

PLANNING APPLICATIONS COMMITTEE

MINUTES of a meeting of the Planning Applications Committee held in the Council Chamber, Sessions House, County Hall, Maidstone on Tuesday, 11 December 2012.

PRESENT: Mr J A Davies (Chairman), Mr C P Smith (Vice-Chairman), Mr R E Brookbank, Mr J R Bullock, MBE (Substitute for Mr R J Parry), Mr A R Chell, Mr I S Chittenden, Mr T Gates, Mr W A Hayton, Mr J D Kirby, Mr J F London, Mr S C Manion, Mr R F Manning, 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 J Crossley (Team Leader - County Council Development), Mr J Moat (Planning Officer), Mr R White (Development Planning Manager) and Mr A Tait (Democratic Services Officer)

UNRESTRICTED ITEMS

68. Minutes - 6 November 2012

(Item A3)

RESOLVED that the Minutes of the meeting held on 6 November 2012 are correctly recorded and that they be signed by the Chairman.

69. Oaken Wood Public Inquiry

(Item)

(1) The Head of Planning Applications Group informed the Committee that the Public Inquiry into the proposed westerly extension to Hermitage Quarry, Aylesford (see Minute 2011/37) had commenced on 27 November 2012. It was expected that the Inquiry would close on 18 December 2012 and that decision would be taken early in 2013.

(2) The Chairman thanked Mrs Sharon Thompson, Mr Mike Clifton and Ms Angela Watts on behalf of the Committee for their hard work and professional input in this matter.

70. Site Meetings and Other Meetings

(Item A4)

The Committee agreed to visit Tunstall CEP School during the afternoon of Wednesday, 16 January 2013 in respect of an application for temporary change of use of the land from agriculture to car parking.

71. Proposal TW/12/1442 (KCC/TW/0151/2012) New primary school with associated hardcourt play areas, access, parking and landscaping at Land South of Rolvenden Road, Benenden, Cranbrook; KCC Property and Infrastructure Support

(Item D1)

(1) Mr R F Manning informed the Committee that he had been spoken to about the application by many of his constituents in his capacity as Local Member. He also had two grandchildren who attended the school. He had not, however, in any way pre-determined the application, nor given anyone cause to believe that he had. Nor did he have a significant other interest. He was therefore able to approach this matter with a fresh mind.

(2) Mr J R Bullock informed the Committee that he had been involved at the earliest stages of site selection in his capacity as a Tunbridge Wells Borough Councillor. He had not, however, made any decision on which of the proposed sites should be selected, nor had he pre-determined his views on the particular site that was under consideration at the meeting.

(3) Mr J A Davies informed the Committee that he considered that he had an Other Significant Interest in the application and would not be participating in its determination. He vacated the Chair and left the Chamber.

(4) Mr C P Smith thereupon assumed the Chair for this item.

(5) The Head of Planning Applications Group informed the Committee that 6 further letters of support had been received since publication of the report, including one from the Director of the Canterbury Diocesan Board of Education.

(6) The Head of Planning Applications Group informed the Committee that the phrase "Benenden Village Hall Management Committee" in paragraph 132 of the report should read "Harmsworth Memorial Trust."

(7) Mrs Judith Norris (Judith Norris Ltd) addressed the Committee on behalf of a number of objectors to the application. Mrs B Holmes, Mrs Jo Bird, Mr Edward Sarton and Mrs Mary Kellett (Benenden PC) also spoke in objection. Mr Sean Holden (local Borough Councillor), Ms Liz Butler-Graham, Mr David Harmsworth (Chair of Governors) and Mrs Jenny Reich (Head Teacher) spoke in support. Mr Chris Gabriel (KCC Property Services) and Mr Matthew Blythin (DHA Planning) spoke in reply.

(8) The Head of Planning Applications Group agreed to amend the proposed off-site traffic calming scheme and vision splays conditions so that they would be implemented prior to the construction of the new school.

(9) Mr R F Manning moved, seconded by Mr W A Hayton that the recommendations of the Head of Planning Applications Group be agreed.

(10) The proposer and seconder of the motion accepted an amendment to the proposed conditions in respect of the submission of a planting and seeding scheme. This set out that the scheme would include a range of semi- mature and younger species.

(11) The proposer and seconder also accepted an amendment to the Informative to the applicants (paragraph 132 of the report) to the effect that the applicant would be strongly urged to explore further with the Harmsworth Memorial Trust the possibility of shared school access and parking arrangements within the Village Hall.

(12) On being put to the vote, the motion as amended was carried unanimously.

(13) RESOLVED that:-

- (a) permission be granted to the application subject to conditions, including conditions covering a 5 year implementation period; the development being carried out in accordance with the permitted details; details of all external materials being submitted for approval; the submission of off-site traffic calming scheme measures and their implementation prior to the construction of the new school; the submission of details of visibility splays (including details of hedgerow planting), their implementation prior to the construction of the new school and maintenance in perpetuity thereafter; details of car park surface treatment being submitted for approval; vehicle and cycle parking (as proposed in the application) being provided prior to first occupation of the new school; details of all fencing (including specification and colour treatment) being submitted for approval; details of public right of way surface treatment(s) being submitted for approval; details of site levels, finished floor levels and building heights being submitted for approval; details of sustainable energy measures (including Ground Source Heat Pump, photovoltaic panels and solar thermal hot water) being submitted and implemented prior to first occupation; submission of a School Travel Plan, its implementation and ongoing monitoring; submission of a Community Use Scheme (covering proposed hours of use); details of a reptile mitigation strategy being submitted and implemented prior to the removal of the hedgerow; erection of reptile fencing prior to the commencement of construction activities; removal of vegetation being carried out outside of the bird breeding season (or being supervised by a qualified ecologist); full implementation of the ecological recommendations for precautionary mitigation being carried out prior to commencement and during the construction of the development; submission of a site biodiversity management plan covering the green roof, meadow areas and native hedgerows; submission of a detailed landscape/vegetation planting and seeding scheme (to include a range of semi- mature and younger species), its implementation within the first planting season following the completion of the development and its maintenance for a period of 5 years thereafter; tree protection details being implemented (as detailed in the application) in accordance with British Standard 5837:2005 (as amended); submission of lighting details for car park/general areas for approval; no external lighting being installed on or around the Multi Use Games Area; submission of foul and surface water drainage schemes for approval; submission for approval of a Code of Construction Practice (including measures such as wheel cleaning equipment, parking and storage of materials during construction activities); the hours of construction (08:00 to 18:00 hours Monday to Friday and 08:00 to 13:00 on Saturdays, with no working on

Saturday afternoons, Sundays, Bank and Public Holidays); measures to prevent mud and debris being tracked out onto the public highway; parking being made available within the site for construction operatives vehicles during construction activities; and removal of Permitted Development Rights; and

- (b) the applicant be advised that notwithstanding the conclusion that the access and car parking arrangements considered as part of this application are considered acceptable in planning and highway terms, the applicant is strongly urged to explore further with the Harmsworth Memorial Trust the possibility of shared school access and parking arrangements with the Village Hall. The applicant is therefore requested to initiate further discussions with the Harmsworth Memorial Trust to consider again the options for such a possibility and to inform the County Planning Authority of the outcome before any development is commenced.

72. Proposal TM/12/2777 (KCC/TM/0273/2012) - Extensions and alterations to existing office, swimming pool and nursery buildings at St Katherine's School, St Katherine's Lane, Snodland; Governors of St Katherine's School
(Item D2)

- (1) Mr A R Chell informed the Committee that his granddaughter attended St Katherine's School. Mr C P Smith informed the Committee that he was a member of Tonbridge and Malling BC but had not taken part in any discussions of the proposal. He also knew one of the objectors; although this was not a close personal relationship. Neither Mr Chell nor Mr Smith considered that they had a significant other interest and they both therefore were able to participate in the determination of the proposal.
- (2) In agreeing the recommendations of the Head of Planning Applications Group, the Committee included a condition ensuring that vehicle movements associated with construction activities would not conflict with the start and finish of the school day.
- (3) RESOLVED that permission be granted to the proposal subject to conditions, including conditions covering the standard 5 year time limit; the development being carried out in accordance with submitted details; a scheme of landscaping being submitted prior to commencement of the nursery extension; restriction on the hours of operation of the proposed nursery extension to 07.30am to 6.30pm Monday to Friday only; restriction on the hours of working during construction to between 0800 and 1800 Monday to Friday and between the hours of 0900 and 1300 Saturdays with no operation on Sundays or Bank Holidays; vehicle movements associated with construction activities not conflicting with the start and finish of the school day; restriction of the development to school use only as described in the application; submission (prior to commencement of work on site) of details of construction access, construction vehicle loading, unloading, turning, circulation and parking for the duration of the construction works; restoration and making good of any disturbed areas of field or planting; provision (prior to commencement of work on site) of parking facilities for site personnel and visitors for the duration of the construction works; provision (prior to the commencement of the

development) of measures to prevent the discharge of surface water onto the highway; provision of wheel washing facilities prior to commencement of work on site and for the duration of construction; implementation of the School Travel Plan; and protection for breeding birds.

73. Proposal TH/12/755 (KCC/TH/0291/2012) - Retrospective application for two timber framed chalet style buildings at Cliftonville Primary School, Northumberland Avenue, Margate; Governors of Cliftonville Primary School
(Item D3)

- (1) The Head of Planning Applications Group informed the Committee of correspondence from Mr M J Jarvis, the Local Member, fully supporting the application.
- (2) RESOLVED that permission be granted to the proposal subject to a condition requiring the chalet buildings to be removed from the site in the event of these buildings no longer being needed for the use applied for.

74. 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).