

KENT COUNTY COUNCIL

PLANNING APPLICATIONS COMMITTEE

MINUTES of a meeting of the Planning Applications Committee held in the Council Chamber, Sessions House, County Hall, Maidstone on Thursday, 20 January 2011.

PRESENT: Mr R E King (Chairman), Mr R Brookbank, Mr A R Chell, Mrs V J Dagger, Mr J A Davies, Mr T Gates, Mr C Hibberd, Mr P J Homewood, Mr J D Kirby, Mr R J Lees, Mr R F Manning, Mr R J Parry, Mr R A Pascoe, Mr M B Robertson, Mr C P Smith, Mr K Smith and Mr A T Willicombe

ALSO PRESENT:

IN ATTENDANCE: Mrs S Thompson (Head of Planning Applications Group), Mr J Crossley (Team Leader - County Council Development), Mr R White (Transport and Development Business Manager), Mrs L McCutcheon (Senior Solicitor) and Mr A Tait (Democratic Services Officer)

UNRESTRICTED ITEMS

1. Minutes - 7 December 2010

(Item 4)

(1) In respect of Minute 61, the Head of Planning Applications Group reported the detailed grounds for refusal of Application MA/10/167 (Straw Mill Hill, Tovil). The Committee agreed to record these grounds in the Minutes of this meeting.

(2) RESOLVED that:-

- (a) the Minutes of the meeting held on 7 December 2010 are correctly recorded and that they be signed by the Chairman; and
- (b) the detailed grounds for refusal of Application MA/10/167 be noted as set out below:-
 - (i) The development would undermine the character and distinctiveness of the local area and fails to deliver a high quality built environment contrary to the objectives of sustainable development and urban renaissance. It is therefore contrary to the objectives of Planning Policy Statement 1: Planning for Sustainable Development 2005 (PPS1), Planning Policy Statement 10: Planning for Sustainable Waste Management, July 2005 (PPS10) and policies CC1, CC6 and BE1 *I and v) of the South East Plan, May 2009.
 - (ii) No case of need for the development at this particular site has been demonstrated sufficient to override and justify the material harm being caused to the character and amenity of the area. The proposal is therefore contrary to Policy W6 of the Kent Waste Local Plan, 1998.

2. Site Meetings and Other Meetings

(Item A4)

(1) The Committee agreed to visit the site of the proposed cremation unit for fallen agricultural livestock T Pett Farm, Charing on Tuesday, 15 March 2011; and that its next training session would be held on Tuesday, 12 April 2011.

3. Revised and updated Validation Requirements for Planning Applications

(Item B1)

RESOLVED that:-

- (a) the responses received and the proposed revisions be noted together with the updates to the County Council Development and Waste Planning Applications Validation Documents;
- (b) the Head of Planning Applications Group be authorised to publish the revised and updated Validation Documents on the County Council's website; and
- (c) delegated authority be given to the Head of Planning Applications Group to undertake the more regular updating of the references to current policy documents and the technical and policy guidance cited in the Validation Documents, to ensure that they remain technically up to date in between further formal reviews of the contents.

4. Recorded Voting at Planning Application Committee meetings

(Item B2)

(1) The Committee agreed in the light of comments made at the meeting that the Chairman of Selection and Member Services Committee would be requested to agree to the withdrawal of this item from that Committee's agenda. This would enable further consideration to take place on this and a number of related issues, resulting in a report being brought to a future meeting of the Committee.

(2) RESOLVED that:-

- (a) Selection and Member Services Committee be requested to not consider this matter at its next meeting;
- (b) a further report be made to a future meeting of the Committee giving more detailed consideration of this and related issues.

5. Proposal SH/09/534 - New 0.5 FE Primary School for Seabrook CEP School with associated playing field, parking and turning facilities, access road and new level games pitch at land off Eversley Road, Seabrook, Hythe; KCC Children, Families and Education

(Item D1)

(1) Mr R A Pascoe informed the Committee that he had already considered and voted on this application as a member of Shepway DC. He therefore took no part in the decision making process for this item.

(2) The Head of Planning Applications Group informed the Committee of the views of the Local Member, Mr C J Capon in support of the application.

(3) In agreeing the Head of Planning Applications Group's recommendations, the Committee agreed to the inclusion of Conditions clarifying hours of use within the Community Use Scheme; and to dog bones (white access markings) being considered for the neighbouring properties.

(4) RESOLVED that the proposal be referred to the Secretary of State and that subject to him giving no direction to the contrary permission be granted subject to conditions, including conditions covering a 5 year time limit; the development being carried out in accordance with the permitted details; details of external materials being submitted; details of external lighting being submitted; the sports pitch being constructed in accordance with the levels provided; detailed proposals for installing acoustic fencing for the sports pitch and implementation if wanted by the immediately adjacent property occupiers; submission of a Community Use Scheme for the level games pitch (including clarification of hours of use); details of a Sustainable Urban Drainage System being submitted; a scheme of landscaping, its implementation and maintenance (including evergreen planting to the southern boundary) being submitted; a Habitat Management Plan being submitted; the development being undertaken in accordance with the recommendations made in the submitted ecological surveys; the submission of provisions for the protection of nesting birds; the provision of 'School Keep Clear' road markings; the provision and retention of car parking, cycle parking and turning area as indicated; the preparation, implementation and ongoing review of a Revised School Travel Plan; restrictions on the hours of working during construction; details of a Construction Management Strategy being submitted; details of parking for site construction personnel being submitted; and the possible provision of dog bones (white access marking) for the neighbouring properties.

6. Proposal AS/10/512 - 2 FE primary School and Day Nursery provided as part of the overall development of the former Rowcroft and Templar Barracks site, Repton Avenue, Ashford; KCC Children, Families and Education
(Item D2)

(1) The Head of Planning Applications Group reported that although Ashford BC had not formally considered the amended application, informal discussions between its Officers and Planning Committee Members strongly indicated that there were no outstanding objections to the proposal.

(2) RESOLVED that:-

(a) permission be granted to the proposal subject to conditions, including conditions covering the standard time limit; the development being carried out in accordance with the permitted details; the submission for

approval of details of all external materials; clear glazing being provided and maintained to the street elevations unless otherwise approved by the County Planning Authority; provision of all the communal spaces which form the central hub, including the small hall as part of Phase 1 of the building as shown on the phasing drawing; the development meeting the BREEAM rating of 'Very Good'; the submission for approval of details of the electricity substation and enclosure; the submission for approval of details of finished floor and site levels; the submission for approval of details, implementation and subsequent maintenance of landscaping proposals, including gates, fencing and boundary treatment; the submission for approval of details of the 'square' including paving, street furniture and planting proposals; submission for approval of details of external lighting; the submission for approval of details of surface water drainage, including details of sustainable drainage systems (SUDS) to demonstrate how the required minimum discharge rate of 10 litres per second to the public storm water sewer would be achieved; ground contamination; implementation of the recommendations for biodiversity mitigation and enhancement set out in the Protected Species Report; implementation of an archaeological watching brief; the submission for approval of details of a school crossing facility, signage, and 'school keep clear' and 'zig zag' markings; the submission for approval of details of a school travel plan its implementation and ongoing review; the provision and retention of parking for cars and cycles; and the submission for approval of details of a Construction Management Strategy; and

- (b) the applicant be advised by Informative that:-
 - (i) account should be taken of the Environment Agency's advice relating to surface water drainage and sustainability; and
 - (ii) account should be taken of the Divisional Transportation Manager's advice that a licence must be obtained from Kent Highway Services for the required vehicular crossovers and any other works within the highway.

7. Proposal SW/10/1377 - Single storey extension to provide replacement classroom accommodation for existing mobile buildings, a small activity hall, ITC room, library and associated facilities at Richmond Primary School, Nursery Close, Sheerness; KCC Property Group
(Item D3)

RESOLVED that:-

- (a) permission be granted to the proposal subject to conditions covering (amongst other matters) the submission of a scheme of flood resilience measures; the submission of a scheme for the disposal of surface waters; the submission of details of external materials; the submission of a landscaping scheme and measures to ensure the scheme is successfully implemented; the submission of details of contractor's compound, parking and associated facilities during

construction; precautions to prevent the deposit of mud on the highway; hours of operation during construction work; provision of the cycle parking shown in the application; and removal of the mobile buildings within 1 month of first occupation of the extension; and

- (b) the applicant be informed by Informative of the Committee's view that the school should ensure that the flood evacuation plan for the site is adapted to include the extension; and that the School Travel Plan should be subject to ongoing monitoring and review.

8. County matters dealt with under delegated powers

(Item E1)

RESOLVED to note matters dealt with under delegated powers since the last meeting relating to:-

- (a) County matter applications;
- (b) consultations on applications submitted by District Councils and Government Departments (None);
- (c) County Council developments;
- (d) Screening opinions under Environmental Impact Assessment Regulations 1999; and
- (e) Scoping opinions under Environmental Impact Assessment Regulations 1999 (None).