



## AGENDA

### PLANNING APPLICATIONS COMMITTEE

Tuesday, 9th September, 2008, at 10.00 am      Ask for:      **Andrew Tait**  
Council Chamber, Sessions House, County      Telephone:      **(01622) 694342**  
Hall, Maidstone

*Tea/Coffee will be available from 9:30 am 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 - 29 July 2008 (Pages 1 - 6)
4. Site Meetings and Other Meetings

#### **B. GENERAL MATTERS**

1. Planning Controls for School Sports proposals. (Pages 7 - 12)

#### **C. MINERALS AND WASTE DISPOSAL APPLICATIONS**

1. Application AS/08/945 - Wastewater pumping station, including change of use for land and the construction of a motor control centre kiosk, standby generator and steel palisade fencing at Land to the south of Alsops Road, Willesborough, Ashford; Southern Water Ltd (Pages 13 - 22)

#### **D. DEVELOPMENTS TO BE CARRIED OUT BY THE COUNTY COUNCIL**

1. Proposal TW/08/2323 - Removal of existing radio mast and erection of a 2.5kW wind turbine at Mascalls School, Maidstone Road, Paddock Wood; Governors of Mascalls School and KCC Children, Families and Education. (Pages 23 - 36)
2. Proposal DO/08/724 - Extension to the School House at Charlton CE Primary School, Barton Road, Dover; Governors of Charlton CE Primary School. (Pages 37 - 46)

## **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. Detailed submissions under Channel Tunnel Rail Link Act 1996 (None)
5. Screening opinions under Environmental Impact Assessment Regulations 1999
6. Scoping opinions under Environmental Impact Assessment Regulations 1999 (None)

## **F. OTHER ITEMS WHICH THE CHAIRMAN DECIDES ARE URGENT**

### **EXEMPT ITEMS**

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

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

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

Monday 1 September 2008

## KENT COUNTY COUNCIL

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### PLANNING APPLICATIONS COMMITTEE

MINUTES of A meeting of the Planning Applications Committee held in the Council Chamber - Sessions House, County Hall, Maidstone on Tuesday, 29 July 2008.

PRESENT: Mr R E King (Chairman), Mr A R Bassam (Vice-Chairman), Mr A R Chell (Substitute for Mrs V J Dagger), Mr J A Davies, Mr T Gates, Mrs E Green, Mr W A Hayton, Mr C Hibberd, 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 J I Muckle, Mr W V Newman, DL, Mr A R Poole and Mr F Wood-Brignall.

ALSO PRESENT: Mr A D Crowther, Mr G Rowe and Mr M J Vye.

IN ATTENDANCE: Mrs S Thompson (Head of Planning Applications Group), Mr M Clifton (Principal Planning Officer Minerals/Waste) and Mr J Crossley (Principal Planning Officer), Mr R White (Transport and Development Business Manager), Mr R Brinkman (Development Planning Engineer) and Mr A Tait (Democratic Services Officer).

#### UNRESTRICTED ITEMS

**54. Minutes - 24 June 2008**  
(Item A3)

RESOLVED that the Minutes of the meeting held on 24 June 2008 are correctly recorded and that they be signed by the Chairman.

**55. Dates of Meetings in 2009 (including change of date in January 2009)**  
(Item A4)

RESOLVED that subject to confirmation of the meeting on 21 April 2009, the dates set out in the agenda be noted.

**56. Applications TM/97/1064R2, R5, R7, R12 and TM/08/209 - (i) Variation of approved restoration and aftercare scheme together with changes to the waste types in order to accelerate the completion of Cells 1,2 and 3 and their restoration by the end of 2009 and of Cell 1A by the end of 2012; (ii) construction and operation of a new surface water balancing pond and soakway to serve the Margetts Pit landfill surface water drainage system at Margetts Pit Landfill, Margetts Lane, Burham, Rochester; Aylesford Newsprint Ltd.**

*(Item C1 – Report by Head of Planning Applications Group)*

*(Mr G Rowe was present for this item pursuant to Committee Procedure Rule 2.24 and spoke).*

(1) Notes of the site visit held on 18 March 2008 had previously been circulated.

(2) The Head of Planning Applications Group reported comments made at Officer level by Tonbridge and Malling Borough Council. She also reported very late correspondence from the Environment Agency in rebuttal of the views expressed to Jonathan Shaw, MP by local residents that it had been responsible for unnecessary delays in securing the

restoration of Cells 1, 2 and 3. She also informed the Committee of the Environment Agency's view that Mr Shaw's request for an extension of time for the restoration beyond July 2009 was unlikely to be approved by DEFRA and would possibly need to be ratified by the European Parliament if it was.

(3) Mr J Walrond, Ms J Critcher, Mr D Davis and Ms C Hurley addressed the Committee in opposition to the application, Mr I Broxup (Aylesford Newsprint and Dr E Slaney(Faber Maunsell) spoke in reply.

(4) Mrs S V Hohler moved, seconded by Mr A R Bassam that the recommendations of the Head of Planning Applications Group be agreed.

Carried 12 votes to 6

(5) RESOLVED that:-

- (a) Permission be granted to Application TM/08/209 for the creation of a replacement Surface Water Balancing Pond subject to the imposition of conditions requiring amongst other matters the submission of details of proposed landscaping and tree planting; a programme of archaeological investigations; and hours of working;
- (b) approval be given to the variation of the Conditions 2, 5, 7 and 12 of Permission TM/97/1064 in respect of the proposed amendments to the approved infilling, restoration and aftercare scheme, together with changes to the source of waste materials in order to accelerate the infilling and restoration of Margetts Pit Landfill; and
- (c) the applicant be reminded by Informative that all other conditions imposed under Permission TM/97/1064 remain in effect.

**57. Application SE/08/621 - Variation of Conditions 14, 15, 20, 26 and 27 of Permission SE/05/2526 (cessation of existing green waste composting facility and transfer station with the development of a new transfer station, modification of the existing household waste recycling centre and improvements to landscaping of the site) at Dunbrik Household Waste Recycling Centre and Green Waste Composting Facility, Main Road, Sundridge, Sevenoaks; Darenth River Ballast Company Ltd.**  
*(Item C2 – Report by Head of Planning Applications Group)*

(1) The Head of Planning Applications Group tabled a revised final page of the report, including revisions to the recommendation.

(2) In agreeing the revised recommendations, the Committee asked for the applicants to be reminded of the need for the misting facility to be properly utilised at all times and of the need to ensure that there was no traffic backlog onto Junction 5 of the A25;

(3) RESOLVED that:-

- (a) subject to the existing Section 106 Agreement being amended by a supplementary Section 106 Agreement to ensure that its obligations are maintained, permission be granted to the variations to Conditions 14, 15, 20,

26 and 27 of Permission SE/05/2526 subject to Conditions 26 and 27 being further amended to only allow repairs and maintenance which can only be carried out when the premises are closed for business to be undertaken between 0700 and 2200 hours and for no audible devices to be employed outside the normal working hours unless specifically required to meet health and safety requirements; and

- (b) the applicants be reminded by Informative of the need for the misting facility to be properly utilised at all times and of the need to ensure that there is no traffic backlog onto the A21 and Junction 5 of the M25.

**58. Applications AS/08/733 and AS/08/821 - Variation of Condition 5 of Permission AS/90/608 and variation of Condition 6 of Permission AS/90/1602 to allow working out of hours on up to 60 occasions for a temporary period until 31 December 2011 at Hothfield Works, Watery Lane, Westwell, Ashford; Tarmac Ltd.**

*(Item C3 – Report by Head of Planning Applications Group)*

RESOLVED that permission be granted to both Applications AS/08/773 and AS/08/821 subject to the imposition of conditions on both decision notices including (amongst other matters) the variation to the Condition being discontinued on or before 31 July 2011 and, upon expiry, the hours of operation reverting to those set out in Permissions AS/97/90 & 310; 60 additional working hour periods per annum not being exceeded at the Hothfield Works site; no more than one asphalt plant and associated shovel operating outside of normal working hours; the frequency of HGV movements leaving the site during the night being restricted to those set out in the application; no more than 40 HGVs in total leaving the site during any 8-hour period of out of hours working; no articulated lorries being used on site between the hours of 1800 and 0600 unless agreed in writing by the County Planning Authority; the additional working hour periods not being used in conjunction with the normal working hours to operate the site continuously for more than 10 consecutive days; the applicants giving prior written notification of their intention to use any additional working hour periods to the County Planning Authority, the Borough Planning Authority and the Parish Council; and the code of practice for HGV drivers included with the application being adhered to and made known to all drivers attending the site.

**59. Proposal CA/08/516 - Beach volleyball facility with floodlighting and an associated storage building, and floodlighting to two adjacent tennis courts at the Victoria Memorial Recreation Ground, Knight Avenue, Canterbury; Governors of Canterbury Campus and KCC Children, Families and Education.**

*(Item D1 – Report by Head of Planning Applications Group)*

*(Mr M J Vye was present for this item pursuant to Committee Procedure Rule 2.24 and spoke)*

(1) Mrs I Linfield, Mr Hammick and Mr J Flanagan addressed the Committee in opposition to the Proposal. Mr T Freeman of Trevor May Contractors Ltd spoke in reply.

(2) The Head of Planning Applications Group agreed to the inclusion of a condition to ensure that noise levels remained within the normally accepted limits deemed by the County Planning Authority.

(3) RESOLVED that :-

permission be granted to the Proposal subject to conditions including conditions covering the standard time limit; submission of a scheme of landscaping and tree planting; tree protection and clearance of the site outside of bird breeding seasons; submission of details relating to the colour finish of the fencing, lighting columns and storage hut; the floodlighting being installed in accordance with the submitted details; light levels not exceeding those stated within the planning application; the use being restricted solely to the uses applied for; hours of use; restriction of number of major events per annum; car parking on campus to be available during hours of use; the applicant consulting and agreeing with Kent Highway Services and the City Council prior to holding any major events in order that access arrangements can be made. Those arrangements to be implemented in accordance with the approved drawings; controls over hours of working during construction; measures to prevent the deposit of mud on the highway; and a standard noise condition.

**60. Proposal GR/08/154 - Demolition of existing school buildings and construction of new two storey school building, the laying out of playing fields, multi-use games area, hard play area and courts, car parking and landscaping at Thamesview School, Thong Lane, Gravesend; Land Securities Trillium and KCC Children, Families and Education.**

*(Item D2 – Report by Head of Planning Applications Group)*

*(Ms C J Cribbon was present for this item pursuant to Committee Procedure Rule 2.24 and spoke).*

(1) Correspondence from Mrs M Newell, the local Member was tabled. Within this correspondence she had declared a Personal Interest as Vice-Chairman of Governors at Thamesview School.

(2) The Head of Planning Applications Group reported that Sport England had withdrawn its objection, subject to the imposition of extra conditions to cover community use of sports facilities. As a result the recommendation was revised to reflect this.

(3) Mr Lee spoke in opposition to the Proposal. Mr D Stewart of Lee Evans Consultants spoke in reply.

(4) In agreeing the Head of Planning Applications Group's recommendations, the Committee asked for the comments of Ms Cribbon to be considered, particularly in respect of her suggestions of double fencing and lower contouring instead of the proposed bunding.

(5) 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; the submission of details of all materials being used externally; details of all external lighting; details of CCTV; a scheme of landscaping, its implementation and maintenance; measures to protect trees being retained; details of fencing, gates and

means of enclosure, including colour finishes; details of the land contouring, including site sections; no floodlighting to the MUGA without the submission of a full planning application; noise from plant not exceeding +3dB; specification for an acoustic barrier to the northern boundary, adjacent to the MUGA and service area; further survey work to investigate possible noise implication from the car park, and any required mitigation; contaminated land; details of surface water drainage; the development to accord with the recommendations made in the submitted Ecological Scoping Survey; revision of the School Travel Plan; details of works being carried out in the public highway; details of community use, including hours of use; hours of working during construction; details of how construction vehicle movements would be safely separated from the existing community centre car park movements, and associated pedestrian movements; details of a construction method statement; and prevention of the deposition of mud on the local highway network; and

- (b) the applicants be informed by Informative of Gravesham Borough Council's advice of the need to take care where the outlets of the ventilation ducts are located in respect of all musical rooms or that they should be appropriately baffled.

**61. Proposal SW/07/1271 - Single storey modular building for use as a community children's centre, including new pedestrian and vehicular access to Warden Bay Road, car park, hard surfacing, canopy, external storage units and fencing at Corner of Leysdown Road and Warren Road, Sheerness; KCC Children, Families and Education.**

*(Item D3 – Report by Head of Planning Applications Group)*

- (1) The Head of Planning Applications Group reported that a satisfactory revised parking layout had now been received.
- (2) RESOLVED that permission be granted to the proposal subject to the imposition of conditions including the standard time limit; the development being carried out in accordance with the permitted details; details of cycle parking; details of external lighting; details of the canopy; security fencing being weldmesh with a dark colour finish; car parking being provided prior to commencement of use of the Centre; the overflow parking area proposed being protected by grass protection mesh; hours of use for the Children's Centre being restricted to 0800 to 1800 Monday to Friday; the use of the building being restricted specifically to use as a Children's Centre only; and submission, implementation and ongoing review of a Travel Plan for the Children's Centre.

**62 Deferred Items**

The Committee deferred consideration of Agenda Items D4 and D5 at the request of the applicants concerned.

**63. Proposal TH/08/384 - Single storey modular building on existing school car park and public car park for use as a children's centre, including the installation of canopies, external storage, fencing and external impact absorbent play areas, plus the demolition of a derelict chapel and creation of a new car park at Priory Infants School, Cannon Road, Ramsgate; KCC Children, Families and Education.**

*(Item D6 – Report by Head of Planning Applications Group)*

(1) Mrs E Green and Mr A R Poole made declarations of Personal Interest. Mrs Green addressed the Committee as the local Member but neither of them took part in the decision making.

(2) RESOLVED that permission be granted to the Proposal subject to the imposition of conditions including the standard time limit; the development being carried out in accordance with the permitted details; implementation of a programme of building recording; implementation of an archaeological watching brief; submission of details of a scheme of landscaping; submission of details of cycle parking; details of a gate to secure the proposed school car park; no external lighting being installed on site without prior approval; conditions as recommended by the Environment Agency relating to contamination and mitigation measures; the provision of adequate wheel washing facilities during construction; all construction vehicles and plant being stored on site; hours of use for the Children's Centre being restricted to 0800 to 1800 Monday to Friday; the use of the building being restricted specifically to use as a Children's Centre only; and submission, implementation and ongoing review of a Travel Plan for the Children's Centre.

**64 County Matters dealt with under delegated powers**

*(Items E1-E6 – Reports by Head of Planning Applications Group)*

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

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

## **Planning Controls for School Sports Proposals**

A report by Head of Planning Applications Group to Planning Applications Committee on 9 September 2008.

To report back on the scope for standard planning conditions to control the use of new school sports proposals, and floodlit sports pitches in particular.

Recommendation: For Members' information.

**Local Member(s): All**

**Classification: Unrestricted**

### **Background**

1. In recent years there has been an increase in proposals for new, extended or upgraded sports facilities on the County's school sites. Such proposals range from making more intensive use of existing underused playing fields to whole new indoor sports centres for both use by the School and the local community. Since many of our schools are located in primarily residential neighbourhoods, there are often amenity implications for adjacent residents which arise in response to consultations on planning applications. Normally a balancing exercise is called for by the Planning Authority to enable Schools and local sports bodies to realise their aspirations without unreasonably jeopardising residential amenity expectations. Typically, the applicants are pushing for extended hours of use to realise external funding where community use is required, whilst local residents are seeking to restrict activity to avoid noise and visual intrusion outside normal school hours.
2. Following recent debates in Planning Applications Committee Meeting over hours of use of school sports facilities, the question was asked whether there was any scope for adopting a standard condition to stipulate such hours. This report is a response to that query.
3. There are various drivers behind the promotion of new and improved sports facilities on school sites which need to be borne in mind:
  - health and personal fitness through sport is now a key part of school curricular activity, following concerns over obesity, lack of exercise and an over-emphasis on academic achievements and the core subjects in recent years;
  - greater use of school sites and existing sports fields in particular has increasingly been sought by Government, with a view to making optimum use of previously underused community assets;
  - Schools are now encouraged to operate more in partnership than competition with each other, and develop specialisms that can cater for pupils from other schools, and those pursuing Sports College status benefit from external sports funding streams;
  - renewed attention to crime reduction and anti-social behaviour indicates that making more facilities available for community use can be beneficial for both the security of the locality and the school premises themselves;
  - current national interest in the forthcoming 2012 Olympics, bolstered by the recent achievements of the British competitors in Beijing, is raising the profile of sport and questioning the prowess and adequacy of the training facilities for our future athletes.

**Planning Controls for School Sports Proposals**

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4. In a general context, most people would view these as laudable aspirations, but translating them at the neighbourhood level can be more problematic. Whilst the County Council corporately supports these initiatives, the County Planning Authority has the more contentious task of having to address the local impacts of such developments. Typical objections to planning applications include:

- noise nuisance from outdoor sporting activities for neighbouring residents, especially outside normal school hours, evening and weekends;
- noise nuisance from spectators and vehicles on site and reaching/departing the site;
- noise nuisance from the potential use of public address systems and any associated broadcast music;
- parking and traffic congestion, plus road safety risks from increased movements in primarily residential areas;
- lightspill and or glare from sports floodlighting for adjacent properties, especially late in the evening, and potential road safety risks where adjacent to highways;
- light intrusion in the open countryside and visually sensitive locations from sports floodlighting;
- light intrusion into the night sky causing sky glow, affecting nocturnal wildlife, contributing to global warming, affecting aircraft safety and hampering astronomy;
- visual intrusion from new sports facilities, sports fencing, floodlighting columns, CCTV cameras, vehicle movements, etc.
- visual and noise intrusion from construction activity, especially where earth moving and pitch re-contouring is necessary;
- surface water run-off and land drainage alterations caused by new or extended areas of hard surfacing;
- increased security risks for neighbouring houses, rear gardens, etc. from more open access to school fields, etc. and unauthorised access by intruders;
- loss of open outlook for neighbouring properties where fencing, earth bunding and new landscape planting to be introduced;
- oppressive noise nuisance and bad language from players and spectators;
- long held expectations that underused school fields would remain open and little used, by neighbouring residents, dog walkers, and other unauthorised users.

**Planning Controls**

5. Where the balancing of the conflicting issues, following investigation of their substance, concludes that planning consent should be granted, we would normally recommend that conditions be attached to the planning consent to control those matters which are of relevance to planning and which are capable of being adequately addressed. Note that not all matters raised by consultees and objectors can be addressed by condition either because they are not planning issues or because they are unavoidable impacts which

**Planning Controls for School Sports Proposals**

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are not judged to be of sufficient overall detriment as to warrant refusal of planning consent outright.

6. The planning conditions we would normally recommend would cover the following aspects:
  - use of the sports facility only being permitted between the hours of x and y and on days x to y;
  - use of the floodlighting only being permitted until x hours and only on days x to y;
  - the floodlighting to be installed and set up as detailed in the planning application and checked by an independent lighting engineer before being brought into use, and adjusted if necessary;
  - the highest lighting setting only to be used for certain activities/sports or at certain times;
  - landscape planting, earth bunding, fencing, etc. to be completed before the facilities are brought into use, or by a certain date, and thereafter to be maintained;
  - drainage proposals to be installed to a certain standard and by a certain date;
  - controls over site access and provision and maintenance of on-site parking for cars, buses, bicycles, etc.
  - the colour and external finish details of fencing, surfacing, lighting columns, etc.
  - the premises only to be used for the uses, or by the users, specified in the planning application;
  - noise levels at the site boundary not to exceed x decibels, or x decibels above existing noise levels.
7. Of these conditions, the most powerful are those that specifically restrict the hours of use of the facilities and any floodlighting, since they can simultaneously address concerns over noise, light intrusion, and traffic movements. They also have the important benefit of being measurable and enforceable, in that transgressions are more readily detectable. Moreover the floodlighting systems can be set up with in-built time controls, thereby preventing any users continuing beyond the pre-set times. The difficulty though comes with determining what are reasonable hours and reasonable days for community use, which tends to be compounded by the demands of the sports bodies contributing funding to the development where there is often an expectation of over 80 hours per week of community use.
8. On *some* school sites we have permitted generous days and hours of use, bearing in mind the location, proximity to neighbouring properties and the existing unfettered use of other sports facilities on the site. For example, there is little to be achieved in restricting the use of a new sports pitch if adjacent pitches are already extensively used without any planning controls. However, the absence of floodlighting does have a natural control over evening use and especially in the autumn and winter months. On *other* school sites though, we have deliberately restricted activity, by precluding use on Sundays, Bank Holidays and sometimes Saturdays or Saturday afternoons, in order to give some quiet respite time for neighbouring residents who otherwise have to endure almost constant disturbance. Where floodlights are involved, we have usually required that they be

**Planning Controls for School Sports Proposals**

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extinguished by 9.00, 9.30 or 10.00 pm. bearing in mind that there will be at least a further 30 minutes dispersal time after games cease.

9. Apart from wanting to maximise the number of hours per week for community use, the sports bodies involved often contest that the weekend restrictions are unreasonable because that is when there is the most demand for community use. It is sometimes argued that Sundays are more valuable to them than Saturdays because there are other competing demands on people's time on Saturdays. Restricting evening finish times is also often contested on the basis that a slightly later time allows for two rather than just one game/tournament to be completed before lights out, especially if the players have travelled some distance to reach the site. The total number of hours per week is usually only negotiable within a limited range, but we have managed to agree less anti-social finish times where the School involved has been more flexible in its own use of the facility, eg. making facilities available between 8 and 9.30 am when they could usefully be used for private training activity when not normally used by the School.
10. With floodlighting proposals we require precise illumination details before deciding the planning application, in order to assess the change in the pattern of light and whether such changes would be significant for the immediate locality and for other interests (s mentioned above). In most cases we have been able to negotiate acceptable lighting specifications, given the vast improvement in the quality of sports lighting in recent years, which is more directional and efficient than systems installed some years ago with very little regard for amenity and environmental concerns. It is no longer necessary nor acceptable to have over illuminated sports facilities, which have impacts well beyond their immediate site. In some cases we have negotiated lower lighting levels commensurate with the particular sports being played and the age of the competitors and the level of tournament involved. Some sports require a higher intensity of lighting than others, as do tournaments compared to training activity. Hitherto, the sports bodies have unhelpfully sought the highest intensity of lighting, even though national standard tournaments are unlikely to be ever hosted at most suburban school sites.
11. With some proposals we have managed to overcome unacceptable lighting impacts, by re-positioning the sports pitch, incorporating landscaping works, or requiring louvres and shields on the luminaires to prevent glare and/or light spill beyond the sports pitch itself. In some cases, alternative levels (and extents) of lighting for different activities at different times have been incorporated into the specification to avoid unnecessary energy use and reduce the amenity impacts. Nevertheless, the imposition of reasonable hours of use for the lighting remains crucial for minimising unacceptable amenity and environmental impacts. However, where such mitigation has not been possible or sufficient, then the application has had to be refused, and normally that has been where the sports pitch was too close to housing to design out the detrimental impacts. Good examples of sensitively designed sports lighting are at Wilderness School (Sevenoaks), Angley School (Cranbrook), and Weald of Kent School (Tonbridge), whereas one of the worst examples is at Sutton Valence School where the lights are visible from across most of the Weald (permitted on appeal with no mitigation or restrictions imposed).
12. To ensure that the most appropriate lighting specifications for floodlit sports facilities are promoted by applicants, and that due regard is given to interests other than the promotion of sport, a Guidance Note was produced jointly by the County Council's Sports Development Unit and the Planning Applications Group in 2006.

**Conclusion**

13. Under the circumstances, it is not really practicable to derive a standard condition on hours of use of school sports facilities because the requirements and local conditions

**Planning Controls for School Sports Proposals**

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and issues do tend to vary from one site to another. What might be a reasonable regime of use in one neighbourhood may be quite unacceptable in another where there is adjacent housing close by, with very little scope for screening and/or where it is of a type likely to accommodate young families, elderly or infirm. The implications of this are that it will remain necessary to negotiate appropriate mitigation, lighting specifications and hours of use on a case by case basis. However, a key factor in the success of these projects is the measure of goodwill and sensitivity that the School and their sporting partners can offer, so that sport is not promoted at the expense of other equally important considerations. Respect for neighbouring residents and the wider environment, plus acceptance of compromises over the hours of use and the standard of provision (especially with floodlighting), can make all the difference and also save much Committee time.

**Recommendation**

14. For Members' information.

Case Officer – Jerry Crossley
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01622 221052
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Background Documents – <i>Planning Floodlighting Guidance Note</i> (Kent County Council) 2006.
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SECTION C  
MINERALS AND WASTE DISPOSAL

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

## **Item C1**

### **Construction of a Wastewater Pumping Station including change of use for land and the construction of a motor control centre kiosk, sub station kiosk, standby generator and steel palisade fencing by Southern Water Ltd at Land to the South of Alsops Road, Willesborough, Ashford AS/08/945**

A report by the Head of Planning Applications Unit to Planning Application Committee on 9<sup>th</sup> September 2008.

Application for change of use and structures associated with pumping station at land to south of Alsops Road, Willesborough, Ashford.

Recommendation: Permission be granted subject to conditions.

Local Member: Mr G Koowaree

Classification: Unrestricted

#### **The Site**

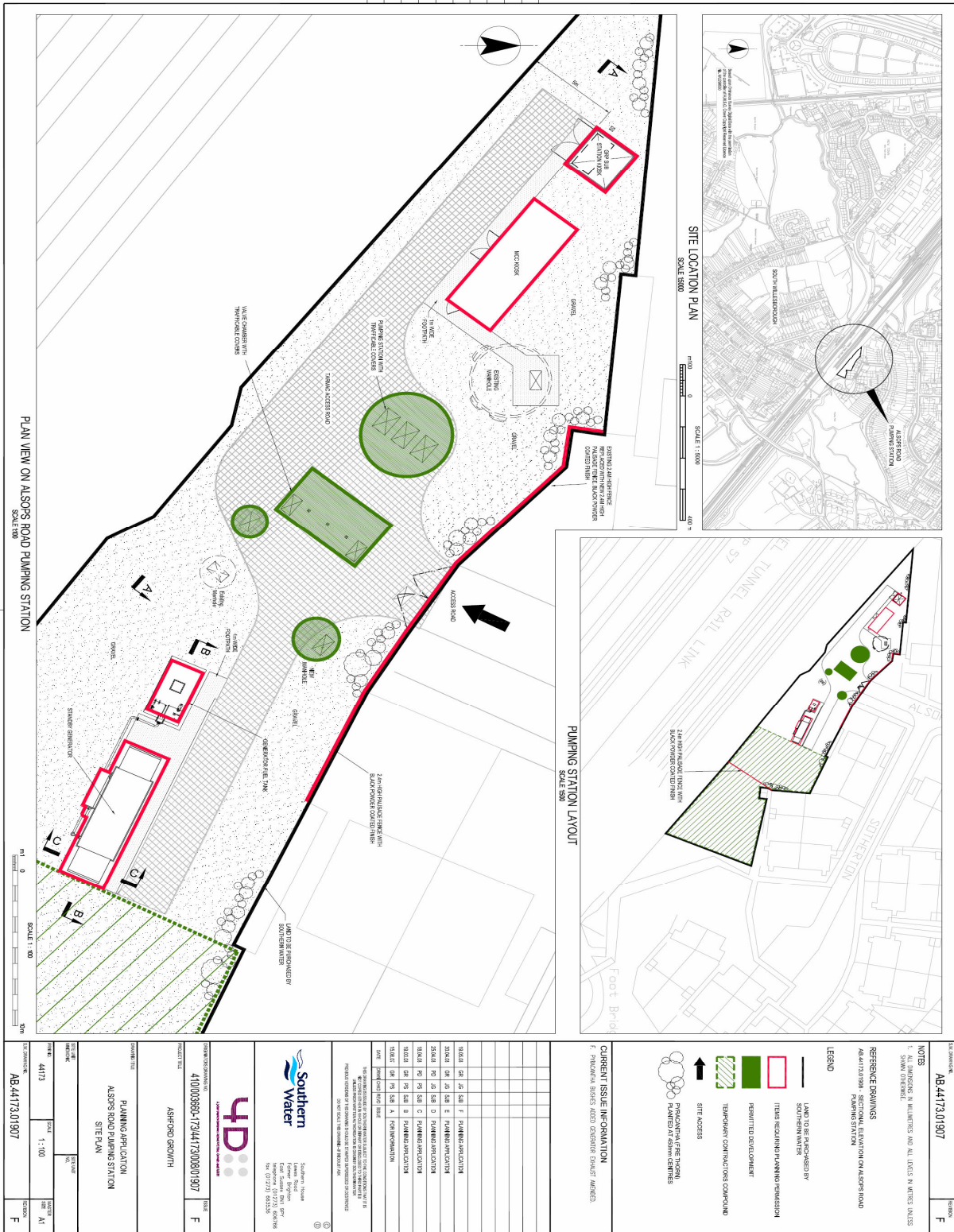
1. The application site lies within the Willesborough area of Ashford at the southern end of Alsops Road, on a vacant parcel of land between the Channel Tunnel Rail Link (CTRL) and the residential properties at the southern end of the road. The site is accessed directly off Alsops Road. To the south lies an acoustic close-boarded fence bounding the CTRL, which is on an embankment. The north east and west of the site are bounded by a chain link fence. Properties 6 and 13 Alsops Road lie beyond the fence immediately to the north of the site. Neither of the properties immediately adjacent to this application site have windows on their flank elevation.
2. The site is 0.2 hectares in area, including the temporary contractor's compound. The site consists of low level hard surfacing with moss and grasses growing on it. The site does not lie within any areas designated for nature conservation, or any other designation. The site is currently owned by CTRL however it would be purchased by Southern Water for use as a pumping station if planning permission is granted.

#### **Planning Background**

3. The site is currently vacant land, and was used as a construction compound for the CTRL works. Previously to this it was in residential use. The houses that occupied this site were demolished to make way for the CTRL.

# Item C1

## Application for change of use and structures associated with pumping station at land to south of Alsops Road, Willesborough, Ashford. – AS/08/945



C1.2

**Application for change of use and structures associated with pumping station at land to south of Alsops Road, Willesborough, Ashford. – AS/08/945**

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4. Southern Water, as a statutory sewage undertaker has extensive permitted development rights, i.e., development that it can carry out without first needing to obtain planning permission. It is currently undertaking significant works in the area to ensure the sewer network can accommodate the development growth of the Ashford area. This application seeks planning permission for the above ground elements of a new wastewater pumping station and associated infrastructure. The works below ground level benefit from permitted development rights.
5. The need for a pumping station in this area is driven by works to upgrade the sewage system in Ashford to help cope with the planned local population growth, - a nationally targeted increased of 31,000 new homes by 2031. The nearby Cheesemans Green area has outline planning permission for 800 new homes. To help with this predicted increase in flows in the sewerage system improvements are required in the Alsops Road area.

**The Proposal**

6. The elements associated with the pumping station which require planning permission and are the subject of this application include 'change of use of land' for use as a wastewater pumping station, a motor control centre (MCC) kiosk, sub station kiosk, fuel tank, standby generator and a 2.4m high palisade fence around the site. All the above ground structures are proposed to be concealed in rectangular box shaped structures constructed from glass reinforced plastic (GRP) and coloured dark green as per BS 4800 ref.14c39. The palisade fence would be finished with powder coated black paint.
7. The MCC kiosk would be located on the north west of the site as shown on the plan on C1.2. A rectangular box, dimensions of 8.07m x 3.07m and 3.00m high would form the kiosk. The purpose of the MCC kiosk would be to house the control panel and necessary electronic equipment to control and monitor the underground pumps and detention tanks. A sub station kiosk is proposed to be located approximately three metres north west of the MCC kiosk. This consists of a rectangular box of 3.10m x 2.82m by 2.48 high. The sub station kiosk would house the mains electrical power for the site.
8. On the south eastern side of the site two further structures are proposed. These are a generator fuel tank of 4.05m by 2.00m and 2.42m high and immediately adjacent to the east of fuel tank a standby generator kiosk of 8.80m x 2.40m and 2.65m high is proposed. These are proposed to enable the pumping station to remain operational in the event of a local power failure.
9. The 2.4m high steel palisade fencing would replace the existing chain link fence on the boundary of the site with Alsops Road and to the east of the site.
10. The site would be landscaped with a tarmac access road running to both the east and west sides of the site, providing access to the above ground structures. The areas of the site not finished in tarmac would be covered in gravel. The planting of Pyracantha (fire thorn) would soften the northern edge of the site and is intended to break up views of the site from

## Item C1

### **Application for change of use and structures associated with pumping station at land to south of Alsops Road, Willesborough, Ashford. – AS/08/945**

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nearby residential properties. It is also offered as a wildlife gain as fire thorn provides 'abundant berries', which would attract birds to the area.

11. The applicant states that construction program should last for 43 weeks. The applicant's proposed hours of working are:

07:30 – 18:30 (BST) Monday to Friday  
07:30 – 17:30 (GMT) Monday to Friday  
07:30 – 14:00 Saturdays

12. There would be no working on Sundays or bank holidays. The applicant considers that some tasks however may require extended working hours, as such flexibility in any condition on working hours is sought by the applicant.

#### Traffic Generation

13. The main traffic generation would occur during the construction phase of site development and are chiefly related to the permitted development aspects of the development. Vehicle movements would consist of daily access to the site from site personnel and delivery of plant machinery and equipment. Vehicle movements per week for the total wastewater works, during the construction phase would be approximately:

40 Light Van p/w  
10 Car p/w  
6 HGV p/w  
140 Dumper Truck p/w

14. Upon completion of construction, there would be occasional visits to the site (approximately every 3 months). These would be made during normal working hours by operational staff in light vans.

#### **Development Plan Policies**

15. The key Development Plan Policies relevant to the consideration of the application are set out below.

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

Policy SP1	Seeks sustainable patterns and forms of development.
Policy SS1	Indicates that major new development should occurring at major urban areas including Ashford specifically.
Policy AS1	Area policy for Ashford sets out the areas regional importance as a growth area.

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- |             |   |
|-------------|---|
| Policy NR5  | Requires development to be planned and designed so as to avoid or minimise pollution impacts. Where impacts cannot be reduced to an acceptable level the development will not be permitted.   |
| Policy NR6  | Development which would be sensitive to adverse levels of noise, air, light and other pollution, will not be supported where such conditions, or are in prospect, and where mitigation measures would not afford satisfactory protection.                           |
| Policy NR9  | Development of new wastewater facilities will be required and supported where there is demonstrable need, it offers the best environmental option and land use and environmental impacts are minimised through appropriate mitigation.                              |
| Policy TP15 | Development, which generates significant increases in traffic, especially heavy goods vehicles, will not be permitted if it is not well related to the primary or secondary road network or if it would result in increased risk of crashes or significant traffic. |
| Policy QL1  | Development should be well designed, be of high quality and respect its setting.  |
| Policy WM2  | Proposals should reflect the principles of the Best Practicable Environmental Option (BPEO).  |
- (ii) The adopted Kent Waste Local Plan (1998):
- |            |  |
|------------|--|
| Policy W18 | Requires satisfactory controls over noise, dirt, odours and other omissions. |
| Policy W19 | General protection of surface and groundwater interests.                     |
- (iii) The adopted **Ashford Local Plan**:
- |            |  |
|------------|--|
| Policy CF6 | New development should be connected to the main drainage system. Sewerage systems within development areas should be constructed to standards required for adoption. |
|------------|--|

## **Consultations**

16. **Ashford Borough Council (ABC)** : no objection to the proposal, subject to condition to begin development within 3 years of the date of the permission.

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### **Application for change of use and structures associated with pumping station at land to south of Alsops Road, Willesborough, Ashford. – AS/08/945**

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**Environment Agency:** no objection but offers advice on groundwater vulnerability, drainage, land contamination and storage of fuels/chemicals.

**Jacobs (Noise and air quality):** no objection to the proposal in terms of noise or air quality issues. Noise and dust impacts are highly likely to occur during the construction period. However these can be adequately mitigated by conditioning of hours of working and through best practice. Noise impacts during operation have been identified as emanating from the standby generator. As the applicant has revised the specification of the generator and acoustic shrouding to give a manufacturer guaranteed rating of 55dB(A) at 1m, Jacobs are satisfied that adverse impacts will not occur when the generator is in operation. To ensure this Jacobs have asked for a condition to ensure that the rating level emanating from the generator when measured at the nearest residential receptor should not exceed 35 dB LAeq,T.

**Divisional Transport Manager:** no objection to the proposals in respect of highway matters, subject to specified conditions being attached to the grant of any future planning permission. These include matters concerning:

1. Provision of space on site for loading, off-loading and turning of operatives and construction vehicles.
2. Prior submission and approval of parking details for site operatives before commencement of development.
3. Details of methods of disposing of surface water within the site, without allowing discharge onto the highway.
4. Provision shall be made to ensure that no mud or debris is brought onto the public highway.

### **Local Member**

17. The Local County Member for Ashford East, Mr G Koowaree was notified of the application on 30 May 2008. No comments have been received to date.

### **Representations**

18. The application was advertised in a local paper, a site notice was posted and 207 local residents were consulted. 2 letters of **objection** from members of the public have been received. The main reasons for objection can be summarised as;

- Noise and odour pollution
- Concern of fire from the fuel tank

### **Discussion**

19. 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. The adopted Kent and Medway Structure Plan (KMSP)

**Application for change of use and structures associated with pumping station at land to south of Alsops Road, Willesborough, Ashford. – AS/08/945**

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(2006) is based on the principles of sustainable development. Policy includes a presumption against development that would cause demonstrable environmental harm. The key policies in this case are set out in paragraph 15 above. These policies identify the strategic need for improved wastewater treatment facilities, balanced against a need to ensure that development should be sensitive to the environment in terms of its pollution impacts. Where necessary the need for mitigation measures should be considered.

20. Having considered the above policies I believe the main determining issues relate to the need for the proposal and amenity impacts.

**Need for Proposal**

21. This site was chosen for the location of the pumping station as it forms part of a scheme to upgrade the sewerage system in Ashford to accommodate future growth in the area. The Alsops Road site is central to the areas of planned growth and forms a previously developed parcel of land suitable for the development. The choice of site is therefore largely dictated by operational requirements and the availability of vacant land sufficiently large to accommodate the infrastructure requirements. The site appears well located to serve its intended purpose, subject to satisfactory amenity impacts.

**Residential amenity impacts**

22. Policies NR5 and NR6 of the KMSP seek to ensure that development such as this should be planned and designed to avoid or adequately mitigate pollution impacts. Development where mitigation would not afford protection should not be supported.
23. The greatest impact upon residential amenity from the improved wastewater treatment works would occur during the construction period. Most of the impact (albeit temporary) would occur through the installation of the underground equipment, which are permitted development and as such are not the subject of a planning application.

**Noise**

24. Concern has been raised over potential noise impacts by a local resident. Initially concerns were also raised by the Council's noise advisor and Ashford Borough Council's Environmental Health Officer (EHO). In particular, concern was raised regarding the noise impact from the running of the standby generator, which would temporarily operate during times of power failure. The generator was originally planned to produce a noise rating of 75 dB at 1 metre. At this level, it was considered that the generator would have a significant noise impact on the nearest residential receptors. Further noise assessment was therefore undertaken and the application was amended to include a generator with an acoustic shroud which would provide a noise rating of 55 dB at 1 metre. This would produce a rating level at the nearest receptor of 35dB, being 1 dB below background level.
25. In light of the amended proposal, the Council's noise consultant is now satisfied that the proposal is acceptable and that it can be operated at noise levels no higher than the existing

## Item C1

### **Application for change of use and structures associated with pumping station at land to south of Alsops Road, Willesborough, Ashford. – AS/08/945**

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background noise levels at the nearest sensitive receptors in Alsops Road.

#### Visual impact

26. In terms of visual and other amenity impacts, the proposal has been well located on the site and has been selected and designed to minimise visual impact upon local residents. In visual terms the CTRL works and acoustic barrier fencing dominate the site and the local townscape. The impact of the proposals on the landscape would therefore in my view be minimal.

#### Access

27. It is noted that no objection has been raised to the proposed access arrangements, which would be of infrequent low usage particularly once the site is operational. Kent Highway Services' concerns set out in paragraph 16 above regarding details of site parking, offloading, drainage and measures to prevent mud on the road can be adequately addressed via condition.

#### Fuel Storage and Odour

28. Local residents have raised concerns over potential hazards associated with the storage of fuel on this site. These can be adequately addressed by standard good practice in accordance with Environment Agency guidance. Should planning permission be granted, I would recommend including informatives giving such guidance as advised by the Environment Agency.

29. Concerns have also been raised over potential odour impacts from the proposal. As there are no operational above ground structures or vents associated with the development. Odour issues are unlikely to occur.

### **Conclusion**

30. The new pumping station and associated infrastructure are being proposed as part of the applicant's programme of investment to meet the population growth predicted and planned for the Ashford Growth Area. Due to the applicant's permitted development rights, only those elements above ground require planning permission. The site is well related for its purpose and does not raise unacceptable amenity impacts. Appropriate planning conditions could be imposed to control the temporary construction impacts and operational activities. As such I am satisfied that the proposal is acceptable in planning terms.

### **Recommendation**

31. I RECOMMEND that PERMISSION BE GRANTED subject to appropriate conditions including standard time condition, noise controls, construction hours, details of parking and loading arrangements, measures to prevent mud or debris on the highway and details of methods of disposing of surface water within the site.

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32. I also RECOMMEND that INFORMATIVES sought by the Environment Agency regarding groundwater vulnerability, drainage, land contamination and storage of fuels/chemicals be attached to any permission..

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 proposal dossier for each case and also as might be additionally indicated.

## Item D1

### **Removal of radio mast and erection of wind turbine, Mascalls School, Maidstone Road, Paddock Wood – TW/08/2323**

A report by Head of Planning Applications Group to Planning Applications Committee on 9 September 2008.

TW/08/2323 – Application by the Governors of Mascalls School and KCC Children, Families, Health and Education for removal of existing radio mast and erection of a 2.5kW wind turbine at Mascalls School, Maidstone Road, Paddock Wood, Tonbridge.

Recommendation: Permission be granted.

**Local Members:** Mr A. King

**Classification:** Unrestricted

#### **Site**

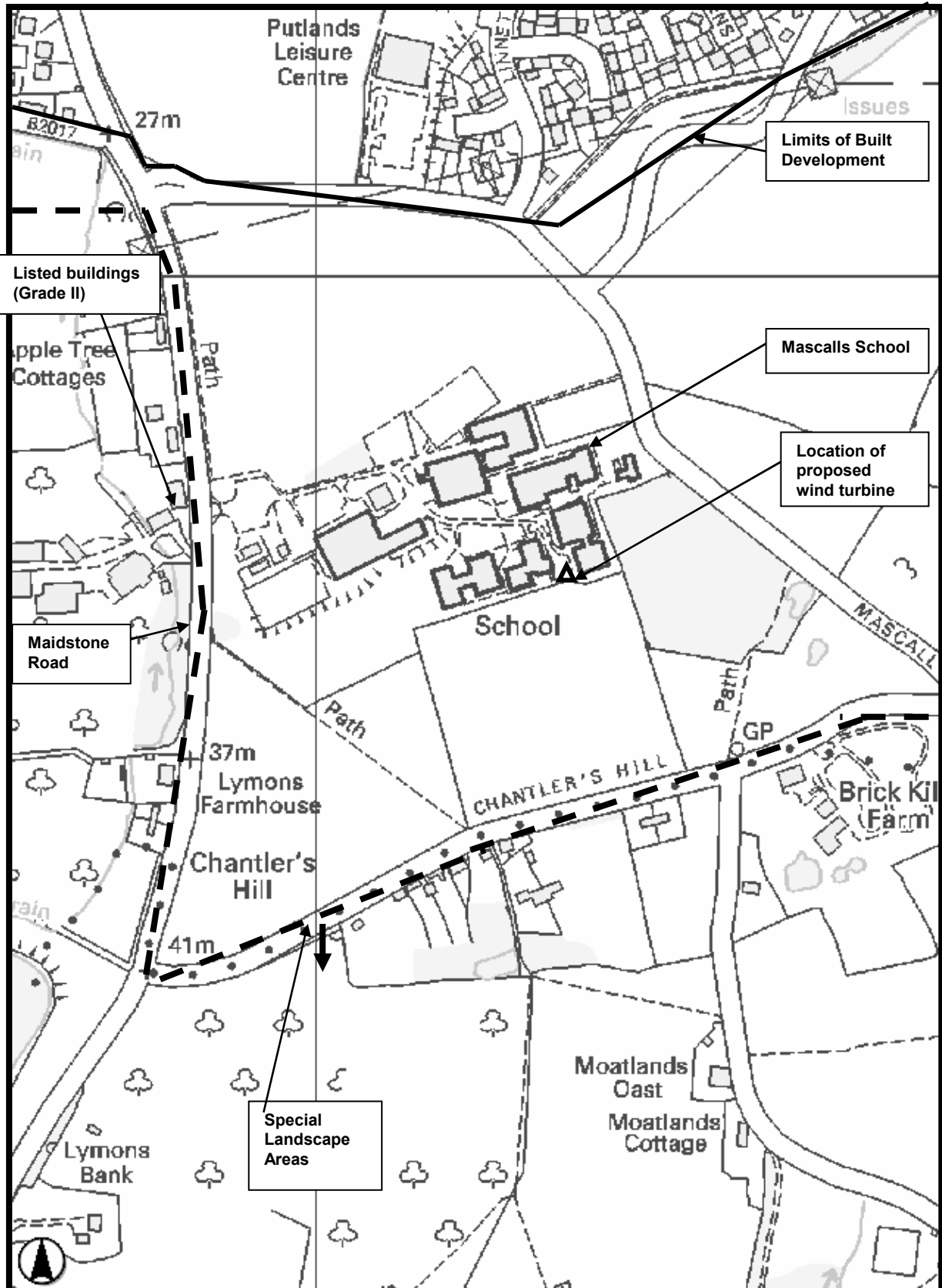
1. Mascalls School is located off Maidstone Road, immediately to the south of the built limits of Paddock Wood. The application site is situated towards the south-eastern corner of the school grounds, adjacent to the existing built development and the southern boundary. A disused radio mast currently occupies the proposed location. The mast is a metal framed structure that measures approximately 15m in height.
2. The nearest residential properties are located approximately 175m to the south across an open field on the far side of Chantlers Hill. Additional properties are located to the west on Maidstone Road, including two Grade II Listed Buildings opposite the main school entrance. The land immediately to the south of the school grounds forms part of an agricultural holding and is relatively open, allowing uninterrupted views of the site from the south. The school grounds, including the application site, are located on the flanks of Chantlers Hill, where the land slopes in a gentle gradient from the south to the north. *Please see attached site location plan on page D1.2.*
3. The application site falls outside the limits of built development within the wider countryside, as identified in the Tunbridge Wells Borough Local Plan (2006) Proposals Map. The site is not subject to any specific designations and is not identified for any specific purpose in the Local Plan. The boundary of the High and Low Weald Special Landscape Area is located approximately 160m to the south and west beyond Chantlers Hill (*see location plan on page D1.2*).

#### **Proposal**

4. The application has been submitted on behalf of the Governors of Mascalls School and Kent County Council's Children, Families, Health and Education Directorate and proposes the demolition of an existing radio mast and construction of a 2.5 kW wind turbine. The application states that the installation of a wind turbine would help to educate the pupils on climate change and sustainable energy, whilst raising awareness of the issues within the local community, and helping to reduce energy consumption.

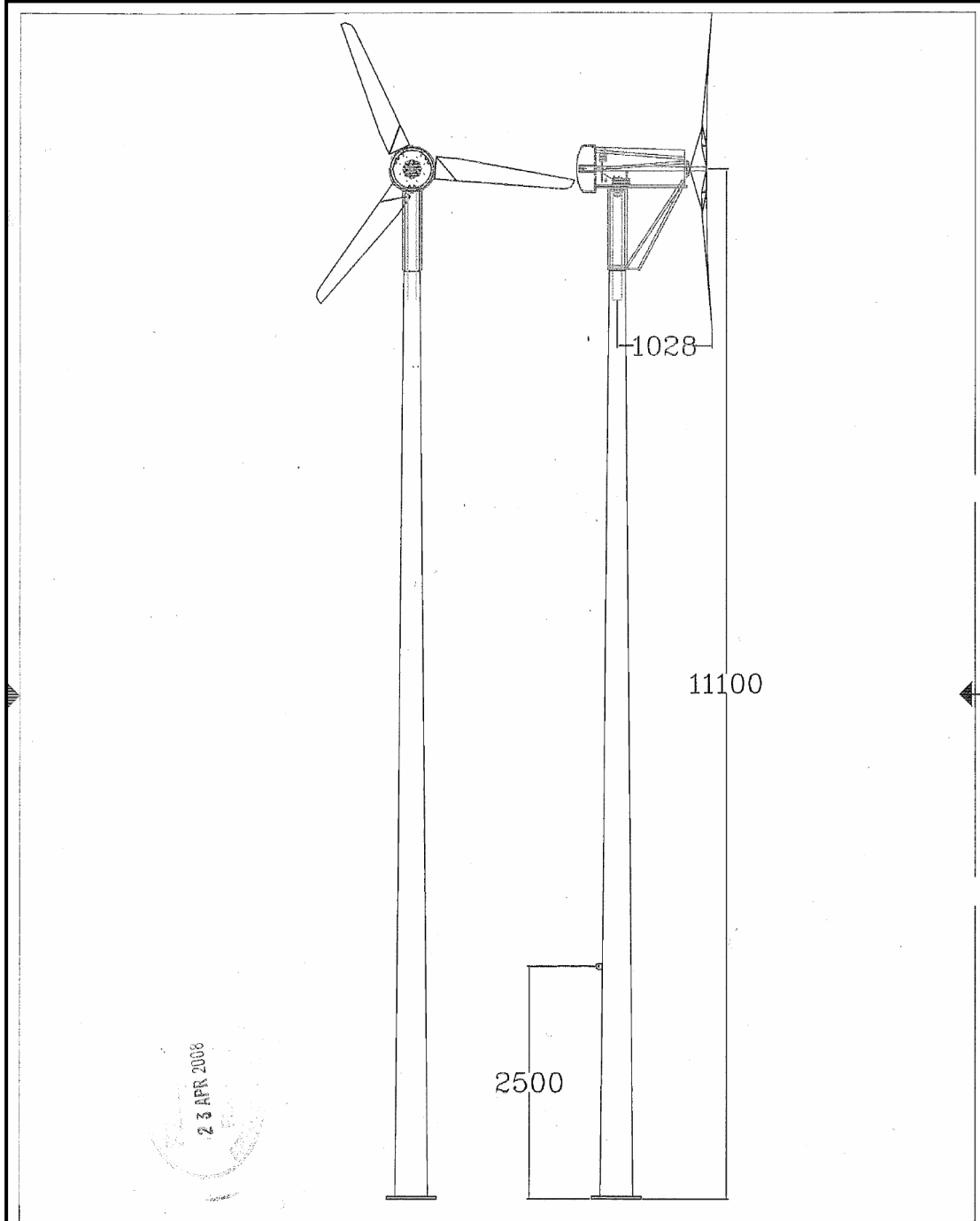
**Erection of wind turbine, Mascalls School, Maidstone Road, Paddock Wood – TW/08/2323**


**Site Location Plan**



**Erection of wind turbine, Mascalls School, Maidstone Road, Paddock Wood – TW/08/2323**

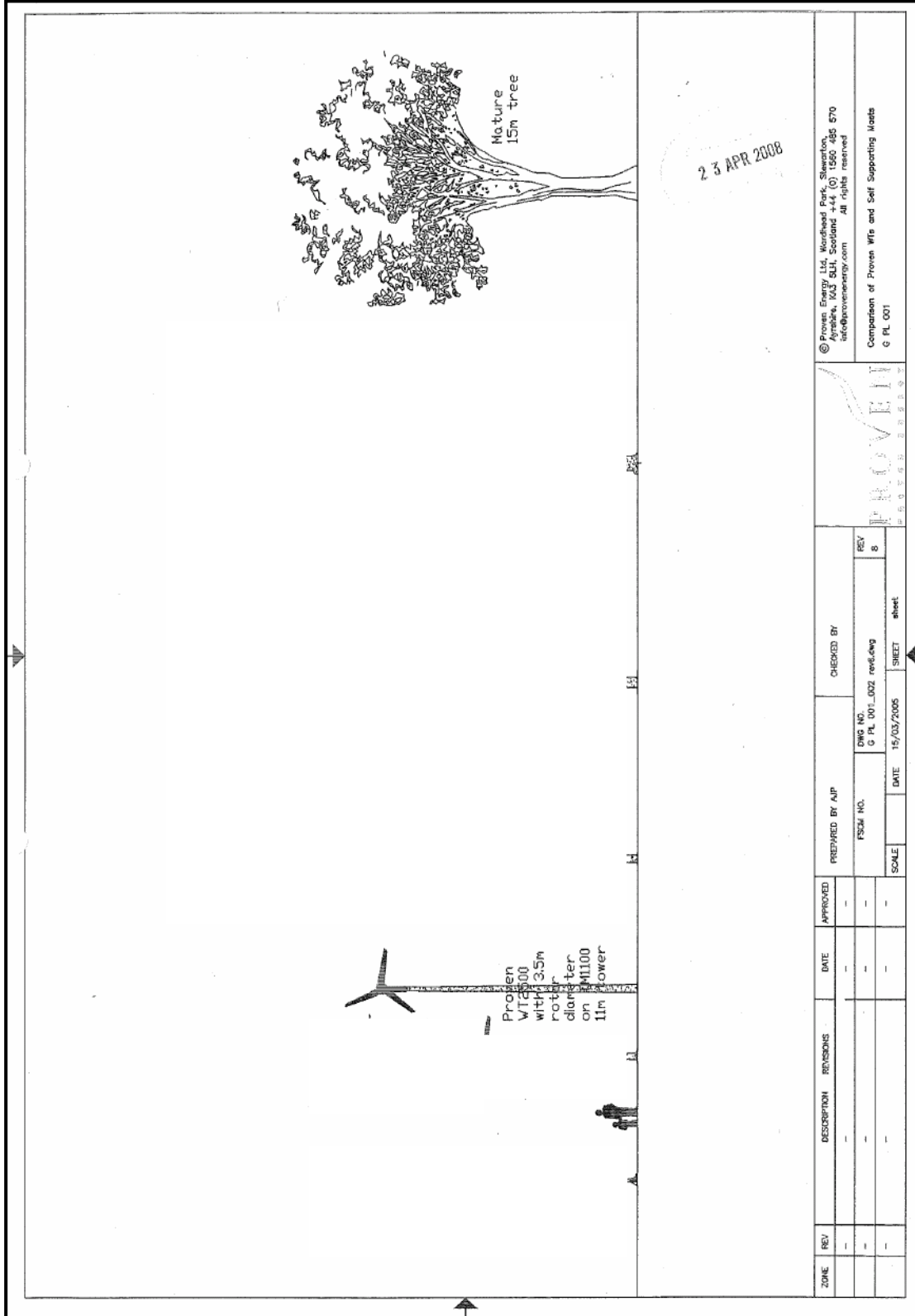
**Elevation of proposed 2.5kW wind turbine**



ZONE	REV	DESCRIPTION	REVISIONS	DATE	APPROVED			
	2	Title Block and name changes		20/2/02	BR			
	--	--		--	--			
	--	--		--	--			
PREPARED BY BR						© Proven Engineering Products Ltd, Wardhead Park, Stewarton Ayrshire, KA3 5LH, UK, Tel +44 1560 465 570 Info@provenenergy.com All rights reserved	WT2500 with TM1100 Tilt-up Tower	
CHECKED BY						FSCM NO.	DWG NO. 2500 PL003 rev3.dwg	REV 3
						SCALE	Date 16/09/03	SHEET

**Erection of wind turbine, Mascalls School, Maidstone Road, Paddock Wood – TW/08/2323**

**Elevation of proposed wind turbine compared to mature tree**



**Erection of wind turbine, Mascalls School, Maidstone Road, Paddock Wood – TW/08/2323**

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5. The application proposes a Proven 2.5kW free-standing wind turbine (*An elevation of the turbine is attached for information on Page D1.3*). The mast would measure 11.1 metres to hub height, with a 3.5 metre rotor diameter, making the overall height 12.75 metres. The turbine is proposed to replace a disused radio mast on the same location as that of the proposed turbine, which is currently 15 metres tall.
6. The turbine as proposed would be finished with a matt-black rotor and head, and a grey galvanised steel tower. There is scope for the entire body (head and tower) to be colour coated, but the applicants have not proposed this option of entire colour coating due to the increased cost of the project.

**Planning Policy**

7. Planning Policy Statement 22: Renewable Energy, sets out the Government's national policies for renewable energy, which are vital to facilitating the delivery of the Government's commitments on both climate change and renewable energy. The document sets out that Local Planning Authorities should consider the opportunity for incorporating renewable energy projects both in new developments and some existing buildings. The key principles of the document state that *"small scale projects can provide a limited but valuable contribution to overall outputs of renewable energy and to meeting energy needs both locally and nationally. Planning Authorities should therefore not reject planning applications simply because the level of output is small"* The document also states that *"development proposals should demonstrate any environmental, economic and social benefits as well as how any environmental and social impacts have been minimised through careful consideration of location, scale, design and other measures"*.

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

**(i) Kent and Medway Structure Plan 2006:**

- |            |   |
|------------|---|
| Policy SP1 | Seeks to protect and enhance the environment and achieve a sustainable pattern and form of development.   |
| Policy SS8 | Non-residential development in rural locations should demonstrate that a rural location is essential; or provide a public facility for which a rural location is justified.   |
| Policy EN1 | Seeks to protect and conserve and enhance the countryside for its own sake. Development that would adversely affect the countryside will not be permitted unless there is an overriding need for it which outweighs the requirement to protect the countryside. |
| Policy EN3 | Kent's landscape and wildlife habitats will be protected, conserved and enhanced.   |
| Policy EN5 | Seeks development that protects, conserves and enhances the quality of Special Landscape Areas, whilst having regard to the social and economic well-being of the communities situated within them.   |

**Erection of wind turbine, Mascalls School, Maidstone Road, Paddock Wood – TW/08/2323**

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- Policy QL1 Seeks all development be well designed and of high quality that respond positively to the local character. Development, which would be detrimental to the character of settlements or the countryside, will not be permitted.
- Policy QL8 Seeks to preserve, protect and enhance the integrity and character of listed buildings and the character of their setting.
- Policy NR1 Seeks new development to incorporate sustainable construction techniques and demonstrate prudent use of energy, water and other natural resources.
- Policy NR2 Proposals for energy generation will be assessed in terms of their impact on landscape and nature conservation, health, and built environment.
- Policy NR3 Supports proposals for the production of energy from renewable sources where there would be no overriding conflict with environmental interests.
- Policy NR5 Seeks to conserve and enhance Kent's environment including the visual, ecological, historic and water environments, air quality, noise and levels of tranquillity. Development which would result in, or significantly contribute to, unacceptable levels of pollution, will not be permitted.

**(ii) The adopted Tunbridge Wells Borough Local Plan 2006:**

- Policy LBD1 Outside the Limits to Built Development, as defined on the Proposals Map, development will only be permitted where it would be in accordance with all relevant policies contained in this Local Plan and the Kent and Medway Structure Plan 2006 rural settlement and countryside policies.
- Policy EN1 Seeks all proposals to be compatible in nature and intensity with neighbouring uses and not cause significant harm to character and amenities of the local area in terms of daylight, sunlight, privacy, noise or excessive traffic generation. Seeks the design of the proposal to respect the context of the site and take account of efficient use of energy.
- Policy EN3 Any development which affects the setting of a listed building, will only be permitted where there would be no significant adverse impact on the buildings architectural or historic character or its setting judged in accordance with features of special architectural or historic interest; and the scale, height, mass, materials and alignment of any new building in relation to the listed building.
- Policy EN12 Proposals for development which would have an impact on a skyline will only be permitted where it would cause no significant harm to

**Erection of wind turbine, Mascalls School, Maidstone Road, Paddock Wood – TW/08/2323**

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important skyline features or to the character of the skyline in terms of massing, height, the spacing of development or its landscaping.

- Policy EN25 Outside of the Limits to Built Development all proposals for development will be required to satisfy all of the following criteria:
- 1) The proposal would have a minimal impact on the landscape character of the locality;
  - 2) The development proposal would have no detrimental impact on the landscape setting of settlements;
  - 3) The development proposal would not result in unsympathetic change to the character of a rural lane which is of landscape, amenity, nature conservation, or historic or archaeological importance;
  - 4) Any new buildings should, where practicable, be located adjacent to existing buildings or be well screened by existing vegetation.

- Policy EN27 Within the High and Low Weald Special Landscape Area, but outside the boundary of the High Weald Area of Outstanding Natural Beauty, development proposals will only be permitted where they would cause no significant harm to the important landscape character of the area

**Consultations**

8. **Tunbridge Wells Borough Council:** raises no objections to the proposal, subject to conditions requiring that the development shall be begun before the expiration of three years and the radio mast and equipment shall be removed and cleared away before construction of the wind turbine.

**Paddock Wood Town Council:** has no objection to the proposals.

**National Air Traffic Services En Route Limited (NERL) Safeguarding:** has no safeguarding objection to the proposal. The proposed development has been examined from a technical safeguarding aspect and does not conflict with the safeguarding criteria.

**The Divisional Transportation Manager:** has no objection to the proposal.

**The County Council's Noise Consultants:** raise no objection and makes the following observations:

"From the information provided I am of the opinion that the wind turbine is unlikely to cause a detriment to the nearest residential receptors approximately 175 metres away."

**The County Council's Landscape Consultants:** raise no objection and make the following observations:

"We are satisfied that the scale, design and finish of the proposed wind turbine is appropriate to the setting, and do not consider that it would cause any significant adverse landscape impact. It could be considered that the replacement of the defunct radio mast with the shorter wind turbine, of a more elegant construction

**Erection of wind turbine, Mascalls School, Maidstone Road, Paddock Wood – TW/08/2323**

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using non-reflective material, would provide a slight beneficial visual impact to surrounding visual receptors. There would be no impact on trees.”

**Publicity and Representations**

9. The application has been publicised by a site notice and the notification of 10 neighbouring properties. 3 letters of representation have been received commenting on and/or objecting to the application. The main observations and objections raised to the proposal can be summarised as follows:

- Raises objection to the proposed development on visual grounds. Cannot see any justification to erect a wind turbine in place of the existing radio mast. Considers the turbine would blight an area of the High Weald of unspoilt natural beauty;
- Considers the prominent location unsuitable as the school lies in a valley surrounded by high ground with a tree cover on the flanks of the ridges affecting the wind which in turn would reduce the efficiency of the turbine;
- Raises concern that the provision of the wind turbine could set a precedent for a larger turbine in the future;
- Supports the School’s decision to provide energy from renewable sources, asks that the applicant considers the impact on local residents;
- Requests that the overall height be kept to a minimum necessary to reduce the visual impact, also requests that the turbine be painted to seek to camouflage the structure;
- Requests that the applicant ensures that the turbine does not include a gearbox to ensure the installation generates the minimum possible noise;
- Raises concern that external lights at the school are left on all night causing a nuisance to local residents. Highlights that at a time when the School are rightly keen to invest in green energy it would be a good time to save energy and money by addressing this issue;
- Raises concern at the potential cost of the proposals, considers that the provision of a parents drop off and pick up facility would be of more benefit to the school and the community by improving highway safety during peak travel times.

**Local Member**

10. The Local County Member for Tunbridge Wells Rural, Mr A. King, was notified of the application on 1 July 2008.

**Discussion**

11. Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires that applications are determined in accordance with the development plan unless material considerations indicate otherwise. Therefore, this proposal needs to be considered in the context of the Development Plan Policies, Government Guidance and other material planning considerations arising from consultation and publicity. In considering this proposal the Development Plan Policies outlined in paragraph (7) above are particularly relevant.

**Erection of wind turbine, Mascalls School, Maidstone Road, Paddock Wood – TW/08/2323**

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12. In my opinion, the main determining issues relate to the following points:

- siting;
- design, layout and appearance;
- potential for increased noise disturbance on nearby noise receptors;
- visual impact on wider landscape designations and existing skyline; and
- Need for development and benefits of renewable energy generation;

### Siting

13. The location of the proposed wind turbine is proposed on that of an existing radio mast located on the southern boundary of the school site. The radio mast (currently 15m tall) is visible from the wider area of Chantler's Hill, Maidstone Road and Mascalls Court Road. It is expected that although the height of the turbine (12.75m) would be less than the height of the existing radio mast, views of the proposed structure would still be visible from vantage points at Chantler's Hill, Maidstone Road and Mascalls Court Road. As previously noted, given that the location site of the proposed turbine is some 180 metres from the High and Low Weald Special Landscape Area and is therefore likely to be visible from parts of the Special Landscape Area, development plan policies in this respect need to be specifically considered.

14. The location for the turbine has been chosen as a result of the School's desire to remove the redundant radio mast equipment. As part of the justification for this proposal, the applicants believe that the removal of the existing radio equipment (at 15 metres high) would visually offset the proposed turbine (12.75 metres high) erection. The location of the turbine site has also been chosen due to the sloping nature of the school site. The applicants consider that the turbine would be relatively well screened from views lower down the hill (towards Paddock Wood) by the existing built development within the Mascalls School site. The applicants note that the proposed turbine would be visible from the south (Chantler's Hill), but consider that on the basis that viewpoints from the nearest residential properties and road network are located some 150 metres away, and on the basis the proposed turbine would be lower in height than the existing radio mast, consider that the turbine would blend in relatively well with wider views across and beyond the site. I share this view having visited the site and observed the location of the proposed wind turbine structure (that of the current existing radio mast) from various vantage points surrounding the campus site.

15. In terms of the impact of the proposed turbine on the skyline and High and Low Weald Special Landscape Area, I consider that the impact of such structure is likely to be minimal. Whilst I note that the turbine would be visible from the outskirts of the Special Landscape Area (to the south of the site beyond Chantler's Hill), given the distances involved and the existing built development within the school site I do not consider the proposal to have a major impact on either the existing skyline or the visual quality of the wider Special Landscape Area. Accordingly, I would not raise an objection to the proposed development on Special Landscape Area Development Plan Policies (Kent and Medway Structure Plan Policy EN5 & Tonbridge Wells Borough Local Plan Policy EN27) or protection of existing skyline policy (Tonbridge Wells Borough Local Plan Policy EN12).

16. Members will note that an objection has been received relating to the location of the turbine being unsuitable as the school lies in a valley surrounded by high ground with

**Erection of wind turbine, Mascalls School, Maidstone Road, Paddock Wood – TW/08/2323**

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tree cover on the flanks of the ridges which would, in local resident's opinion, reduce the efficiency of the turbine. Having considered the locational aspects of this proposal, I consider that the proposed location is acceptable and represents a logical choice when considering the off-set between the existing radio mast structure and proposed turbine. I note that given the height of the turbine, views of the structure are most likely to be visible if located anywhere within the main campus, and therefore consider that the location chosen is the best option within the available space. In addition, I note from experience elsewhere that such structures need to be located on the edge of 'built development' (e.g. classroom structures) in order to benefit from the most available wind within a locality. In addition, I note that the applicant's agent, a renewable energy specialist, has recommended the site on the basis of a suitable location in terms of the potential for wind energy generation. On this basis, I consider that the location is acceptable, and would not seek to raise an objection on this aspect of the proposal.

Design, layout and appearance

17. In terms of the design of wind turbine, I note that this is similar to other small-scale wind turbines located around the county, most notably at Sandwich Technology School. Typically these small-scale wind turbines range from sizes between 6-20 metres in height, as opposed to commercial wind farm turbines typically of 140 metres in height. It is worth noting that the height of the turbine proposed in this particular case is 12.75 metres.
18. Members will note that residential objections have been lodged with regard to the visual appearance of the proposed turbine, and the justification to erect such a structure in place of the existing radio mast. I would draw Members' attention to the advice given by the KCC Landscape Consultants (Jacobs) on this matter, where it is stated in paragraph (8) that they are satisfied with the scale, design and finish of the proposed wind turbine in this setting, and do not consider that it would cause any significant adverse landscape impact, and envisage a slight beneficial visual impact compared to the existing radio mast. I fully concur with these views, having experienced the site and surroundings myself.
19. In relation to the wind turbine's chosen colour, the applicants have indicated that the head and rotor would be finished in black whilst the main tower would be finished in grey. The applicants suggest that grey is proven to blend in better than other colours such as dark green, brown and black against rural / semi-rural backgrounds and also against the skyline. Taking account of previous experience with projects in Shorne Wood Country Park and Sandwich Technology School, I would agree with the applicant regarding the colour of the tower blending in with the sky, and would not raise an objection to the proposed colour of the turbine within its local context.

Noise

20. As with any noise generating development, acoustic issues have to be carefully considered especially in relation to nearby noise receptors. In this particular case, the location from the site of the proposed turbine to the nearest noise receptor (residential property fronting Chantlers Hill) is approximately 175 metres. Development Plan Policies state that development that would significantly contribute to unacceptable levels of

**Erection of wind turbine, Mascalls School, Maidstone Road, Paddock Wood – TW/08/2323**

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[noise] pollution will not be permitted (Kent and Medway Structure Plan Policy NR5 & Tonbridge Wells Borough Local Plan Policy EN1).

21. Members will note that the County Council's Noise Consultants have not raised an objection to the proposed development on the basis that the turbine is *'unlikely to cause a detriment to the nearest residential receptors, approximately 175 metres away'*. In addition, Members will note that residential concerns have been expressed regarding the potential for increased noise generation through the use of a gearbox within the turbine mechanism. I can confirm that the proposal does not include a mechanical gearbox, and is simply a single gear mechanism. That means that any additional noise increases concerned with the turbine changing gear is not relevant in this case.
22. On the basis of the advice received from the County Council's Noise Consultants, and the distances involved in this particular case, in my opinion an objection on noise grounds cannot be sustained since the sound of the mechanism is unlikely to be detectable at the nearest homes. I therefore consider the proposal to be in general accordance with Policy NR5 of the Kent and Medway Structure Plan and Policy EN1 of the Tonbridge Wells Borough Local Plan.

Renewable energy wind technology

23. The application has been submitted by the School in an attempt to address sustainable ways of living, raise student's awareness of climate change issues, and to reduce the school's ecological footprint upon the land. The 2.5kW turbine being proposed is typical of that commonly found in community and local authority projects. I note that Policy NR3 of the Kent and Medway Structure Plan supports the production of energy from renewable sources where there would be no overriding conflict with environmental issues. This Policy also states that the provision of renewable and sustainable energy production is an integral component of both new development small-scale community projects such as at school sites. Policy SP1 of the Adopted Structure Plan supports projects that respond to the implications of climate change by advancing the conservation and prudent use of energy, water and other natural resources. In the case of this development, the wind turbine would ensure that a sustainable source of energy is generated through the use of an existing sufficient annual wind speed in the Paddock Wood area, and therefore I consider that the proposal would fully accord with these Policies.

Other issues

24. I note that paragraph (2) above has regard to two Grade II Listed Buildings to the west of the main campus on Maidstone Road. It is considered that given the distance (290 metres) of the proposed turbine from these buildings, and the physical separation through the existing built development within the school site, that the proposal would not have an unacceptable impact on the Listed Buildings, or their immediate settings. Accordingly, I would not seek to raise an objection on the grounds of Policy QL8 of the Adopted Structure Plan or Policy EN3 of the Tonbridge Wells Borough Local Plan.
25. Members will note that concern has been raised from a local resident relating to the precedent which, in their opinion, would be set by the erection of the proposed wind turbine. As Members will be aware the application proposes a single turbine, and any

**Erection of wind turbine, Mascalls School, Maidstone Road, Paddock Wood – TW/08/2323**

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future planning application for additional turbine(s) would be determined on their own merits by the relevant planning authority should the need arise.

26. With regards to other concerns received, I note that neither the matter of external lights being left on after hours at the school, nor the detailed costs of the project are material considerations in the determination of this application. In an attempt to address these issues, I have forwarded the issue regarding classroom lighting being left on 'after-hours' to the School directly for their attention. With regards to the indicative costs of this project, and the need for the school to create a drop-off / pick-up zone as opposed to spend money on the proposed turbine, the concerns are noted as received, but no further action is proposed to be taken on this matter.

**Conclusion**

27. Notwithstanding the residential objections as set out in paragraph (9) above, I consider the chosen location for the siting of a 2.5kW wind turbine at Mascalls School to be acceptable in terms of its visual impacts on the immediate and wider landscape and amenity impacts on the nearest residential properties as well as its accordance with both Development Plan Policies and national planning guidelines as set out in Planning Policy Statement 22. I note the concerns raised relating to noise disturbance and adverse visual impact, but have concluded that objections on these grounds cannot be sustained. I consider the wind turbine proposed to be of an acceptable scale and nature, an acceptable colour and located in an appropriate position within the Mascalls School site. Accordingly, I recommend that planning permission be granted subject to the conditions set out in paragraph (28) below.

**Recommendation**

28. I RECOMMEND that PERMISSION BE GRANTED SUBJECT TO the imposition of conditions, amongst others, including conditions covering:

- the standard time limit;
- the development to be carried out in accordance with the permitted details;
- existing radio mast be completely removed from site and the land restored to its original condition prior to the erection of wind turbine;
- the turbine be finished in black (head & rotor) and grey (tower)
- turbine be removed from site when no longer in use, and the site restored to its original condition

Case officer – Julian Moat	01622 696978
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Background documents - See section heading
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**Erection of wind turbine, Mascalls School, Maidstone Road, Paddock Wood – TW/08/2323**

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**Appendix 1 – Photo from Chantler’s Hill**



*View taken from Chantler’s Hill looking north towards Mascalls School and Paddock Wood  
(taken 3 July 2008)*

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**Item D2****School house extension, Charlton CE Primary School,  
Barton Road, Dover – DO/08/724**

A report by Head of Planning Applications Group to Planning Applications Committee on 9 September 2008.

Application by the Governors of Charlton Church of England Primary School for the extension to the School House at Charlton Primary School, Barton Road, Dover (DO/08/724)

Recommendation: Planning permission be granted

Local Member(s): Mr. G. Cowan & Mr. B. Newman

Classification: Unrestricted

**Site**

1. Charlton Primary School is located off Barton Road on the north-western side of the town's one-way road network. The site is located north of the main town of Dover, and backs onto the neighbouring site of St. Edmund's Catholic School. A recently completed Business Resource Centre shares the western boundary of the site, whilst residential properties are located to the west and south of the site. *A site location plan is attached on page D2.2*

**Background & Proposal**

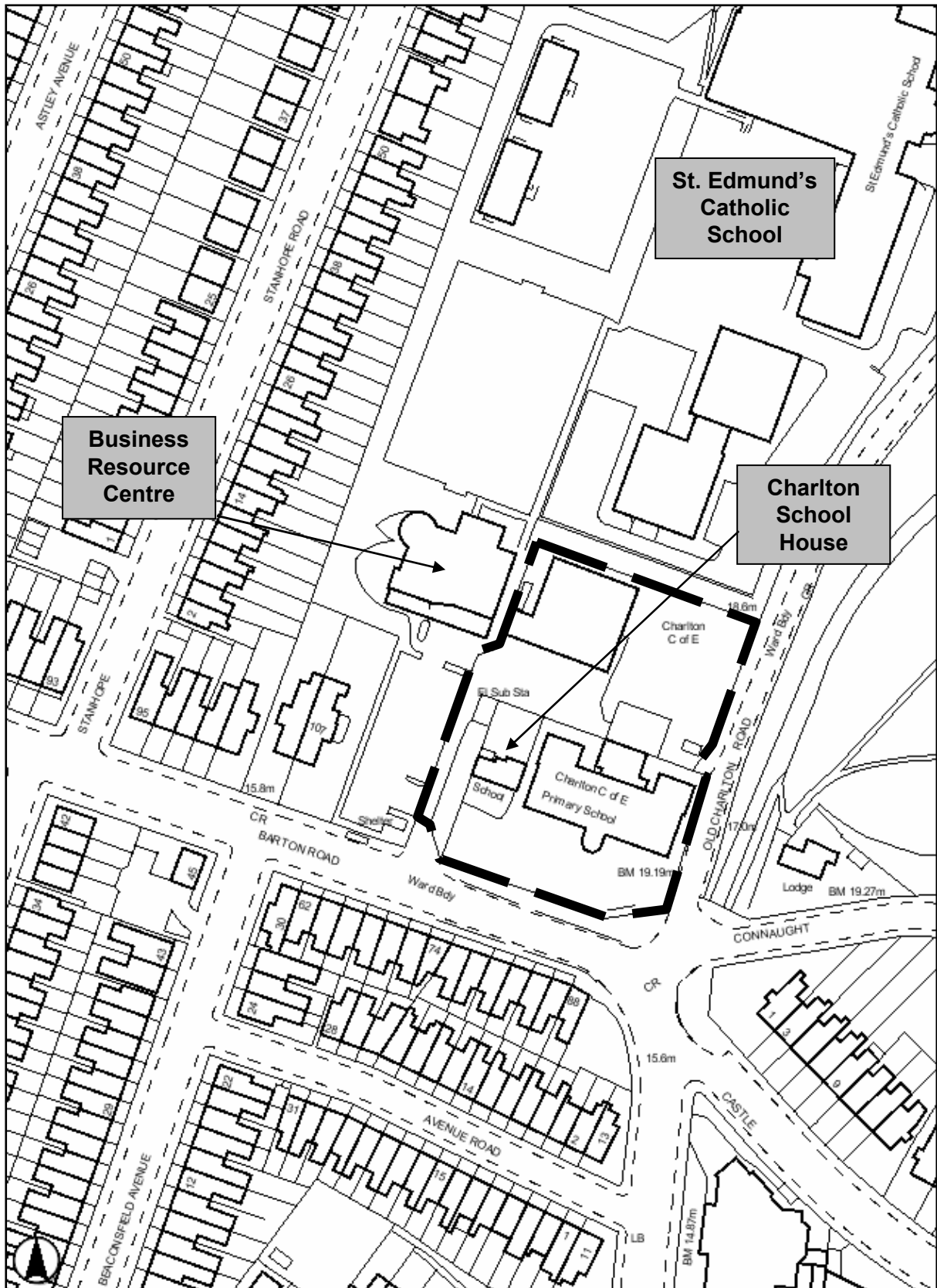
2. Charlton Primary School is a very popular and well-supported Church of England Voluntary Aided Primary School. Despite falling primary school rolls in the area, Charlton remains over-subscribed, however a recent Ofsted (Office for Standards in Education) inspection has identified that the School is under-provisioned in a number of significant areas. In order to bridge this gap, the application to extend the School House proposes to provide accommodation for the following elements:
  - Office reception area
  - Staff room and kitchen
  - Disabled toilet
  - Group room / Intervention room
3. The proposed extension involves a double height extension to the rear of the existing School House, with the front of the House (visible from Barton Road) remaining unaltered. As part of the proposal, there would be no increase in staff or pupil numbers, and as such travel patterns are not expected to alter from those currently occurring to and from the site.

**Planning History**

4. Planning permission has been granted for the following the following development at Charlton Primary School:
  - Erection of a new school hall in July 2003, under reference DO/03/238; and the following development at the neighbouring St. Edmunds Catholic School:
  - Two-storey extension to sixth form centre in October 2003, under reference DO/03/1126;
  - Music recording studio in February 2004, under reference DO/04/1037;
  - Provision of a floodlight sports pitch in July 2004, under reference DO/04/1509;

**School House Extension, Charlton CE Primary School, Dover – DO/08/724**

**Site Location Plan**



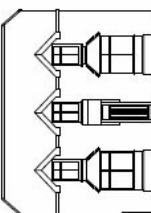
**Site Location Plan – Charlton Primary School**

Scale 1:1250

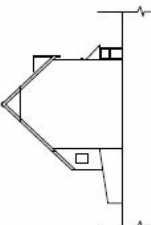
School House Extension, Charlton CE Primary School, Dover – DO/08/724

Existing Plans, Elevations & Photographs

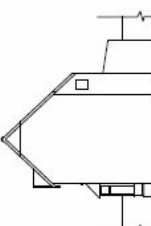
**EXISTING**



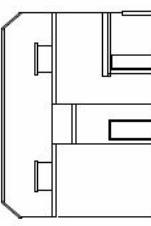
**South West Elevation**  
Elevations 1:100




**North West Elevation**



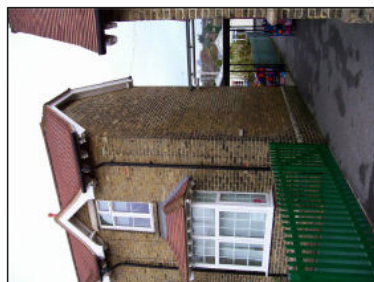
**South East Elevation**




**North East Elevation**




**Photo 1**



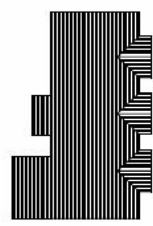
**Photo 2**



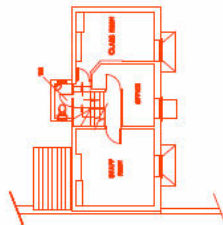
**Photo 3**



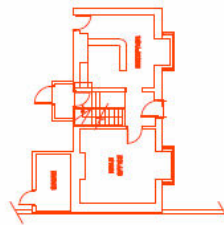
**Photo 4**



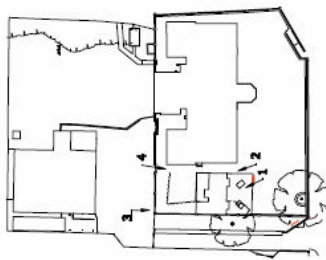
**Roof Plan**



**First Floor Plan**



**Ground Floor Plan**  
Floor Plans 1:100



**Site Plan 1:500**

NOTES:

1. This drawing is intended to be used in conjunction with the other drawings of this project. It is not to be used in isolation.

2. The copyright and responsibility for this drawing shall remain with the architect. It is not to be used for any other purpose without the written consent of the architect.

3. It is the responsibility of the client to ensure that the drawing is used in accordance with the intended purpose.

4. This drawing is the property of the architect.

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PROJECT REF: **2008/004**

PROJECT: **Proposed School House Extension**

CLIENT: **Charlton CE Primary School**

DATE: **10/04/2008**

SCALE: **AS SHOWN**

DATE: **10/04/2008**

BY: **AS/MS**

CHECKED BY: **AS/MS**



**School House Extension, Charlton CE Primary School, Dover – DO/08/724**

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- Erection of a Business Resource Centre in December 2005, under reference DO/05/729 [superseded by retrospective application for the corrected siting of the Business Resource Centre in July 2006, under reference DO/06/714]

**Planning Policy**

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

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

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

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

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

**Policy QL7** – Requires the archaeological and the historic integrity of sites to be protected and, where possible, enhanced. It requires an archaeological evaluation or assessment to be carried out in advance of the determination of a planning application.

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

**Policy TP3** – Local planning authorities should ensure that development sites are well served by public transport, walking and cycling, or will be made to do so as a result of the development. Travel Plans should be encouraged for larger developments that generate significant demand for travel, to promote the use of these means of transport.

**Policy TP11** – Facilities for pedestrians and cyclists will be provided within new developments and their use promoted.

**Policy TP19** – Development proposals should comply with the respective vehicle parking policies and maximum standards adopted by Kent County Council.

**School House Extension, Charlton CE Primary School, Dover – DO/08/724**

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**Policy NR1** – Proposals for development should incorporate sustainable construction techniques and demonstrate that their design and layout contributes to the conservation and prudent use of energy, water and other natural resources, and a reduction in greenhouse gas emissions through re-use or the more efficient use of resources.

(ii) The adopted 2002 **Dover District Council Local Plan**

**Policy DD1** – Proposals for development will not be permitted unless they are acceptable in terms of the layout and functional needs of the development; siting, massing and scale of new buildings; architectural style and materials; spatial and visual character of the surrounding area; and landform and landscaping.

**Policy CF1** – Proposals for the establishment or expansion of community facilities will be permitted provided they are well related to the community which they serve.

**Consultations**

6. **Dover District Council:** has raised no objection.

**Dover Town Council:** has raised no objection.

**Divisional Transportation Manager:** has raised no objection on the basis that the application is for the improvement of existing facilities and would not result in the increase of staff or pupil numbers. In addition, he notes that the application would not affect any off-street parking or the highway.

**Environment Agency:** has no objection, but offers advice and conditions relating to the proposal, including a condition to ensure that there is no discharge of foul or contaminated drainage from the site into either groundwater or any surface waters.

**The County Archaeologist:** notes that the site lies on the outskirts of Dover in an area that is generally rich in archaeological remains. Although the groundworks associated with the development are limited, it is possible that further archaeological remains may be exposed. On this basis, a condition requiring the developer to afford access at all reasonable times to any archaeologist nominated by the County Planning Authority is recommended.

**Local Members**

7. The local County Members, Mr. G. Cowan and Mr. B. Newman were notified of the original application on 16 June 2008.

**Publicity**

8. The application was publicised by the posting of a site notice on the main entrance of the school with Barton Road, and the individual notification of 12 neighbouring residential properties.

**School House Extension, Charlton CE Primary School, Dover – DO/08/724**

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**Representations**

9. I have received a letter of objection from a local resident in respect of this application. The main points of objection are summarised below:
- Raise an objection to any further development in the immediate area surrounding my property – property already “depreciated in value as a direct result of KCC incompetence at managing the botched project [Business Resource Centre] at St. Edmunds School”;
  - Road infrastructure is not sufficient to handle the volume of traffic as it stands at school drop off and pick up times – there are daily minor traffic accidents, many of which go unreported, or KCC chooses to ignore
  - No car parking provision for residents, and in last month yellow lines have been extended on Barton Road causing further traffic chaos;
  - When are KCC going to serve the community effectively and impose traffic calming speed cameras and impose a 20mph speed restriction on this road? – there are 4 schools within 400 yards and at times the speed of cars in my opinion exceeds 70mph;
  - When will KCC impose a residents’ parking scheme – with the introduction of the bus stop clearway and the removal of the school keep clear signs. I have lost the facility to park near my property – a luxury I did have when I purchased the property and there were no plans to develop the school or introduce a clearway, or extend the yellow lines.

**Discussion**Introduction

10. The application seeks planning permission for a two-storey rear extension to the school house at Charlton Primary School. The application proposes to increase the total amount of floorspace by approximately 42 sq. metres, increasing the space available within the school house to meet the under-provisions identified within a recent Ofsted report, whilst proposing no net increase in either staff or pupil numbers. The application is being reported for determination as a result of the objection received from a nearby local resident, as summarised in paragraph (9) above.
11. In considering this proposal, regard must be had to the Development Plan Policies outlined in paragraph (5) above. Section 38(6) of the 2004 Planning and Compulsory Purchase Act states that applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise. Therefore 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. Issues of particular relevance in this case include the potential impact of the proposed development on the surrounding residential amenity, the impact of the proposed development on the local highway network and the visual appearance of the proposed development.

Impact on residential amenity

12. I note that the application proposes a relatively small-scale (approx. 42 sq. metres) two-storey extension to the rear of the existing school house at Charlton Primary School. The extension proposed would not be visible from the main road, being only visible from within the site, and from slight views experienced from surrounding residential areas.

**School House Extension, Charlton CE Primary School, Dover – DO/08/724**

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13. In addition, I note that the distance between the proposed extension and nearest residential property would be 29 metres, that distance being separated by the school's main vehicle entrance and the newly constructed car park of the Business Resource Centre. In my opinion, given the large separation distances in this particular case, and the extent of the proposed development, I do not consider the proposal to give a significant rise to any detrimental effect on residential amenity.
14. Accordingly, I would not seek to raise an objection on residential amenity grounds, and consider that the proposal is in accordance with the Development Plan, most notably Policy QL1 of the Kent and Medway Structure Plan and Policy DD1 of the Dover District Council Local Plan.

Impact on highway network and vehicle parking

15. Members will note that the residential objection, as summarised in paragraph (9) above, relates largely to the impact the proposed development is likely to have on the surrounding highway and parking network. I note however that as part of this proposal neither staff nor pupil numbers at the school would be altered. On this basis, the Divisional Transportation Manager has raised no objections on the basis that the application is purely for improvement of existing facilities (with no increase of staff or pupil numbers), and therefore would not affect any off-street parking or the wider highway network.
16. Accordingly, I would not seek to raise an objection on highway or parking grounds in relation to this application, in line with the advice received from the Divisional Transportation Manager in this particular case.

Design, scale and visual appearance

17. The design of the two-storey extension is shown on 'Proposed Plans, Elevations and Perspective Views' (page D2.4). The design concept takes to form of extending the rear of the building by approximately 3 metres, raising the ridge height of the roof and the alteration of the roof pitch to suit the increased width of the school house. The extension is proposed to be carried out in matching materials to that of the existing school house. In terms of the appearance the building would look wider with a slightly increased roof height, but remain broadly similar to that of its original design.
18. I consider that the design approach taken is both in-keeping with the existing building, whilst having a minimal impact on the surrounding wider street-scene. Accordingly, I would not seek to raise an objection on design, scale or visual appearance grounds as I consider the proposed to be in accordance with the Development Plan, in particular Policy QL1 of the Kent and Medway Structure Plan. In addition, I consider that the external materials should be secured by planning condition to match those of the existing building, and accordingly recommend that planning permission be granted on this basis.

Other issues

19. Members will note that residential concern has been raised regarding the Business Resource Centre [approved under consent DO/06/714] at St. Edmund's Catholic School. In particular, concern has been raised relating to the depreciation in property value as a result of the construction of the Business Resource Centre. However, I note that the application for the extension of the School House at Charlton Primary School bears no relation to the Resource Centre, and therefore consider that an objection on

**School House Extension, Charlton CE Primary School, Dover – DO/08/724**

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these grounds cannot be sustained. In any case, the depreciation in the price of property values as a result of a proposal is not a material consideration in the determination of a planning application.

20. In addition, Members will note that concern has also been raised relating to a residents parking scheme and traffic calming measures for the Barton Road area. I note that both of these measures would be the responsibility of the District Council and Kent Highway Services. In relation to this application neither of these issues would, in my opinion, be affected and are therefore not appropriate for consideration as part of the determination of this application.

**Conclusion**

21. Having regard to the Development Plan Policies, and the material planning considerations received from both consultees and a local resident, I consider the proposal to be an acceptable solution in terms of its design, scale and visual appearance, whilst giving rise no rise to any adverse impact on the surrounding highway network. On this basis, I consider the proposal to be in general accordance with the Development Plan. Accordingly, I recommend that planning permission should be granted, subject to the following conditions as set out in paragraph (22) below:

**Recommendation**

22. I RECOMMEND that PLANNING PERMISSION BE GRANTED, SUBJECT TO conditions, including conditions to cover the following aspects:
- Standard time limit ;
  - The development to be carried out in accordance with the permitted details;
  - All external materials match those of the existing building;
  - Developer allow access at all reasonable times to an archaeologist to observe the excavations and record items of interest and finds.

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 UNDER DELEGATED POWERS - MEMBERS' INFORMATION**

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

**Background Documents** - The deposited documents.

- |                  |  |
|------------------|--|
| AS/08/953        | Installation of a combined heat and power unit to enhance the efficiency and cleanliness of the treatment process and to convert to a sustainable energy resource.<br>Ashford Waste Water Treatment Works, Canterbury Road, Bybrook, Ashford   |
| DA/06/417/R5A    | Approval of amended details pursuant to condition 5 of planning permission reference DA/06/417 relating to acoustic barrier details<br>F M Conway Limited, Rochester Way, Dartford   |
| DO/08/510        | The reprofiling, capping and restoration of the site (via importation of inert waste materials with minimum surface disturbance) in order to reach the surface water run-off slopes as required by the Environment Agency.<br>Back Sand Point Landfill Site, Ramsgate Road, Sandwich |
| TM/00/1155/MR101 | Application for determination of new conditions on old Mineral Planning permissions under the terms of the Environment Act 1995 (Section 96 and paragraphs 6 and 10 of Schedule 14: First Periodic Review).<br>Land at Ham Hill Sandpit, Snodland                                    |
| TM/04/4354/R11   | Amended details of the route of the conveyor from the plant area to the Red Land pursuant to condition 11 of planning permission TM/04/4354<br>Land adjacent to East Peckham Quarry, East Peckham  |

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

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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.

None

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

---

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

**Background Documents** – The deposited documents.

AS/05/1525/R5	Details of external lighting and CCTV provision pursuant to condition 5 of planning permission AS/05/1525. The North School Youth Centre, Essella Road, Ashford
AS/06/1422/R4	Details of all external lighting pursuant to condition (4) of planning permission AS/06/1422. Land adjacent to the Henwood Industrial Estate, Ashford
AS/07/1793/R5	Details of a desk study into previous uses of the site pursuant to condition (5) of planning permission AS/07/1793 for staff room building. St. Marys C of E Primary School, School Hill, Chilham, Canterbury
AS/08/1062	Installation of a themed play area, gazebo and wetpour rubber surfacing. Ray Allen Children's Centre, Stanhope Road, Ashford
AS/08/1084	Application for planning permission for an existing mobile building. Ray Allen Centre, Stanhope Road, Ashford
CA/07/469/R4	Programme of Archaeological work pursuant to condition (4) of planning permission CA/07/469. Barton Court Grammar School, Longport, Canterbury
CA/07/921/R	Minor amendments to elevations. Wincheap Foundation Primary School, Hollowmede, Canterbury
CA/08/78/R9	Minor amendments to elevations. Swalecliffe Community Primary School, Bridgefield Road, Whitstable
CA/08/672	Erection of a single storey building for science, plus link corridor to adjacent science block, telescope located on earth mound to rear, new fence around all-weather sports area, new access ramp and limited remodelling of earth mound. Simon Langton Grammar School for Boys, Langton Lane, Nackington Road, Canterbury
CA/08/686	Extension to school to enlarge school hall, staff rooms, reception and the provision of a changing room and function/dining room. St. Stephens Junior School, Hales Drive, Canterbury

DA/05/462/R5A	Details of a scheme of campus landscaping pursuant to condition 5 of planning permission DA/05/462. Dartford Campus, Heath Lane, Dartford
DA/05/494/R4	Details of a scheme of campus landscaping pursuant to condition 4 of planning permission DA/05/494. Rainbow Nursery, Summerhill Road, Dartford
DA/06/373/R6A	Amendments to details of fencing and means of enclosure as previously approved pursuant to condition 6 of planning permission DA/06/373. Dartford Technology College, Heath Lane, Dartford
DA/06/373/R7	Details of a scheme of campus landscaping pursuant to condition 7 of planning permission DA/06/373. Dartford Technology College, Heath Lane, Dartford
DA/06/868/R6	Details of a scheme of campus landscaping pursuant to condition 6 of planning permission DA/06/868. Westgate Primary School, Summerhill Road, Dartford
DA/06/868/R10B	Amendments to details of fencing and means of enclosure as previously approved pursuant to condition 10 of planning permission DA/06/868. Westgate Primary School, Summerhill Road, Dartford
DA/07/831/R6	Minor amendments to elevations pursuant to condition 6 of planning permission DA/07/831. Maypole Primary School, Franklin Road, Dartford
DA/08/842	Renewal of permission for 1 mobile unit. Oakfield Infant School, Oakfield Lane, Dartford
DA/08/849	Renewal of planning permission for 3 mobile units. Temple Hill Community Primary School, St. Edmunds Road, Dartford
DA/08/883	Erection of aluminium solar shading to three storeys – to the south façade of the main teaching block (art block) together with insulating the existing flat roof prior to applying a new high performance waterproof layer. The Grammar School for Girls, Wilmington Grange, Parsons Lane, Wilmington
DA/08/1113	Provision of three temporary classroom units on the existing Infants School playground during construction of the proposed Manor School. Sweyne Junior School, Keary Road, Swanscombe
DO/05/1105/R4	Details of a scheme of landscaping pursuant to condition 4 of planning permission DO/05/1105 and amended details for the retention of the construction site access for use by maintenance vehicles only, extension of the parent waiting area and extension of the playground. Whitfield & Aspen School, Mayfield Road, Whitfield, Dover

DO/07/664/R4	Details of Historic Building Survey pursuant to condition (4) of planning permission reference DO/07/664 for demolition of existing air raid shelter and provision of a two bay mobile classroom. Langdon Primary School, East Langdon, Dover
DO/07/1257/R4	Detail of landscaping scheme. Guston C of E Primary School, Burgoyne Heights, Guston, Dover
DO/08/645	New front entrance including a glazed walkway, single storey extension and new upvc double-glazing. St Mary's C of E Primary School, Laureston Place, Dover
DO/08/715	Provision of a two-bay mobile classroom. Green Park Community Primary School, The Linces, Buckland, Dover
DO/08/770	Renewal of planning consent for a 2 bay mobile classroom. Nonington CE Primary School, Church Street, Nonington, Dover
GR/08/229	Redevelopment of the school involving the demolition of existing buildings, refurbishment and extension of retained buildings and the construction of new buildings together with revised access arrangements on to Hall Road, new car parking, hard play area, landscaping and the provision of temporary accommodation during construction. Northfleet School for Girls, Hall Road, Northfleet, Gravesend
GR/08/241/R2 & R3(i)	Details pursuant to conditions 2 and 3(i) of planning permission GR/08/241 – Details of external materials and contaminated land Assessment for replacement nursery. Cecil Road Primary and Nursery School, Cecil Road, Gravesend
GR/08/317	Construction of a single storey modular building for use as a community Children's Centre, including the installation of a canopy, external storage units, fencing, hard surfacing and staff and disabled car parking. Lawn Primary School, High Street, Northfleet, Gravesend
GR/08/487	Renewal of planning permission for 3 mobile units. Culverstone Green Primary School, Wrotham Road, Culverstone, Meopham
GR/08/495	Renewal of planning permission for 1 mobile unit. Riverview Junior School, Cimba Wood, Gravesend
GR/08/563	Construction of a single storey modular building for use as a Children's Centre including canopy, fencing, hard play space and allocation of 6 existing car parking spaces. Chantry Primary School and Nursery, Ordnance Road, Gravesend
GR/08/572	Replacement of 167 metres of existing chain link boundary fencing with barbican style fencing. Riverview Infant School, Cimba Wood, Gravesend

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GR/08/633	Removal of existing timber framed window walling to main hall & replacement with new UPVC to match existing layout & profile. Istead Rise Primary School, Downs Road, Istead Rise, Gravesend
GR/08/679	Extension to the library facilities. Shears Green Junior School, White Avenue, Northfleet, Gravesend
MA/07/482/R5 & R6	Details of mitigation works for Great Crested Newts and Reptiles pursuant to conditions 5 & 6 of planning permission MA/07/482. Tong's Meadow (between the Harrietsham CEP School Nature Garden and the railway line), North of West Street Harrietsham, Maidstone
SE/00/2739/R12	Details of temporary gas flare, for a period of 6 months, adjacent to main site office pursuant to condition 12 of planning permission SE/00/2739. Greatness Quarry Integrated Waste Management Facility, Farm Road, Sevenoaks
SE/07/1914/R3	Details of external materials pursuant to Condition 3 of planning permission reference SE/07/1914 - Erection of new two storey teaching block, extension and erection of four new single storey residential blocks. Valence School, Westerham Road, Westerham
SE/08/1217	Extension to the hard surfaced school playground to the southeast of the site. St Bartholomews Catholic Primary School, Sycamore Drive, Swanley
SE/08/1609	Renewal of planning permission for a mobile classroom. Weald Community Primary School, Long Barn Road, Weald, Sevenoaks
SH/07/261/R12	Variation of condition (12) to allow additional hours of construction. Lympne Primary School, Octavian Drive, Lympne
SH/07/1646/R	Minor amendments to elevations of modular building for use as a Community Children's Centre. Morehall Primary School, Chart Road, Folkestone
SH/08/698	Extension of school building to provide a disabled WC. Selsted C of E Primary School. Stockham Lane, Selsted
SW/06/1210/R4	Details of all external lighting. Land off Sumpter Way, Lower Road, Faversham
SW/06/1210/R5 & R13	Details of a scheme of landscaping and details of surfacing to the access road and car parking. Land off Sumpter Way, Lower Road, Faversham
SW/07/1266/R7	Details pursuant to condition (7) of planning permission SW/07/1266 – Green Travel Plan. Woodgrove Primary School, Johnson Road, Sittingbourne

SW/07/1360/R	Minor amendments to elevations of modular building for use as a community childrens centre. Minster-In- Sheppey Primary School, Brecon Chase, Minster on Sea, Sheerness
SW/07/1360/R3	Details of external materials pursuant to condition (3) of Planning Permission SW/07/1360 for a childrens centre. Minster-In- Sheppey Primary School, Brecon Chase, Minster on Sea, Sheerness
SW/08/266	Extension of existing external cupboard. Newington C of E Primary School, School Lane, Newington, Sittingbourne
SW/08/434	Extension to existing classroom within school. Selling CEP School, The Street, Selling, Faversham
SW/08/621	Construction of an octagonal timber pavilion (11.4 square metres). Bredgar C of E Primary School, Bexon Lane, Bredgar, Sittingbourne
SW/08/728	Single storey extension and associated works. Hernhill CEP School, Forstal, Hernhill, Faversham
SW/08/790	Retained mobile unit with 2 no. classrooms, cloakroom facilities and 2 no. storerooms cupboards. St Georges CE Middle School, Chequers Road, Minster on Sea, Sheerness
SW/08/830	Provision of 2-bay mobile classroom. Milstead & Frinstead CEP School, School Lane, Milstead, Sittingbourne
TH/06/1184/R8	Details of landscaping scheme pursuant to condition 8 of planning permission TH/06/1184. Crispe House, Minnis Road, Birchington
TH/06/1300/R8	Details of a verification report of remedial measures to deal with soil contamination pursuant to condition (8) of planning permission TH/06/1300 for supported apartments. Former tramshed and part of rear garden of Westbrook House, 150 Canterbury Road, Margate
TH/06/1300/R11	Minor amendment to the scheme to incorporate existing tram tracks into the hard landscaping approved pursuant to condition 11 of planning permission TH/06/1300 for supported apartments. Former tramshed and part of rear garden of Westbrook House, 150 Canterbury Road, Margate
TH/07/296/R2	Amendment to approved plans for new extension to provide an ICT suite. Palm Bay Primary School, Palm Bay Avenue, Cliftonville, Margate

TH/07/1438/R8	Minor amendments to elevations pursuant to condition 8 of planning permission TH/07/1438. Birchington Primary School, Park Lane, Birchington
TH/07/1566/R2	Details of an archaeological watching brief pursuant to condition 2 of planning permission TH/07/1566. Salmestone Primary School, College Road, Margate
TH/08/727	Change of use from a factory to Children's Centre and raise existing lean-to mono pitched roof to form a new insulated flat roof with parapet wall and new abutment flashings and new canopy. Community Learning Centre, St Pauls Road, Cliftonville, Margate
TH/08/786	Improvements to existing main pedestrian entrance gate. St Saviour's CE Junior School, Elm Grove, Westgate-on-Sea
TH/08/792	Section 73 application to vary condition (6) of Planning Permission to allow removal of a tree. Crispe House, Minnis Road, Birchington
TH/08/832	Extension of existing staff car park. Dame Janet Community Junior School, Newington Road, Ramsgate
TM/07/187/R6A	Amendment to landscaping scheme as previously approved pursuant to condition 6 of planning permission TM/07/187. St James the Great Primary and Nursery School, Chapman Way, East Malling
TM/07/199/RA	Minor amendments to roof ventilation for classroom extension permitted under planning reference TM/07/199. Sussex Road School, Sussex Road, Tonbridge
TM/07/199/R6A	Details of protective finish/treatment to larch panels proposed to entrance extension pursuant to condition (6) of planning permission TM/07/199. Sussex Road School, Sussex Road, Tonbridge
TM/07/4217/R6	Minor amendments to elevations pursuant to condition (6) of planning permission TM/07/4217 – Construction of a single storey modular building for use as a Community Children's Centre. Long Mead Community Primary School, Waveney Road, Trench Wood, Tonbridge
TW/07/2638/R5	Amendments to the elevations pursuant to Condition 5 of planning permission reference TW/07/2638. St. Paul's CE Junior School, Burdett Road, Rusthall, Tunbridge Wells
TW/07/4011/R4	Details of a scheme of landscaping pursuant to condition 4 of planning permission TW/07/4011. Tunbridge Wells Girls Grammar School, Southfield Road, Tunbridge Wells

TW/08/2128	Provision of a warm-up area adjacent to existing synthetic pitch and construction of haul road to the pitch. Cranbrook School, Waterloo Road, Cranbrook
TW/08/2150	Renewal of planning permission for the temporary classroom block. Tunbridge Well Girls' Grammar School, Southfield Road, Tunbridge Wells
TM/08/2205	Extension to the existing external toilets to provide additional toilets and enable the removal of the WC blocks in the infant classrooms. Stocks Green Primary School, Leigh Road, Hildenborough, Tonbridge
TW/08/2275	A single storey extension to the school's music centre. Tunbridge Wells Girls' Grammar School, Southfield Road, Tunbridge Wells

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

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**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:-

DA/08/TEMP/0038	Application for a new sports hall including a fitness suite, P.E. classroom, staff, changing and storage facilities. External facilities including a floodlit 3 court netball area for premier league netball, and associated parking. Dartford Girls Grammar School, Shepherds Lane, Dartford
DC29/08/MA/0001	Demolition of existing school buildings and erection of New Academy. Oldborough Manor School, Boughton Lane, Maidstone
TM/08/TEMP/0050	Approval of reserved matters relating to the siting, design & external appearance of the proposed building, means of access and landscaping - Replacement six class primary school together with nursery class, playing field, servicing, parking and new vehicular access. Land North of Maidstone Road, St Mary's Platt, Sevenoaks

TM/08/TEMP/0051 Retention and extension of existing mobile classroom.  
Ightham Primary School, Oldbury Lane, Ightham, 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

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

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- (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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