

PLANNING APPLICATIONS COMMITTEE

MINUTES of a meeting of the Planning Applications Committee held in the Council Chamber, Sessions House, County Hall, Maidstone on Tuesday, 24 July 2012.

PRESENT: Mr J A Davies (Chairman), Mr C P Smith (Vice-Chairman), Mr R E Brookbank, Mr A R Chell, Mr W A Hayton, Mr C Hibberd, Mr J D Kirby, Mr J F London, Mr S C Manion, Mr R F Manning, Mr R J Parry, Mr M B Robertson, Mrs P A V Stockell, Mr R Tolputt (Substitute for Mr P J Homewood), Mrs E M Tweed and Mr A T Willicombe

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

UNRESTRICTED ITEMS

45. Minutes - 12 June 2012

(Item A3)

RESOLVED that the Minutes of the meeting held on 12 June 2012 are correctly recorded and that they be signed by the Chairman.

46. Site Meetings and Other Meetings

(Item A4)

(1) The Committee noted that there would be no meeting during the month of August 2012.

(2) The Committee also noted that it was due to visit the European Metals Recycling Centre at Brunswick Road, Ashford following the meeting. It agreed to hold a site visit in respect of the Benenden CE Primary School application on Thursday, 27 September 2012.

47. Application SW/12/444 (KCC/SW/0098/2012) - Retrospective application for the construction and use of a 40m long and 6m wide concrete pad and ancillary 2.4m high steel palisade fence and gates at Ridham Dock Road, Iwade, Sittingbourne; Countrystyle Recycling Ltd

(Item C1)

RESOLVED that:-

- (a) permission be granted to the application subject to conditions, including conditions covering vehicle numbers being restricted to no more than 3 sealed container vehicles per day; and dust mitigation measures; and
- (b) the existing site continue to be monitored in accordance with the existing planning permission.

48. Proposal DO/11/993 (KCC/DO/0477/201) - Change of use of agricultural land to horticultural learning centre and demolition of existing buildings and erection of replacement new building at Archers Low Farm, Sandown Road, Sandwich; Governors of Stone Bay School

(Item D1)

- (1) The Head of Planning Applications Group reported correspondence from Sandwich Town Council expressing full support for the application.
- (2) The Head of Planning Applications Group agreed to discuss the possibility of upgrading the access track.
- (3) RESOLVED that permission be granted to the proposal subject to conditions, including conditions covering the standard time limit condition; the development being completed in accordance with approved plans; approval of external materials; submission of a travel plan; details and provision of cycle parking; the Incorporation of flood risk mitigation methods and submission of a Sustainable Urban Drainage Scheme; conditions recommended by the Environment Agency in respect of drainage and land contamination; ecological mitigation and enhancements; use being limited to that proposed and to users from Stone Bay School; parking being restricted to three vehicles; and the hours of use being restricted to those proposed.

49. Proposal CA/12/464 (KCC/CA/0100/2012) - Replacement of 16 white painted, soft wood timber vertical sash windows with pine wood clad with white powder coated aluminium facing profile at St Alphege CEI School, Oxford Street, Whitstable; KCC Property and Infrastructure

(Item D2)

RESOLVED permission be granted to the proposal subject to conditions, including conditions covering the standard time condition requiring that the development be commenced within 5 years; and the development being carried out in accordance with the approved plans.

50. Proposal SW/12/470 (KCC/SW/0155/2012) - Retrospective application for the provision of external storage space for both outdoor play equipment and maintenance equipment at Tunstall CE (Aided) School, Tunstall Road, Tunstall, Sittingbourne; Governors of Tunstall CE (Aided) School

(Item D3)

- (1) In agreeing the recommendations of the Head of Planning Applications Group, the Committee asked for the inclusion of an Informative to the School that it should take care to ensure that it followed the proper planning procedures in future.
- (2) RESOLVED that:-

- (a) permission be granted to the proposal subject to a condition requiring the removal of the units from the site in the event that they are no longer needed for storage purposes; and
- (b) the applicants be notified by Informative of the Committee's concern that they should take care to ensure that they follow proper planning procedures in future.

51. Proposal TW/12/1694 (KCC/TW/0192/2012) - Section 73 application to vary Conditions 27 and 28 of Permission TW/10/4051 to allow an alternative floodlighting specification relating to the previously permitted floodlit Multi Use Games Area on Site 1 at The Skinners Kent Academy, Blackhurst Lane, Tunbridge Wells; KCC Property and Infrastructure Support
(Item D4)

(1) The Head of Planning Applications Group tabled a set of plans and photographs showing various night time views of the vicinity of the site whilst the floodlighting was on.

(2) RESOLVED that:-

- (a) permission be granted for the alternative floodlighting specification subject to Conditions 27 and 28 of Permission TW/10/4051 being amended to read as follows: -

(i) Condition (27)

The floodlighting associated with the Multi Use Games Area (Site 1) hereby approved shall be maintained at all times as currently set up and as detailed in the application. Should it subsequently be deemed necessary the applicant shall adjust the set up of the floodlighting and/or fit cowls, hoods, shades, shields and/or louvres, in agreement with the County Planning Authority, and thereafter the lighting shall be maintained as agreed;

Reason: In the interests of protecting surrounding residential amenity and pursuant to South East Plan Policy NRM10 and Local Plan Policies EN1 and EN8;

(ii) Condition (28)

The illumination and spill levels associated with the Multi Use Games Area (Site 1) shall not exceed those specified within this planning application;

Reason: In the interests of protecting surrounding residential amenity and pursuant to South East Plan Policy NRM10 and Local Plan Policies EN1 and EN8;

- (b) all other controls placed on Permission TW/10/4051 remain unchanged, save for where they have since been updated by subsequent planning approvals; and
- (c) the applicant be required to carry out additional interspersed landscape planting consisting of a couple of heavy standard evergreen trees (at least 3.5 metres high) along the site boundary with Blackhurst Lane. The final specification of this additional tree planting shall be agreed pursuant to the terms of a site wide landscaping scheme under the main Academy redevelopment consent and shall be implemented within the first available planting season following the date of this permission.

52. Matters dealt with under delegated powers
(Item E1)

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

- (a) County matter applications;
- (b) consultations on applications submitted by District Councils or Government Departments (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).