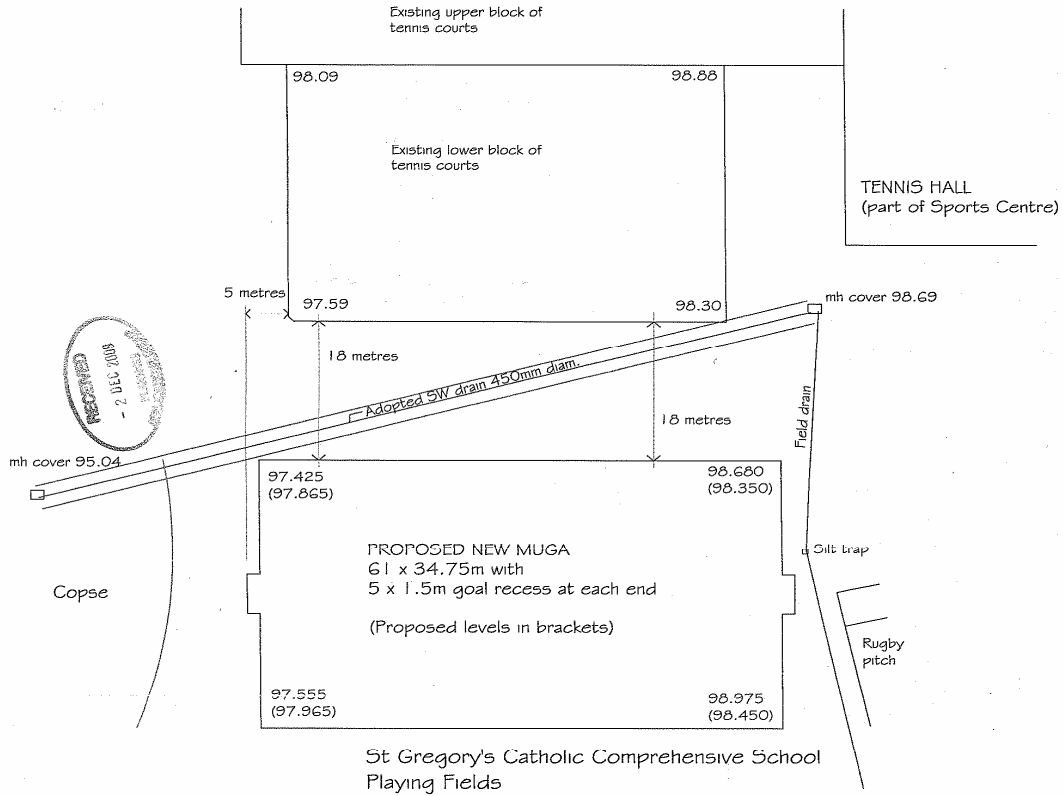


Proposed New MUGA at St Gregory's Catholic Comprehensive School, Reynold's Lane, Tunbridge Wells LOCATION PLAN Scale 1:2500

30th November 2009 Drawing no. TMC/09/01

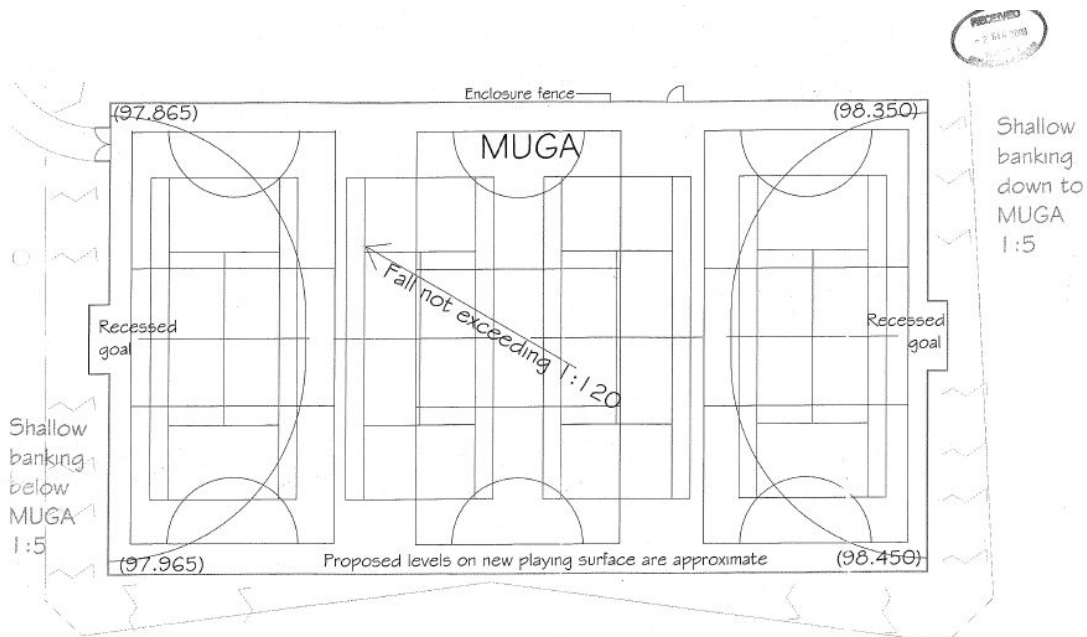
Construction of a new multi-use games area (MUGA) at St Gregory's Catholic School, Reynolds Lane, Tunbridge Wells

MUGA layouts



PLAN 1:500

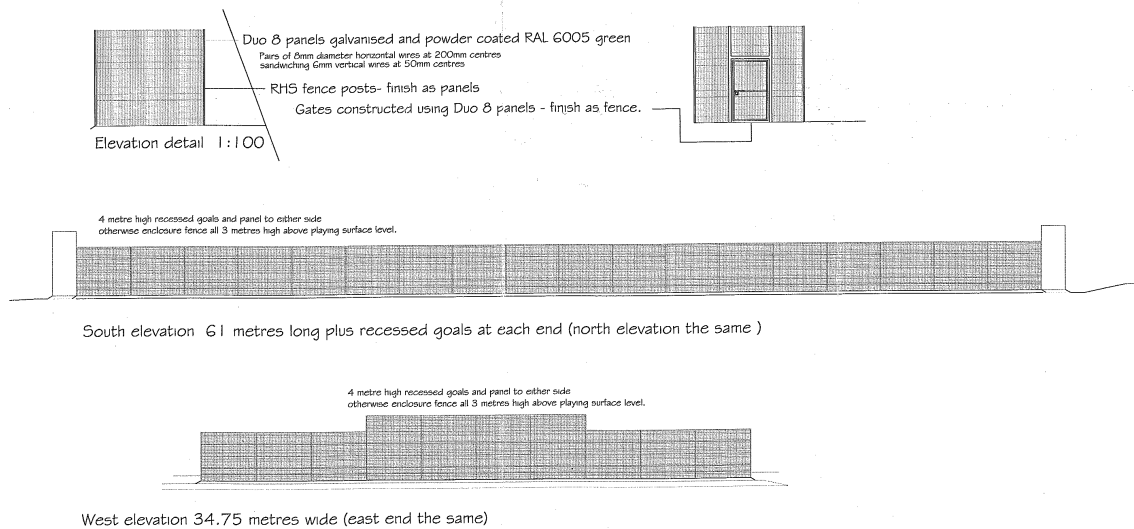
Drwg no. TMC/09/02



St Gregory's Catholic Comprehensive School Proposed MUGA
PLAN 1:200 Drwg. no. TMC/09/03

Construction of a new multi-use games area (MUGA) at St Gregory's Catholic School, Reynolds Lane, Tunbridge Wells

MUGA fencing



4. The application proposes a new site, close to the previously permitted site, for the MUGA which would be used all year round for tennis, 5 aside football and netball. A rectangular area of ground 61m x 34.75m, with two goal recesses measuring 5m x 1.5m, at each end would be stripped of topsoil.
5. The topsoil would be reused to take out the shallow gradient in the ground between the MUGA and the tennis courts to improve the natural grass sports playing surface in this area. A shallow cut and fill operation on the exposed subsoil would be carried out followed by placement of a foundation layer of stone and two layers of porous macadam which would be colour sprayed green and marked with play lines, creating the MUGA play surface. It is proposed to enclose the MUGA with 3m high green powder coated galvanised panel fencing supported on rectangular hollow section steel posts. A 4m fence height is proposed behind the recessed goals and for an additional 2.5 m width at each end in order to contain the ball within the MUGA. A pair of player entrance and maintenance access gates is proposed in the north east corner and a second pedestrian access via a new extension to the existing footpath between the school and the existing tennis courts. Access to the courts will be by foot via the school playing field or via the extended footpath.
6. The temporary access for construction purposes is proposed to be via the Tunbridge Wells Boys Grammar school where there is an existing field gate from the adjacent Sports Centre Car Park, providing access to the school playing field.
7. It is intended that the MUGA be used only by St Gregory's Catholic School and there are no plans for a wider community or shared use. The proposal does not include floodlighting and so the use would be in daylight hours between 0845 and 1900 hours, during the school day with afterschool matches and very occasional weekend use by the school.

Construction of a new multi-use games area (MUGA) at St Gregory's Catholic School, Reynolds Lane, Tunbridge Wells

Planning Policy

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

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

- Policy CC1 Seeks to achieve and maintain sustainable development in the region.
Policy CC4 The design and construction of all new development will be expected to adopt and incorporate sustainable construction standards and techniques.
Policy CC6 Seeks to create sustainable and distinctive communities via development which respects the character and distinctiveness of settlements and promotes a high quality built environment.
Policy BE1 Seeks to promote and support design solution opportunities with new development that are relevant to context, local character and distinctiveness and sense of place.
Policy NRM10 Measures to address and reduce noise pollution will be taken into consideration at the local level.
Policy S5 Increased and sustainable participation in sport should be encouraged by local planning authorities.

(ii) **Tunbridge Wells Local Plan 2006:**

- Policy EN27 Seeks to protect Special Landscape Areas by permitting development proposals only where they would cause no significant harm to the important landscape character of the area.
Policy LBD1 Seeks to restrict development outside the limits to built development as defined in the Plan by allowing development only in accordance with development plan rural settlement and countryside policies.
Policy EN1 New development proposals should be well designed, respect the setting and be compatible with neighbouring uses, and not cause significant harm to the amenities and character of the area.
Policy RF1 Designates land as rural fringe.
Policy RF2 Safeguards land in the rural fringe from development to meet longer term needs, unless the development meets the needs of an established use on the site or would be for temporary development and respects the special characteristics and constraints of the site.

Consultations

9. **Tunbridge Wells Borough Council** raises no objections provided that the County Council is satisfied that there would be no adverse impact on the nearby trees and a condition is imposed controlling the installation of floodlights.

Sport England does not object to the application as in their view, the provision of the sports facility outweighs the detriment caused by the loss of the playing field.

Local Member(s)

10. The local County Member, Mr R Bullock was notified of the application on the 16th December 2009.

Construction of a new multi-use games area (MUGA) at St Gregory's Catholic School, Reynolds Lane, Tunbridge Wells

Publicity

11. The application was publicised by the posting of a site notice and the individual notification of residential properties within 90m of the proposed MUGA.

Representations

12. Representation has been received from one neighbouring residential property. Concern is expressed relating to:

- the potential for noisy anti-social outdoor use, too close to existing dwellings resulting in a destruction of the amenity and a breach of human rights to those residing in nearby residential property;
- states that there is not provision to exclude noise, disturbance and light pollution;
- states that there is not provision to deal with additional traffic generated by the proposal;
- the hours of use and the disruption to amenity of residents in the locality from use after school and at night;
- the choice of this specific location of the school playing fields for the MUGA opposed to other possible locations of the school playing fields which may be further away from residential property;
- that the proposal is "bad neighbour" development which is inappropriate in the chosen location.

Discussion

13. The application has arisen because previously permitted applications for a MUGA at the site have either time-expired or are unable to be developed because of the physical constraints resulting from the line of an adopted sewer that cannot be built over at the site. These constraints prevent conversion and extension of the existing lower tennis court and prompted proposals for a new site close to the existing courts.

14. The principle for the development of a MUGA at the site has already been accepted by the granting of the previous permissions at the site. The volume of use of sports facilities required to meet the school sports curriculum is such that the sharing or use of existing and proposed facilities nearby is not practical and the existing facilities do not meet the School's need.

15. The application needs to be determined in accordance with the relevant Development Plan policies unless material considerations indicate otherwise. The proposal therefore needs to be considered in the context of the planning policy detailed in paragraph 8 above and those matters arising from the consultations undertaken and which are material considerations.

16. Policy CC6 and BE1 of the South East Plan 2009 and EN1 of the Tunbridge Wells Local Plan (2006) require development proposals to respect the local character and context of the area, without causing significant harm to the amenities and character of the area. This site is in a Special Landscape Area and is rural urban fringe and the proposal therefore needs to be considered also in this context. Policy EN27 of the Tunbridge Wells Local Plan seeks to protect such areas by only allowing proposals that cause no significant harm. The Plan's rural fringe policies (RF1& RF2) safeguard land in such areas to meet longer term needs unless the development meets the needs of an

Construction of a new multi-use games area (MUGA) at St Gregory's Catholic School, Reynolds Lane, Tunbridge Wells

established use on the site, or would be for temporary development and respects the special characteristics and constraints of the site.

17. The current use of the proposed site is school playing fields for outdoor sports use, mainly cricket and athletics, and so a sports use by St Gregory's School with its associated impacts already exists at the site. Whilst it would be preferable for the existing lower tennis court to be extended, rather than for additional playing field to be used, this option is not reasonably possible and the proposed site effectively allows a grouping of similar sports activities together. There is an established school use at the site and the proposed development meets the needs of this established use.
18. The north western corner of the proposed new MUGA is approximately 73m from the nearest residential property (to the building edge) and 50m from the western edge of Reynolds Lane, beyond which lies the grounds of the nearest residential property. Between the MUGA and the nearest residential property it is proposed to extend the existing footpath from the existing tennis courts to the MUGA and this is approximately 60m from the nearest residential building. A wooded copse lies to the west of the proposed MUGA which would screen the development from the nearest residential property and from the road. It is not proposed to remove any trees in connection with the proposal.
19. The County Council's Landscape Advisor raised no objection to a neighbouring proposal (to the east of this proposal), at Tunbridge Wells Boys Grammar, which was decided at the Planning Applications Committee in July 2009. That proposal was considered to detract slightly from the open character of the existing school playing field at the Tunbridge Wells Boys Grammar School and to add to other urban edge features but was not expected to have any significant adverse effects on the wider landscape. I consider that this proposal also detracts slightly from the open character of the existing school playing field at this site, particularly as the Boys Grammar School proposal has not yet been developed. Likewise, it adds to other urban edge features. However, I consider that it would not have any significant effects on the wider landscape.
20. The proposal would not give rise to additional light disturbance as no artificial lighting is proposed. Additional traffic to that currently existing at the site is not expected as wider community use of the proposal is not being proposed. Existing car parking arrangements at the school would continue to be used in connection with the site and only pedestrian access to the MUGA is proposed and this is limited to during daylight hours. Grouping of the facility with the existing tennis courts allows ease of non vehicular access from the main school site via extension to the existing school footpath and via a new path between the lower tennis court and the proposed MUGA.
21. The main impact from this proposal results from the potential for an intensification of the established activities as a result of improvement to the existing school sports facilities in this part of the school playing field, and use throughout the year rather than more seasonal uses. However, the proposed use would be restricted to the School's use only and is governed by the needs of the school timetable during normal school hours during term time, with very occasional afterschool and weekend activity within daylight hours. The most effective way of controlling noise impacts at such sites is by controls on hours of use and restrictions of use to daylight hours which could be controlled by condition.
22. Tunbridge Wells Local Plan Policy EN1 seeks to protect residential amenity from adverse impacts and development that could lead to unacceptable pollution. In this case,

Construction of a new multi-use games area (MUGA) at St Gregory's Catholic School, Reynolds Lane, Tunbridge Wells

the nearest residential property is at least 50m from the site and the proposal needs to be considered in relation to impacts on such property. However, I note that this proposal moves the proposed site of the MUGA further to the south from the previously permitted proposal on the lower tennis courts and therefore further away from residential property. The additional distance between the revised site and the nearest residential property that this proposal offers further limits the potential for adverse noise impacts from this proposal on neighbouring residential amenity, although impacts when the MUGA is in use at the same time as the existing tennis courts may arise but these are unlikely to be significant.

23. Furthermore, in 2004, Members considered a proposal for a floodlit MUGA on the lower tennis courts. It was considered that there would be a potential for noise distinguishable at neighbouring property associated with the use of those facilities but that the advice from the County Council's Noise Advisor was that the potential increase in noise would not cause significant adverse impact to noise amenity subject to restricting the hours of use to between 0800 and 2130 Monday to Friday and 0900 to 2130 Saturdays and 0900 and 1800 Sundays. This proposal is further away from residential property, would be for use between 0845 and 1900 hours and no artificial lighting has been proposed. It is therefore unlikely in my view that the potential increase in noise resulting from the current proposal would cause significant adverse impacts.
24. Residents consider that this application is contrary to the Human Rights Act. This Act seeks to protect the rights of individuals but clearly the individual interests raised by this development proposal need to be balanced against the wider public interest. I consider that the impacts of this development on the amenity of local residents has been addressed throughout this report and that various conditions would be imposed on the planning consent should permission be granted, to mitigate the impact of the development on the amenity of the area. The application has been considered in terms of the Development Plan Policies and it is considered that the development would accord with the principles and objectives of such policies, including those concerned with protecting residential and local amenity.

Conclusion

25. Whilst the site is in a sensitive location, because of its location in a Special Landscape Area, and in the rural urban fringe this development is to meet the needs of an established use of the site and, in my view it is unlikely to have significant adverse impacts on the amenities and character of the area. I consider that the proposal is in accordance with general principles of the Development Plan Policies and no material considerations indicate otherwise.

Recommendation

26. I RECOMMEND that permission BE GRANTED SUBJECT TO CONDITIONS restricting the use of the facility to school use, restricting usage to 0845 and 1900 hours with very occasional weekend use during the same hours, in term time only and requiring car parking spaces within the school to be made available whilst the MUGA is being used after school hours.

Case officer – Hazel Mallett	01622 221075
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Background documents - See section heading
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Item D4**Proposed all weather sports pitch with floodlighting at Swadelands School, Ham Lane, Lenham, Maidstone – MA/09/2245**

A report by Head of Planning Applications Group to Planning Applications Committee on 17 February 2010.

Application by the Governors of Swadelands School for the construction of an all weather sports pitch with floodlighting including ball stop fencing and acoustic noise barrier at Swadelands School, Ham Lane, Lenham, Maidstone (MA/09/2245)

Recommendation: Planning permission be granted, subject to conditions.

Local Member(s): Mrs. J. Whittle

Classification: Unrestricted

Site

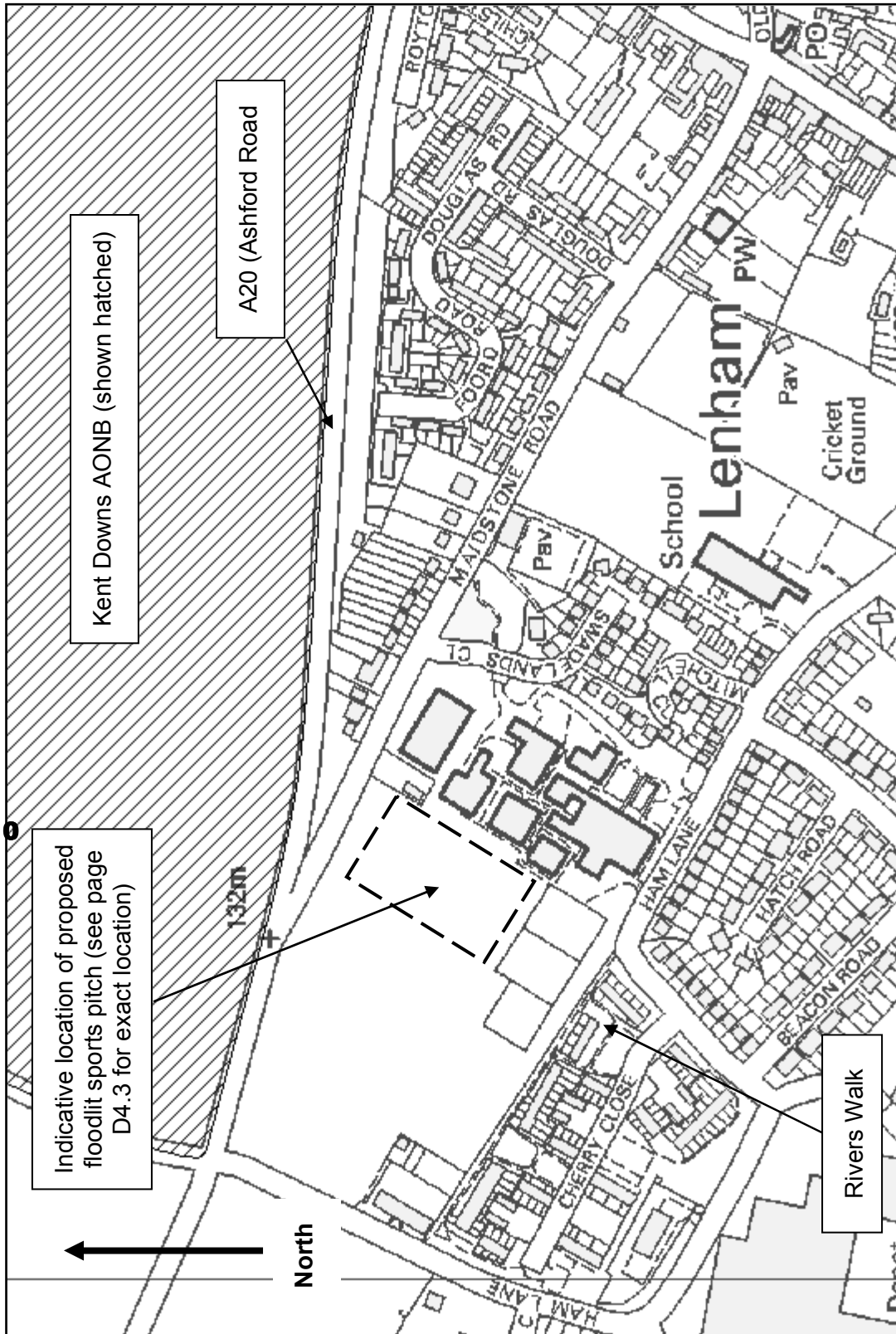
1. Swadelands school is designated a specialist Sports College and Training School. It is located on Ham Lane to the west of the village of Lenham, and comprises a mix of buildings of differing age, scale and mass. The existing campus buildings are located to the eastern side of the school grounds, with sports fields to the west, and an existing floodlit tennis court adjoining the southern boundary. The site is surrounded mainly on three sides by single and two storey residential dwellings, to the south and south-west by properties on Ham Lane/Cherry Close, to the east by properties on Swadelands Close and Mitchell Close and to the north by properties located along Maidstone Road. The school grounds are relatively flat across the entire site, with the land levels sloping up in a northerly direction beyond the main A20 [Ashford Road] across agricultural fields within the Kent Downs Area of Outstanding Natural Beauty (AONB). There are no specific Local Plan designations relating to this site, although it is noted that the site lies within relative close proximity to the AONB. *A site location plan is attached on page D4.2*
2. The site for the proposed all weather sports pitch with floodlighting is located on a central part of the school site on existing undeveloped playing field land. It is located immediately adjacent to the western edge of the schools existing campus buildings, and adjacent to the northern boundary of existing floodlit tennis courts. *A plan showing the detailed location of the proposed all weather sports pitch can be found on page D4.3*

Proposal

3. The application seeks planning permission for the construction of a floodlit synthetic sports pitch covering a site area of approximately 0.69 hectares. The pitch would be surrounded by black weld mesh fencing of varying height – 4 metres generally around the pitch rising to 5 metres behind goals. As part of the proposals, the applicant has undertaken an acoustic review of the impact of the pitch on nearby noise-sensitive receptors. This review has led to the inclusion of a 2 metre high timber acoustic fencing being proposed along part of the northern boundary of the site as part of the proposals, for a duration of approximately 65 metres. The applicant considers that the inclusion of such attenuation measure would ensure that any potential noise concerns are satisfactorily ameliorated. The location of the proposed acoustic fence is shown on page D4.3.

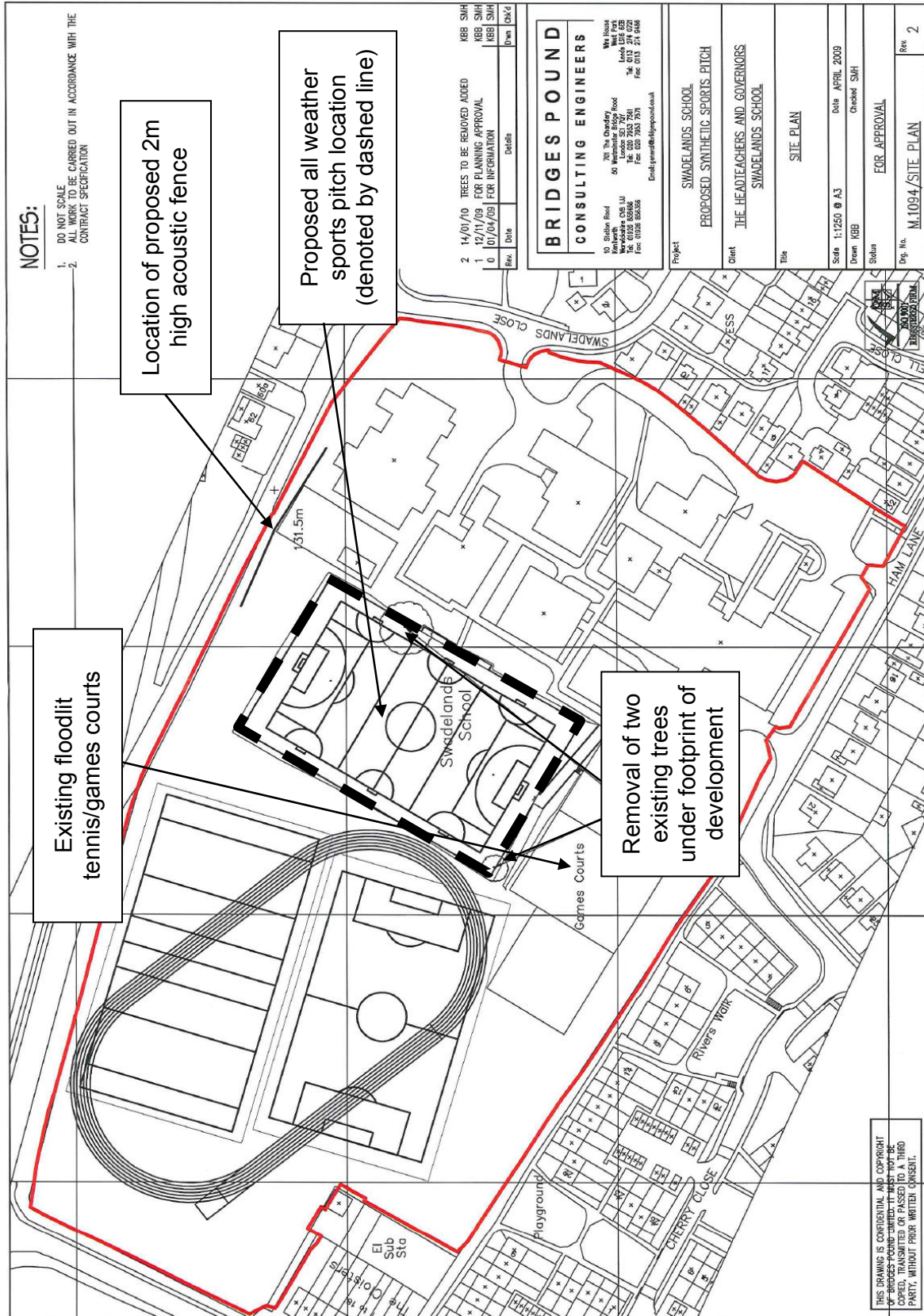
All weather sports pitch with floodlighting at Swadlands School, Ham Lane, Lenham, Maidstone – MA/09/2245

Site Location Plan



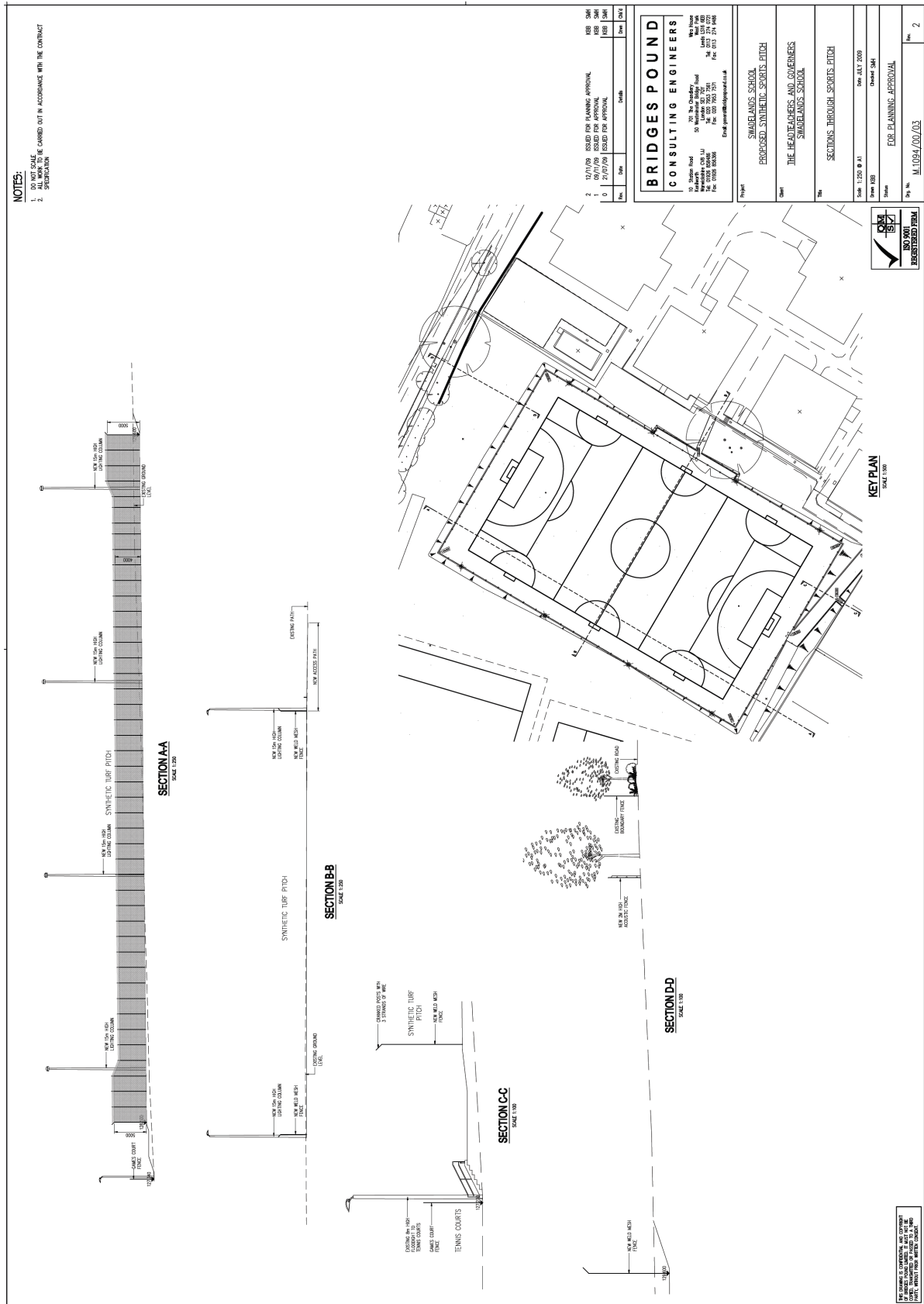
All weather sports pitch with floodlighting at Swadelands School, Ham Lane, Lenham, Maidstone – MA/09/2245

Proposed all weather sports pitch



All weather sports pitch with floodlighting at Swadelands School, Ham Lane, Lenham, Maidstone – MA/09/2245

Cross section through proposed all weather sports pitch



**All weather sports pitch with floodlighting at Swadelands School,
Ham Lane, Lenham, Maidstone – MA/09/2245**

4. The application sets out that the pitch location has been the result of a number of detailed design and site considerations, namely the need to locate the pitch near to existing school changing facilities and the need to protect existing school sports fields for future use. The applicant has advised that whilst a number of alternative pitch locations have been considered, they believe that the current proposals offer the best solution to the school and to the community. The chosen location allows the retention of the school's two existing football and rugby pitches and 400 metre running track (as shown on page D4.3). Several features have been shown for relocation as part of the proposals, such as the existing cricket wicket would be relocated between the new football and rugby pitches, whilst the existing long jump facility would be relocated to the end of the new synthetic sports pitch. I understand that pre-application discussions have taken place from an early stage with Sport England, together with representatives from the Football Association and English Cricket Board.
5. The application includes sports floodlighting to allow the facility to be used as part of the nationally promoted Extended Schools initiative. The applicant sets out that the lighting design and levels have been carefully considered to ensure that overspill lighting does not affect either the adjacent highways or nearby residential dwellings.
6. The floodlighting proposed would consist of eight 15 metre high lighting columns located along the eastern and western edges of the sports pitch. The floodlighting to be installed would be designed in such a way to allow lighting levels to be adjusted according to the sport being played. The requirements for football, 200 lux, is substantially below that for hockey 350 lux, therefore appropriate control measures would be used to ensure that the appropriate level of lighting would only be used for the specific sport being played (i.e. 200 lux for football and 350 lux for hockey). Essentially this means that lighting levels would often be lower than indicated within the application which sets out the highest (maximum) lighting levels. In order to ensure compliance with lighting levels set out within the application, the applicant advises that post completion testing of the lux lighting levels would be undertaken to ensure that any installed lighting meets the submitted design. That is standard practice for an installation of this nature.
7. The synthetic sports pitch would be located adjacent to existing floodlit tennis courts located on the southern boundary of the school site (see proposed plans on page D4.3). The applicant has considered that the existing floodlit tennis courts would effectively act as a buffer between the proposed new synthetic floodlit sports pitch and residential properties located along Ham Lane, Cherry Close and Rivers Walk. Furthermore, it is noted that the application sets out that lighting levels outside of the school boundary would fall within national guidelines for the nature of this location when considering the most light intensive sport use (hockey). Details of the lux lighting levels are included as indicated on page D4.4.
8. The application sets out details of proposed community use for the new facility, and has indicated that several local football, cricket and hockey clubs have expressed an interest in using the facility. The proposed hours of use of the facility suggested by the applicant have been dictated by the school timetable and the needs of the local community groups who have indicated a wish to use the new facility as follows:

Monday to Friday:	08:00 to 22:00 hours
Saturdays:	08:00 to 22:00 hours
Sundays and Bank Holidays:	09:00 to 20:00 hours

All weather sports pitch with floodlighting at Swadelands School, Ham Lane, Lenham, Maidstone – MA/09/2245

9. The applicant has indicated that the use of the new facility would be likely to attract typically between 30-40 people per match period, including participants, trainers and coaches, match officials and spectators. The application sets out that no additional staff would be employed at the school as a result of the development, and that parking for private vehicles and coaches will be made available within the school grounds for community use in association with the sports pitch out of normal school hours. Furthermore, the applicant considers that the current parking provision within the school grounds would be more than adequate to cover any need arising from these proposals.
10. The proposals would result in the loss of two trees (one Acer and one Horse Chestnut) located directly under the footprint of the new sports pitch. The locations of these two trees are shown on page D4.3. The applicant has confirmed that all existing site perimeter landscaping would not be affected by these proposals.

Planning Policy

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

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

- | | |
|-------------------|---|
| Policy SP3 | The prime focus for development in the South East should be in urban areas, in order to foster accessibility to employment, housing, 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. |
| Policy CC4 | The design and construction of all new development 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 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. |

All weather sports pitch with floodlighting at Swadelands School, Ham Lane, Lenham, Maidstone – MA/09/2245

- Policy BE4** Local planning authorities should encourage schemes and proposals that help strengthen the viability of small market towns as hubs for community facilities and services (amongst other matters)
- Policy NRM1** Ground water will be maintained and enhanced through avoiding adverse effects of development on the water environment.
- Policy NRM5** Local planning authorities shall avoid a net loss of biodiversity, and actively pursue opportunities to achieve a net gain across the region.
- Policy NRM10** Measures to address and reduce noise pollution will be taken into consideration at the local level.
- Policy C3** High priority will be given to conservation and enhancement of natural beauty in the region's Area of Outstanding Natural Beauty (AONBs). Proposals for development within, or within close proximity to AONBs should be considered in that context.
- Policy TSR3** Local planning authorities should be proactive in maximising the benefits to local communities of any major/extended sports facilities.
- Policy S3** Local planning authorities should encourage mixed use approaches that include community facilities alongside 'formal' educational facilities
- Policy S5** Increased and sustainable participation in sport should be encouraged by local planning authorities.

(ii) The adopted 2000 **Maidstone Local Plan (Saved Policies):**

- Policy ENV6** Proposals will be required to incorporate the retention of existing trees and hedgerows which contribute to the landscape character of the area. A scheme of new planting of trees, shrubs and hedgerows will be required as appropriate using native species.
- Policy ENV33** Within the Kent Downs AONB the conservation of the natural beauty will be given priority over other considerations.
- Policy ENV49** In determining proposals for external lighting, the Borough Council will seek to ensure that the lighting is necessary to undertake the proposed use; to ensure that light spill is minimised; to ensure that any lighting scheme would not adversely impact on the amenities of adjoining or surrounding occupiers; to ensure that any lighting scheme is not visually detrimental to its immediate or wider landscape setting; and to ensure that any lighting would not distract or dazzle drivers or pedestrians using nearby highways.

All weather sports pitch with floodlighting at Swadelands School, Ham Lane, Lenham, Maidstone – MA/09/2245

Policy CF9 The Borough Council will seek to ensure that the providers of educational facilities make provision for the dual use of facilities for recreation and other purposes. Development proposals which incorporate dual use will be permitted except where the increased level or duration of activities is incompatible with local residential amenity.

Consultations

12. **Maidstone Borough Council:** has raised no objection to the application, subject to the imposition of conditions covering: the development be begun before the expiration of three years from the date of any permission and that full details of the acoustic fence to be submitted to and approved by the County Planning Authority prior to the commencement of the development.

Lenham Parish Council: has no objection to the proposal but wish to see the hours of operation limited to 22:00 hours as suggested.

Divisional Transportation Manager: has raised no objection to the application in respect of highway matters.

Environment Agency: has raised no objection to the application, subject to a condition requiring the submission of a scheme for the disposal of surface waters to be submitted to and approved by the County Planning Authority prior to the commencement of the development.

Sport England: wishes to support the application.

KCC Landscape Advisor: notes that the application proposes the removal of two trees (an Acer to the south west of the pitch and a Horse Chestnut to the east of the pitch) which offer significant landscape and visual benefit within the grounds as individual features. Such loss is therefore unfortunate.

The application shows the proposed pitch layout as well as the required grass pitch markings on the rest of the field – both indicate that there is little or no room elsewhere on the field to locate any replacement planting. The existing trees to the perimeter of the site soften the built element of the school and new replacement planting elsewhere within any ‘free space’ on the sports field would offer little visual screening.

Appreciate that it would not be practical to locate any new trees on the field, and so the existing tree and shrub belts around the site boundaries are to become even more important as landscape features and visual screens for the development and school site as a whole. Every care should be taken during any construction activities to safeguard boundary tree and shrub belts.

“Whilst it is noted that views of the proposed pitch from residential properties in Ham Lane and Rivers Walk would be minimised through the existing floodlit tennis courts, the proposed pitch would increase the visibility of constructed elements within the school site generally. We therefore recommend that the applicant looks to either increase the density of the existing boundary vegetation using under-storey and infill planting, or consider adding a secondary vegetative screen in the form of clumps of native trees or hedgerow planting further into the site, adjacent to the tennis court fence line”.

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The application states that the floodlighting specification chosen would avoid unnecessary vertical or horizontal light spillage. Based on this information, and taking into account the existing vegetative screen and the proximity of the residential and industrial development areas beyond the school site which are lit during darkness, there would be no significant adverse impact on the neighbouring Kent Downs Area of Outstanding Natural Beauty in terms of light pollution.

KCC Biodiversity Advisor: notes that from survey work undertaken by the applicant that the two trees to be removed as part of the proposals have been assessed as having limited bat roots potential. However, the trees within the existing hedgerow have potential to contain bat roots – future management of the site must be designed to ensure that the existing trees and not negatively impacted by any works carried out.

KCC Noise Advisor: notes that the 2 metre high noise barrier and the location specified is likely to provide sufficient attenuation to the potential noise from the use of the pitch

KCC Lighting Advisor: notes that the nearest properties to the proposal all weather pitch and its floodlighting are those located on Maidstone Road to the north (60m away) and bungalows on Rivers Walk to the south (80m away). On the northern boundary there are no properties directly behind the pitch as development ends opposite the school so the closest house is to the north east but there is screening of the school grounds by trees some 10m in height. Therefore although the proposed floodlight masts would be 15m high these should be screened from the view of properties in Maidstone Road.

“The school boundary to the south has a lower hedge and properties may therefore have a view of the floodlights but they also have existing street lighting along the pedestrian footway on the boundary and existing floodlighting of the games courts between them and the proposed pitch. This existing lighting will lower any impact of the new lighting.

The floodlights proposed are of the modern flat glass type where lanterns are mounted horizontally so that no light escapes above the horizontal and light spill outside the area to be lit is kept to a minimum. The light spill diagram contained within the application shows that there is no light spill anywhere near the properties and virtually nothing on Maidstone Road.

I would therefore advise that I have no concerns regarding the impact of the lighting on the surrounding area”.

KCC Archaeological Officer: considers that in view of known potential archaeological interest in the immediate vicinity a watching brief should be secured as part of any forthcoming consent.

Local Member

13. The local County Member, Mrs. J. Whittle, was notified of the application on the 3 December 2009.

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Publicity

14. The application was publicised by the posting of three site notices around the campus perimeter at the main boundaries with Ham Lane, Rivers Walk and Maidstone Road. In addition, 106 neighbouring residential properties were individually notified by letter of the application.

Representations

15. I have received two letters of representation in respect of this application. One letter has offered support to the proposal, suggesting that it is 'an excellent idea' subject to sufficient car parking being provided so that Ham Lane does not become an overflow car park. The other letter raises concerns for the following reasons:
- currently have lots of issues with pupils from Swadelands School both during the school hours but also after hours with clubs and youth activities;
 - the School is not able to police their pupils as it is, they constantly leave the school premises, hang out in the walk ways on the Cherry Close estate. During the evening activities the noise is awful some nights, the banging on the swings and frames and the screaming that goes on;
 - if this sports pitch goes ahead can only see things getting a lot worse, by needing a noise barrier obviously suggests a high amount of noise is expected and with floodlights this could be at any time of the day or evening. With the erection of a noise barrier it would also impact upon the landscape;
 - as well as the noise nuisance there will be additional problems with more parking and pick ups/dropping off;
 - if this facility when ahead then I would hope that it would be built at the top of the field by the A20 as far away as is possible to housing, to the side above the existing hard tennis court area.

Discussion

Introduction

16. The application seeks planning permission for the construction of an all weather sports pitch with floodlighting, to include ball stop fencing and an acoustic noise barrier, within the grounds of Swadelands School. The application is being reported to the Planning Applications Committee as a result of the residential objection received, as outlined in paragraph (15) above. In considering this proposal regard must be had to the Development Plan Policies outlined in paragraph (11). 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 my opinion, the key material planning considerations in this particular case relate to the impact of the proposed sports pitch on residential amenity, notably in terms of any adverse noise or light pollution issues; the impact of the development on the wider Kent Downs AONB, any traffic movement and/or generation issues together with the impact of the loss of two mature trees under the footprint of the proposed development.

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Location of proposed pitch

17. I note that the location of the proposed sports pitch has been dictated by the need to ensure the continued provision of grass playing field to house the school's existing football and rugby pitches and 400 metre athletics running track. Once these factors are taken into consideration, it is noted that very little additional space remains available within the school grounds, other than the current proposed location, for the development of an all weather sports pitch. I understand that discussions took place with Sport England, national sports associations and local community sport groups at the pre-application stage regarding the size and location of the all weather pitch to determine an appropriate size for the level of use intended. The proposed floodlit pitch size is not dissimilar to that found on other secondary school sites across the county, many of which have been presented before this Committee to determine on their own merits.
18. Members will note that the proposed all weather sports pitch would be located some 60 metres from the nearest residential properties to the north on Maidstone Road, and some 80 metres from single storey bungalows to the south on Rivers Walk. In this instance, the nearest properties to the north benefit from existing tree and shrub screening along the northern boundary of the school site with Maidstone Road, and are located on the opposite side of the carriageway of Maidstone Road to the school grounds. To the south, the proposed pitch would be separated from the nearest residential properties by existing tree and shrub screening, together with existing floodlit tennis courts located close to the southern boundary of the school grounds.
19. In my opinion, given the lack of alternative sites for such development within the school grounds, I consider that the proposed location is broadly acceptable in principle, subject to discussions below relating to residential amenity, the impact on the AONB and landscaping issues.

Noise issues

20. Members will note that one of the main residential concerns expressed to date relates to the potential for the use of the proposed all weather sports pitch to generate additional noise nuisance at times when noise issues may not otherwise have been an issue (for example out of school hours after dark or prolonged periods during evenings and weekends). As part of the proposals, and in order to ameliorate potential noise concerns for the closest residential dwellings to the north of the development site, the application proposes the erection of a section of 2 metre high acoustic attenuation fencing. Discussions have taken place regarding the proposed use of the pitch, together with the mitigation measure proposed, with the County Council's Noise Consultant. To this effect, the County Council's Noise Consultant is satisfied that the mitigation measure proposed would satisfactorily address any potential noise pollution issues on surrounding residential amenity. Accordingly, they do not raise objection to the development on noise grounds. In terms of the visual impact of the proposed acoustic fence, I note that the structure would be located within the grounds of the school site with only partial views being experienced from outside of the site given the existing dense boundary vegetation. Furthermore, I propose that the external appearance and specification of the proposed 2m high acoustic fence be secured by planning condition in this instance.
21. That said, the extended hours of use of the school grounds for such community facility has the potential to generate additional noise impacts after 'traditional' school hours. It is noted however that the School currently runs a number of out of school hours

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activities by way of after-school clubs, sports functions and adult education courses. In considering the significance of the impact of the extended hours of use of the school grounds in this instance, it is important to consider whether the hours of use of the pitch set out by the applicant are acceptable in this locality.

22. Members will note that the applicant has sought permission for the use of the floodlit all weather sports pitch between the following times: Monday-Friday 08:00 to 22:00 hour; Saturdays 08:00 to 22:00 hours; and Sundays/Bank Holidays between 09:00 to 20:00 hours. It is noted that these intended hours of use are broadly consistent with hours of use allowed for similar facilities across the county in residential locations. That said the hours need to be considered in the context of these proposals on their own merits. Whilst I consider that the proposed development would inevitably lead to a general increase in the amount of on-site activity beyond that of a 'traditional' school day, I consider that given the distance to nearby noise and light sensitive receptors, the mitigation measure proposed (i.e. the erection of an acoustic fence) and the existing boundary treatments to the perimeter of the site I do not consider the proposed hours of use to be inappropriate for this locality or for a Sports College school of this nature. Furthermore, I note that the Parish Council has raised no objection to the proposed hours of use, subject to at 22:00 curfew being applied to the development.
23. Accordingly, I would not raise an objection to the proposed development in terms of unacceptable noise impacts on surrounding residential amenity, or to the proposed hours of use for the floodlit sports pitch as set out in the application as I consider that the proposals broadly accord with the general policy principles contained within South East Plan Policy NRM10. I therefore recommend that the hours of use applied for be secured by way of a planning condition on any future planning consent.

Light spill issues

24. The floodlighting element proposed by this application comprises of modern standard flat glass type lanterns which direct light to the area intended to be illuminated, and keep unnecessary light spill either horizontally or vertically to a minimum. The application includes proposed maximum lux lighting levels which indicate that levels of light spill will fall away generally within 30 to 40 metres from the pitch boundary. In effect this would result that a maximum of 1 lux being experienced at the northern boundary of the site adjacent to Maidstone Road, which would still be some 20 metres from the nearest residential boundary. To the south, lux levels would fall away such that a light level of 1 lux would end some 45 metres from the nearest residential boundary. It is important however to bear in mind that the lighting levels included within the application are the maximum lighting levels to be used when the most light-intensive sport is to be played on the pitch (hockey) and therefore in a number of circumstances light spill would be significantly less than the maximum levels discussed here. Furthermore, I note that the proposals have been independently assessed by the County Council's Lighting Consultant who has concluded that he has no concerns regarding the impact of the floodlighting on the surrounding area
25. Local Plan Policy ENV49 states that in determining proposals for external lighting, permission will only be granted where the following five criteria are met: (a) the level of lighting is necessary to undertake the proposed use; (b) any unnecessary light spill is minimised; (c) no adverse impact is experienced on the amenities of adjoining or surrounding occupiers as a result of the lighting scheme; (d) that the lighting is not visually detrimental to its immediate or wider landscape setting; and (e) the lighting would not distract or dazzle drivers or pedestrians using nearby highways. In my opinion, in this particular case I consider that each of the policy tests have been met

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satisfactorily and therefore a policy objection on these grounds could not be sustained. Furthermore, I note the ability of the lighting system to alter lighting levels according to the requirements for the specific sport being played (i.e. 200 lux for football and 350 lux for hockey).

Impact on Kent Downs AONB

26. It is noted that the proposed sports pitch is located relatively close to the boundary of the Kent Downs AONB. The proposed pitch would be located some 55 metres from the actual boundary of the AONB, with this distance separated by the main A20 [Ashford Road], Maidstone Road and boundary vegetation offering screening between the school playing fields and the sloping landscape northwards towards the Kent Downs AONB. The overriding policy presumption for the AONB is to conserve and enhance its natural beauty. Therefore the proposal needs to be considered in the context of this policy to ensure that the development does accords with overriding policy presumptions.
27. Whilst the impact of the proposed floodlighting has the potential to be identified during night-time periods from within the AONB, I am satisfied that given the schools built-up characteristics, and that of industrial development in the immediate locality, the impact of these proposals would be relatively minimal on the wider AONB. I note that there are a number of existing floodlit developments within the Lenham area generally, and this specific proposal in my opinion is unlikely to cause a significant or overriding impact to the wider Kent Downs AONB sufficient to warrant an objection on policy grounds. Furthermore, I note that the County Council's Landscape Advisor has shared my view that there would be no significant adverse impact on the neighbouring Kent Downs Area of Outstanding Natural Beauty in terms of light pollution as a result of these proposals. The specific lighting specification chosen comprises of modern flat glass type lighting units where lanterns are mounted horizontally so that no light escapes upwards, therefore ensuring that light spill outside the area intended to be illuminated is kept to a minimum.
28. On this basis, I consider that the proposed development broadly meets with the policy requirements of South East Plan Policy C3 and Local Plan Policy ENV33. I would therefore not raise an objection to the proposed development in terms of any adverse impact on the wider Kent Downs AONB.

Highway issues

29. Members will note that concerns have been expressed regarding the ability for the proposed development to generate additional traffic movements to/from the site and for these additional movements to cause an adverse impact on surrounding residential amenity. Whilst I accept that additional movements would inevitably occur as a result of the proposed development, I am satisfied that the overall impact of this issue would not be unacceptable or overbearing in residential amenity terms. Furthermore, I am satisfied that given the main times when the wider community/sports groups would use the all weather pitch would generally be outside the typical school day, private vehicles and/or coaches with team members would be able to park within the main school grounds avoiding any inappropriate or unacceptable on-street parking in the locality. I note the professional views received from the Divisional Transportation Manager, in which they raise no objection to the proposals in respect of highway matters.
30. Accordingly, I consider the proposed development to be acceptable in planning terms from a highway perspective and would seek to ensure that vehicle and coach parking is

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made available within the school grounds during out of school hours when the all weather sports pitch is in use.

Landscaping issues

31. The proposed development involves the removal of two mature trees, one Alder and one Horse Chestnut, from under the footprint of the all weather sports pitch. Whilst this is unfortunate given that both trees individually and collectively add landscape value to the site in general, their removal has to be accepted if the provision of an all weather sports pitch at the site is to be established for the reasons discussed in paragraphs (17) to (19) above relating to the lack of an alternative location for such development. Regrettably, I therefore accept their loss as part of these proposals.
32. In my opinion the boundary vegetation surrounding the school site, in terms of tree and shrub planting, plays a significant role in terms of screening the school's built development from immediately outside of the site and at a wider scale with views from the Kent Downs AONB. The application sets out that no boundary screening would be lost or impacted upon as a result of the proposals. From a planning perspective I would wish to ensure that any necessary precautionary measures are put in place to protect existing trees and hedgerows surrounding the school site where it is intended that works would be carried out within close proximity to root protection areas. I therefore propose that such measures be secured by way of planning condition on any future planning consent.
33. Members will note that the County Council's Landscape Consultant has advised that the applicant should look at providing additional under-storey tree and/or shrub planting along the southern boundary of the site in order to strengthen the section of boundary immediately affected by the development proposals. I consider that such measure is reasonable and proportionate in respect to the nature of the proposals, and given the loss of two mature trees under the footprint of the development. Such approach would accord with the overall policy objectives of Policy ENV6 of the Local Plan. I therefore recommend that a planning condition be imposed on any future planning consent requiring the applicant to submit and obtain approval for a landscaping scheme to address this matter.

Other issues

34. Members will note that concerns have been raised (as outlined in paragraph 15 above) relating to existing issues with pupils of Swadelands School collecting in groups outside of the site during school hours and out of hours. These issues relate to school management issues which fall outside the scope of direct control by the County Planning Authority. In order to make the School aware of these issues, the concerns have been passed through the applicant's agent directly to the School.

Conclusion

35. Having regard to the Development Plan Policies, in addition to the considerations raised by local residents in this case, I consider that the proposed floodlit sports pitch is in general conformity with the development plan. I am satisfied that issues relating to noise and light pollution have been satisfactorily addressed with the inclusion of a noise attenuation fence and an appropriate lighting scheme such that the amenities of adjoining or surrounding occupiers would not be significantly affected as a result of the proposals. I also consider for the reasons stated above that there would be no

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significant wider impact on the Kent Downs AONB as a result of the floodlit sports pitch proposals.

36. Furthermore, I note that the general presumption of Development Plan Policy is to support mixed use of community facilities to include sport and recreational facilities alongside formal education facilities except where an increased level or duration of activities is incompatible with local residential amenity (South East Plan Policies S3 and S6 together with Local Plan Policy CF9). In this instance I am satisfied that the proposals would not be incompatible with local residential amenity, subject to appropriate controls being imposed to restrict the hours of use of the pitch as set out by the applicant. I also note that the South East Plan seeks to encourage local authorities to foster increased and sustainable participation in sport and recreational activities wherever possible (South East Plan Policy S5). I therefore recommend that planning permission be granted subject to conditions as set out in paragraph (37) below.

Recommendation

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

- the standard time limit;
- the development to be carried out in accordance with the permitted details;
- all trees and hedges within the site (other than the two shown for removal under the development footprint) shall be afforded necessary protection and precautionary measures;
- details of surface water drainage scheme to be submitted to and approved by County Planning Authority prior to commencement of development;
- details of specification and external appearance of 2m high acoustic fence to be submitted to and approved by the County Planning Authority prior to commencement of development;
- archaeological watching brief be implemented;
- post completion lighting test report to be submitted to and agreed by County Planning Authority before pitch being brought into first operation;
- acoustic fence be installed in accordance with the approved specification prior to pitch being brought into first operation;
- landscaping scheme be submitted to and approved by the County Planning Authority prior to commencement of development to address under-storey planting along the southern boundary of the site.
- hours of use of the pitch be limited to the following hours:

Monday to Friday: 08:00 to 22:00 hours
Saturdays: 08:00 to 22:00 hours
Sundays and Bank Holidays: 09:00 to 20:00 hours

Case officer – Julian Moat	01622 696978
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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.

- | | |
|--------------------|---|
| SE/08/3170/R6 | Details of an environmental compound restoration scheme pursuant to condition (6) of planning permission SE/08/3170. Greatness Quarry, Bat & Ball Road, Sevenoaks |
| SW/09/1338 | Installation of portable air quality monitoring equipment (on the pavement)
1 Cherry Tree, Canterbury Road, Sittingbourne |
| TM/00/1599/R5 & R6 | Details of aftercare scheme and soil handling pursuant to conditions (5) and (6) of planning permission TM/00/1599. Stonecastle Farm Quarry, Whetsted Road, Five Oak Green, Tonbridge |
| TM/09/2661 | Application for the variation of condition 16 of planning permission TM/08/3353 to allow waste to be delivered on bank holidays.
Blaise Farm Quarry, Kings Hill, West Malling |

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/09/1876 | Change of use to catering facility
Land adjacent to Reculver Centre, Reculver Lane, Herne Bay |
| GR/09/792 | Installation of pumping equipment to re-water and maintain water levels in the Thames and Medway Canal to include creation of a pumping chamber, electricity micro sub station, secure switch gear housing, sub surface inlet and outlet pipes together with electrical and data cable ducts
Land adjacent to Denton Outfall and Thames and Medway Canal, Gravesend |

**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/09/1482	Retention of two mobile classroom units. Rolvenden Primary School, Hastings Road, Rolvenden, Cranbrook
CA/09/1680	Front and rear classroom extensions. Hampton Primary School, Fitzgerald Avenue, Herne Bay
CA/09/1834	Extension to the music centre. Simon Langton Grammar School for Boys, Nackington Road, Canterbury
DA/09/193/R4	Details of external lighting. Longfield Academy, Main Road, Longfield
DO/09/1027	New enlarged entrance. Replacement of all external windows and doors in existing openings. Perforated metal screening to new lift shaft and plant. New cladding material. Deal Library, Broad Street, Deal
DO/09/1141	Continuation of covered walk-way to perimeter of school building and construction of a shed. The Downs CE Primary School, Owen Square, Walmer, Deal
GR/09/828/R	Application for a non-material amendment following the grant of planning permission – movement of a section of the building by 900mm. Thamesview School, Thong Lane, Gravesend
GR/09/943	Erection of 4 opaque polycarbonate wall-mounted canopies supported on aluminium posts. Singlewell Primary School, Mackenzie Way, Gravesend
GR/09/973	Demolition of existing nursery and erection of a single storey building. Whitehill Primary School, Sun Lane, Gravesend
MA/09/2208	Extension of multi-use games area. East Borough Primary School, Vinters Road, Maidstone
MA/09/2296	Single storey extension to the west of existing buildings, removal of existing mobile classrooms, ancillary external works including temporary contractor's access road. Park Way Primary School, South Park Road, Maidstone

SH/06/1663/R2, R3 & R4	Construction of a two storey link block – Details of school travel plan, access and parking for site personnel during construction, and access and unloading areas for delivery vehicles pursuant to conditions 2, 3 & 4 of planning permission SH/06/1663. St Mary's Primary School, Warren Road, Folkestone
SH/09/1009	Extension to the existing car park area in order to create an additional 46 spaces. Folkestone Academy, Academy Lane, Folkestone
SH/09/1171	Construction of a new enclosed access staircase to the north east corner of the Leisure Centre to allow children separate access to the first floor. The Marsh Academy, Station Road, New Romney
SW/09/1229	Installation of a mobile classroom unit. West Minister Primary School, St. Georges Avenue, Sheerness.
SW/09/1230	Proposed installation of multi use play area with climbing wall and green mesh ball stop fencing. Rodmersham Primary School, Rodmersham Green, Rodmersham, Sittingbourne.
TH/09/1001	Single storey extension Dame Janet County Infant School, Newington Road, Ramsgate
TM/09/2863	Alterations to the existing entrance road and adjacent land to provide turning to allow buses to enter and exit in forward gear, car parking, and DDA compliant walkways to school entrance level. St Margaret Clitherow RC Primary School, Trench Road, Tonbridge
TM/09/2864	Infilling of existing courtyard with A-framed glazed roof to provide a multi-function space. St Margaret Clitherow RC Primary School, Trench Road, Tonbridge
TW/07/2426/R27	Details of construction management measures. Sissinghurst C of E Primary School, Common Road, Sissinghurst.

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:-

AS/09/TEMP/0053 - Proposed construction of a cable stay foot/cycle bridge over the M20 Motorway to the east of Junction 9 (and associated works) between Eureka Leisure Park and Warren Retail Park, Ashford. Land to the east of Junction 9 of the M20 Motorway between Eureka Leisure Park and Warren Retail Park, Ashford.

TH/10/TEMP/0001 – Construction of a sand filled synthetic training pitch with fencing and floodlights, dimensions 101.4 x 63 metres and goal storage recesses and macadam spectator area. St. George's CE Foundation School, Westwood Road, Broadstairs.

TM/09/TEMP/0052 - Proposed replacement of temporary teaching accommodation (Horsa Huts) with the provision of a 2 storey building comprising of the following accommodation: 5 Laboratories, laboratory prep rooms and chemical storage, 6th form multi learning resource centre, AEN facility, 6 general teaching classrooms, creative and media space, support offices and services, plant room. Re-arrangement of staff car parking following demolition of Horsa Huts. Wrotham School, Borough Green Road, Wrotham, Sevenoaks.

TM/09/TEMP/0053 - Proposed provision of a single storey changing room pavilion for school and community use in association with existing outdoor facilities and the proposed outdoor all weather pitch. (The accommodation comprises 4 team changing rooms, officials changing rooms, disabled changing room, public toilets, store and plant room). Wrotham School, Borough Green Road, Wrotham, Sevenoaks.

- (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.*

None

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