

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 Tuesday, 9 October 2012.

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

ALSO PRESENT: Mr N J D Chard

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

UNRESTRICTED ITEMS

53. Minutes - 24 July 2012

(Item A3)

RESOLVED that the Minutes of the meeting held on 24 July 2012 are correctly recorded and that they be signed by the Chairman.

54. Site Meetings and Other Meetings

(Item A4)

(1) The Committee agreed to visit the site of the proposed Anaerobic Digestion Plant at Blaise Farm, West Malling on Thursday, 1 November 2012. This visit would be followed by a visit to see a similar site in operation at Cassington in Oxfordshire.

(2) The Committee was also asked to set aside the afternoon of Tuesday, 6 November 2012 for a possible visit to the proposed facility for the storage of End of Life Vehicles at Glebe Farm in Shadoxhurst. This would be subject to there being sufficient time after the close of business of that morning's Committee meeting.

55. Probity in Planning

(Item B1)

RESOLVED that the draft Corollary to Advice Note 4 (set out at Appendix 3 to the report) be recommended to Selection and Member Services Committee for onward submission to the County Council.

56. Proposal SE/12/1577 (KCC/SE/0140/2012) - Redevelopment of existing school site at Knole Academy, Bradbourne Vale Road, Sevenoaks; KCC Property and Infrastructure Group

(Item D1)

(1) Mr N J D Chard was present for this item subject to Committee procedure Rule 2.21 and spoke.

(2) Mr R E Brookbank informed the Committee that he was acquainted with Cllr Matthew Dickens who had corresponded on the application. This acquaintanceship was not a close personal association and he was, therefore able to approach the determination of the application with a fresh mind.

(3) Mrs S V Hohler informed the Committee that she had previously been involved with the School in her role as Cabinet Member for Education, Learning and Skills. She had not been involved in this particular application up to this point and was, therefore able to approach the determination of the application with a fresh mind.

(4) Mr R J Lees informed the Committee that his niece attended the Knole Academy. This was neither a disclosable pecuniary interest, nor an other significant interest which would lead him to pre-determine the application. He was therefore able to approach determination of the application with a fresh mind.

(5) The Head of Planning Applications Group informed the Committee of correspondence from Sport England withdrawing its objection subject to the inclusion of three additional conditions. She therefore presented a revised recommendation, including the three conditions requested.

(6) In agreeing the revised recommendations, the Committee also agreed to the strengthening of the landscaping condition by the addition of the words: "with particular emphasis on integrating the development into its sensitive setting."

(7) RESOLVED that:-

- (a) the application BE REFERRED to the Secretary of State as a departure from the Development Plan on Green Belt grounds, and that subject to his decision permission be granted to the application subject to conditions, including conditions covering the submission and implementation of a Community Use Agreement; details of the design and layout of the playing pitches and artificial grass pitch; the submission of a playing field restoration scheme, and the restoration of the playing field; the standard time limit (5 years in this instance); the development being carried out in accordance with the permitted details; removal of the modular classroom building and completion of the south eastern car park within one month of completion and decant into the new build; the submission of details of all materials to be used externally; details of all external lighting, including hours of operation; a scheme of landscaping, including hard surfacing, its implementation and maintenance with particular emphasis on integrating the development into its sensitive setting; the provision of trees to the boundary with number 4 Oast Cottages; measures to protect those trees to be retained; a habitat management plan/biodiversity enhancement strategy, including monitoring and management; no tree removal taking place during the bird breeding season; the development according with the recommendations of the ecological survey; reptile mitigation and fencing; a programme of archaeological works; "*Secured*

by Design" principles being adopted; a BREEAM rating of 'Very Good' being achieved; details of community use relating to use of the indoor and outdoor facilities, including hours of use; the submission of an updated Travel Plan within six months of occupation, and ongoing monitoring and review thereafter; the provision and retention of car parking, coach parking/waiting, cycle parking, access, circulatory routes and turning areas; further works with regard to contaminated land; details of surface water drainage; details of piling and other penetrative foundation designs; control of surface water drainage; hours of working during construction and demolition being restricted to between 0800 and 1800 Monday to Friday and between the hours of 0900 and 1300 on Saturdays, with no operations on Sundays and Bank Holidays; a construction management strategy, including access, lorry routing, parking and circulation within the site for contractors' and other vehicles related to construction and demolition operations; and measures to prevent mud and debris being taken onto the public highway; and

- (b) the applicant be advised by Informative that account should be taken of the Environment Agency's advice relating to drainage and soakaways, contamination, watercourses and fuel/chemical storage.

57. Proposal SW/12/884 (KCC/SW/0180/2012) - Three single storey extensions to main school building and provision of new ramp to front entrance at Ethelbert Road Primary School, Ethelbert Road, Faversham; KCC Education, Learning and Skills
(Item D2)

(1) Mr T Gates informed the Committee that he was a Member of Faversham Town Council. He had neither spoken nor voted on this matter and was therefore able to approach the determination of the application with a fresh mind.

(2) The Head of Applications Group reported the receipt of correspondence from the neighbouring property at 3 Ethelbert Road in support of the application.

(3) Mr W A Hayton moved, seconded by Mr R F Manning that permission be refused on the grounds set out in the Head of Planning Applications Group's recommendations.

(4) The Chairman moved as an amendment that consideration of the application be deferred to enable further discussion between the applicants and the Planners of the aspects of the application which have led to the recommendation for refusal. This amendment was accepted by the proposer and seconder of the original motion and by the Committee, which then agreed the motion as amended.

(4) RESOLVED that consideration of the application be deferred to enable further discussion between the applicants and the Planners of the aspects of the application which have led to the recommendation for refusal.

58. 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 The Town and Country Planning (Environmental Impact Assessment) Regulations 2011; and
- (e) Scoping opinions under the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (None).