

KENT COUNTY COUNCIL

PLANNING APPLICATIONS COMMITTEE

MINUTES of A meeting of the Planning Applications Committee held at Council Chamber, Sessions House, County Hall, Maidstone on Tuesday, 24th June, 2008.

PRESENT: Mr R E King (Chairman), Mr A R Bassam (Vice-Chairman), Mr A R Chell (Substitute for Mr J A Davies), Mr J Curwood (Substitute for Mr F Wood-Brignall), Mr T Gates, Mrs E Green, Mr C Hibberd, Mr D A Hirst (Substitute for Mr W A Hayton), Mrs S V Hohler, Mr G A Horne MBE, Mr S J G Koowaree, Mr J F London, Mr T A Maddison, Mr R A Marsh, Mr W V Newman, DL and Mr A R Poole

UNRESTRICTED ITEMS

- 41.** Proposal GR/08/138 - Replacement of existing secondary school on the site with a new two-storey school building, together with revised access arrangements, new car park, hard play areas, landscape works and the demolition of the existing school buildings (with the exception of the sports pavilion) on completion of the development at Northfleet Technology College, Colyer Road, Northfleet; Land Securities Trillium and KCC Children, Families, Health and Education.
(Item. D8)

- 42. Substitutes**
(Item. 1)

The Committee noted the appointment of Mr W A Hayton in place of Mr J B O Fullarton

- 43. Minutes - 13 May 2008**
(Item. 3)

RESOLVED that the Minutes of the meeting held on 13 May 2008 are correctly recorded and that they be signed by the Chairman

- 44. Update on new Validation requirements for planning applications.**
(Item. B1)

- Report by Head of Planning Applications Group)

RESOLVED to:-

- (a) note the comments received from respondents to the public consultation, and agree that adjustments be made to the "Validation of Planning Applications" document in the light of the points raised before its publication on the County Council's website; and
- (b) delegate to the Head of Planning Applications Group the authority to validate or invalidate planning applications on the basis of the County Planning Authority's published information requirements.

45. Business Plan update
(Item. B2)

- Report by Head of Planning Applications Group)

(1) The Committee thanked the staff of the Planning Applications Group for its excellent work in producing well researched, professional reports and recommendations in the year 2007/08.

(2) RESOLVED that the report be endorsed.

46. Proposal TH/08/522 - Multi play area with floodlights on existing playground area at Newington Community Primary School and Nursery, Princess Margaret Avenue, Ramsgate; Governors of Newington Community Primary School and Nursery and KCC Children, Families, Health and Education.
(Item. D1)

- Report by Head of Planning Applications Group)

(1) In agreeing the Head of Planning Applications Group's recommendations, the Committee asked for a report to a future meeting setting out suggested criteria for determining hours of use.

(2) RESOLVED that permission be granted to the proposal subject to conditions, covering:-

- standard time restriction for hours of operation;
- all spaces within the existing school car park being available during the operation of the Multi Play Area;
- hours of use of the Multi Play Area being 8.00 – 21 Mondays to Fridays and 10.00 – 17.00 Saturdays, with no use on Sundays and Bank Holidays;
- a Community Use Scheme being submitted and approved by the County Planning Authority prior to the commencement of the use of the facility;
- no trees, shrubs and hedges being removed; and
- the development being carried out in accordance with the permitted details.

47. Proposal CA/08/316 - Partial demolition of existing school buildings with alterations and extensions to form new entrance block, roofing over existing courtyard and new sports hall, together with associated hard and soft landscaping and the provision of temporary mobile accommodation during construction period at Herne Bay High School, Bullockstone Road, Herne Bay; Land Securities and KCC Children, Families, Health and Education.
(Item. D3)

- Report by Head of Planning Applications Group)

(1) Mr D A Hirst made a declaration of personal interest as he was representing the views of his constituents. He addressed the Committee in his capacity as local Member but took no part in the decision-making process.

(2) RESOLVED that:-

- (a) permission be granted to the proposal, subject to conditions, including conditions covering the standard time limit; the development being carried out in accordance with the permitted details; full details of all external materials being submitted to and approved prior to the commencement of operations; site levels and finished floor levels being submitted to and approved prior to any works commencing; details of contractors compound and associated welfare facilities being submitted to and approved by the County Planning Authority prior to the commencement of any development on site; details of temporary mobile classrooms being submitted to and approved by the County Planning Authority prior to commencement of operations on site; within one month of the completion of the constructions works, all temporary accommodation (including both teaching and contractors areas) being removed from the site, and the land being fully reinstated to its former condition; temporary construction access road being removed and land fully restored in School travel plan being updated prior to first occupation of development; parking being made available within the site for contractors' vehicles associated with construction works; parking made available out of school hours within the site in connection with community use; adequate measures being taken to ensure that vehicles leaving the site engaged in the construction work do not deposit mud or other debris on the public highway; construction works only taking place between the hours of 08:00 to 18:00 Monday to Fridays; 09:00 to 13:00 Saturdays; and no working on Sundays or Bank Holidays; landscaping scheme being submitted to and approved prior to the commencement of operations on site (to include a strong regard to soft landscaping measures as opposed to hard landscaping), and thereafter being fully implemented as approved within the first planting season following the completion of works; no development taking place until the applicant has secured the implementation of a programme of archaeological works; no development taking place until the applicant has secured the implementation of a programme of building recording; no development taking place until the applicant has submitted and had approved details of foundation design and below ground works; within 6 months from the date of first occupation, a Community Use Scheme and Sports Development plan being submitted to and approved in writing by the County Planning Authority in conjunction with Sport England; details of foul and surface water drainage being submitted to and approved prior to any development taking place; no discharge of foul or contaminated drainage from the site into groundwater or any surface waters; if during development, contamination is found to be present, development ceasing until the applicant has obtained written consent from the County Planning Authority; details of external lighting and CCTV being submitted to and approved prior to installation on site; the development being carried out in accordance with the precautionary measures and mitigation strategies detailed in the Ecological Scoping Survey; and
- (b) the applicant BE ADVISED by informative that the landscaping strategy contained within the application is considered to be inadequate for the proposed development. The applicant's attention

is therefore drawn to the recommendations highlighted in paragraph (40) of the report which requires the submission of a detailed landscaping scheme, with a strong emphasis on soft landscaping measures, to be submitted to and approved by the County Planning Authority prior to the commencement of operations on site.

48. Proposal SE/08/1067 - Temporary mobile classroom at Amherst School, Witches Lane, Sevenoaks; Governors of Amherst School and KCC Children, Families, Health and Education.
(Item. D4)

- Report by Head of Applications Group)

(1) Mr J F London made a declaration of personal interest as his grand-daughter is a pupil at this school.

(2) RESOLVED that permission be granted to the proposal subject to conditions, including conditions covering the mobile classroom being permitted for a temporary period of 3 years from the date of permission or be removed sooner upon the first occupation of a new classroom extension at the school to replace the mobile classroom accommodation on site; the development being carried out in accordance with the permitted details; and the mobile classroom being finished in dark green to match adjacent units.

49. Proposal SH/08/502 - Additional classroom at Bodsham CE Primary School, School Hill, Bodsham, Ashford; Governors of Bodsham CE Primary School.
(Item. D5)

- Report by Head of Planning Applications Group)

(1) Correspondence from the Headteacher of Bodsham CE Primary School was tabled.

(2) In agreeing the recommendations of the Head of Planning Applications Group, the Committee asked for a letter to be sent to the school congratulating it on achieving the Platinum Travel Award.

(3) RESOLVED that:-

(a) permission be granted to the proposal subject to conditions, including conditions covering standard time condition for it to be implemented; trees and shrubs along the north and north-east boundary being retained; preparation of a updated School Travel Plan; and the development being carried out in accordance with the permitted details; and

(b) the Chairman write to the school on behalf of the Committee congratulating it on achieving the Platinum Travel Award.

50. Proposal DA/08/228 - Extension and refurbishment of existing school buildings, erection of minibus garage and boundary fencing and alterations to existing car park area (for relocation of Rowhill School) at Woodview

Campus, Main Road, Longfield; KCC Children, Families, Health and Education.

(Item. D6)

- Report by Head of Planning Applications Group)

(1) Mr A R Bassam made a declaration of personal interest as he had already given his views on the proposal. He took no part in the decision-making process.

(2) RESOLVED that:-

(a) the application be referred to the Secretary of State for Communities and Local Government as a departure from the Development Plan, and that subject to her decision, and subject to the undertaking and submission of a written agreement to ensure that the planning permission at Rowhill School, Wilmington, is not implemented; and

(b) permission be granted to the proposal subject to conditions, including conditions covering the standard time limit; the development being carried out in accordance with the permitted details; external materials being submitted, including those for the garage; details of external lighting; a scheme of landscaping and tree planting, its implementation and maintenance; the protection of all trees being retained; protection of nesting birds; submission of a surface water drainage scheme, submission of a scheme detailing flood damage prevention methods; land contamination; provision and retention of car parking, cycle parking and turning area as indicated; implementation and ongoing review of a Travel Plan; and hours of working during construction.

51. Proposal CA/08/271 - Partial demolition of existing school buildings, construction of new teaching and ancillary accommodation, car parking and landscaping, and the provision of temporary accommodation at The Community College Whitstable, Bellevue Road, Whitstable; Land Securities Trillium and KCC Children, Families, Health and Education.

(Item. D7)

- Report by the Head of Planning Applications Group)

RESOLVED that permission be granted to the proposal subject to conditions, including conditions covering the standard time limit; the development being carried out in accordance with the permitted details; the submission of details of all materials to be used externally; a scheme of landscaping, its implementation and maintenance; measures to protect trees to be retained; details of surface water drainage; development according with the recommendations made in the submitted Ecological Scoping Survey; programme of archaeological work; revision of the School Travel Plan and subsequent annual review; submission of details of parking, turning and access; submission of a condition survey, and subsequent repair of local roads; hours of working during construction; measures to suppress dust; and prevention of the deposition of mud on the local highway network.

52. Proposal GR/08/138 - Replacement of existing secondary school on the site with a new two-storey school building, together with revised access arrangements, new car park, hard play areas, landscape works and the demolition of the existing school buildings (with the exception of the sports pavilion) on completion of the development at Northfleet Technology College, Colyer Road, Northfleet; Land Securities Trillium and KCC Children, Families, Health and Education.

(Item. D2)

- Report by Head of Planning Applications Group)

(1) The Chairman declared this item to be urgent as it was necessary for the applicants and the financial sponsors to have the application determined in June so that it could meet the requirements of the PFI Project and minimise the risk to all three applications involved in the PFI Project of which it was a part.

(2) RESOLVED that Permission be granted to the proposal subject to conditions including conditions covering the standard time limit; the development being carried out in accordance with the permitted details; the submission of details of all materials to be used externally; the submission of details of all external plant; the submission of a scheme of landscaping, its implementation and maintenance; measures to protect trees to be retained; the submission of details of the fencing arrangements proposed; the submission of details of surface water drainage; the submission of details of a combined Stage 1&2 Safety Audit on the access arrangements proposed; the submission of details of the cycle parking proposed; the submission of details of further site investigation, mitigation measures, and a closure report in line with the Environment Agency's recommendations on ground conditions; the development being carried out in accordance with the precautionary measures and mitigation strategies detailed in the Biodiversity Assessment; a programme of building recording; a programme of archaeological work; the submission of details of all below ground excavation; the submission of details of all external lighting; the provision of a Community Use Agreement and Sports Development Plan, including details of types of activities, scale and hours of use; the School Travel Plan being updated to reflect the proposed development and the plan subsequently reviewed annual review with KHS; hours of working during construction; week day construction traffic movements restrict to a time period which does not conflict with peak hour school movements; the submission of details of a method statement to control noise and dust generated during construction; the submission of details of the contractors compound, access, storage areas, vehicle parking and associated facilities; measures to prevent the deposit of mud on the public highway; noise controls on plant and equipment associated with building; the access onto Colyer Road serving the playing field facilities being restricted to maintenance use only, details to be provided as to how this would be facilitated and policed.

53. County matter applications

(Item. E1)

RESOLVED to note reports on items dealt with under delegated powers since the last meeting relating to:-

(a) County matter applications;

24.06.2008

- (b) Consultations on applications submitted by District Councils or Government Departments (None);
- (c) County Council developments;
- (d) detailed submissions under Channel Tunnel Rail Link Act 1996 (None);
- (e) Screening opinions under Environmental Impact Assessment Regulations 1999, and
- (f) Scoping opinions under Environment Impact Assessment Regulations 1999.