

PLANNING APPLICATIONS COMMITTEE

MINUTES of a meeting of the Planning Applications Committee held in the Council Chamber, Sessions House, County Hall, Maidstone on Wednesday, 13 March 2013.

PRESENT: Mr J A Davies (Chairman), Mr C P Smith (Vice-Chairman), Mr R E Brookbank, Mr A R Chell, Mr T Gates, Mr W A Hayton, Mr P J Homewood, Mr J D Kirby, Mr S J G Koowaree (Substitute for Mr I S Chittenden), Mr R J Lees, Mr J F London, Mr S C Manion, Mr R F Manning, Mr R J Parry, Mrs P A V Stockell, 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 Moat (Planning Officer), Mrs R Goudie (Strategic Transport and Development Planner) and Mr A Tait (Democratic Services Officer)

UNRESTRICTED ITEMS

13. Minutes - 12 February 2013

(Item 4)

RESOLVED that the Minutes of the meeting held on 12 February 2013 are correctly recorded and that they be signed by the Chairman.

14. Site Meetings and Other Meetings

(Item A4)

(1) The Democratic Services Officer informed the Committee that the provisional date of Tuesday, 16 April for an additional meeting would not now be needed. A final decision on the need for a meeting on Thursday, 18 April would be notified to all Committee members at a later stage.

(2) The Committee noted that the afternoon's site meeting at Glebe Farm, Shadoxhurst had been cancelled due to the inclement weather, the prevailing road conditions in the Ashford area, and the likelihood that the site itself would not be seen in its normal condition. An enhanced visual presentation would be made to the Committee meeting which determined the application.

(3) The Committee agreed to visit Lady Boswell School in Sevenoaks and Otford Primary School on Wednesday, 27 March 2013.

15. Planning Policy Guidance and Development Plan changes

(Item B1)

RESOLVED that the contents of the report be:-

- (a) noted in respect of the South East Plan and the National Planning Policy Framework; and

- (b) taken into consideration in the determining of planning applications.

16. Application TM/97/1064/R2, R5, R12 and R14 - Non-material amendments to allow revisions to approved details and timescales for the restoration of Margetts Pit Landfill Site, Margetts Pit, Burham; Aylesford Newsprint Ltd
(Item C1)

RESOLVED that approval be given (pursuant to Conditions 2, 5, 12 and 14 of Permission TM/97/1064) to allow revisions to approved details and timescales for the infilling and restoration of Margetts Pit Landfill Site, together with a proposed aftercare scheme. This permission is subject to a condition limiting HGV movements to no more than 150 per day (75 in / 75 out) and to an Informative reminding the applicant that all other conditions imposed under Permission TM/97/1064 remain in effect.

17. Proposal MA/13/15 (KCC/MA/0427/2012) - Two classroom extension, internal alterations, playground area and fencing at St John's CE Primary School, Grove Green, Maidstone
(Item D1)

- (1) Correspondence from Boxley Parish Council was tabled at the meeting.
- (2) The Head of Planning Applications Group informed the Committee of three minor amendments to the Proposal. These consisted of a second door on the North elevation exiting from the cloakroom area, the alteration to the canopy over the door and extra rooflights. These amendments had been accepted by Maidstone BC in its role as a statutory consultee.
- (3) In agreeing the recommendations of the Head of Planning Applications Group, the Committee included a condition requiring compensatory planting to mitigate the loss of landscaping as requested by Maidstone BC and Boxley PC.
- (4) RESOLVED that permission be granted to the Proposal (as amended in (2) above) 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 to be used externally; details of all external lighting; a scheme of landscaping, including hard surfacing, its implementation and maintenance; compensatory planting to mitigate the loss of landscaping; measures to protect those trees to be retained; no tree removal taking place during the bird breeding season; fencing being installed in accordance with the submitted details; cycle parking being provided prior to occupation of the development; hours of working during construction and demolition being restricted to between 0800 and 1800 Mondays to Fridays and between 0900 and 1300 on Saturdays, with no operations on Sundays and Bank Holidays; a construction management plan, including access, 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.

18. Proposal SW/12/1317 (KCC/SW/0342/2012) - Temporary change of use of land from agricultural to a 10 space car park for a period of 5 years at Tunstall CE Primary School, Tunstall Road, Tunstall; Governors of Tunstall CE Primary School
(Item D2)

(1) Mrs Allyson Spicer (a local resident) addressed the Committee in opposition to the proposal. Mr Robert Stevenson from John Bishop Associates spoke in reply on behalf of the applicants.

(2) RESOLVED that PERMISSION BE REFUSED on the grounds that:-

- (a) the proposal would result in the decrease in safety on the highway network due to a lack of visibility at the access onto the public highway, contrary to Policies E1 and T1 of the Swale Borough Council Local Plan (Saved Policies) 2008;
- (b) the proposal would be detrimental to existing trees and produce unacceptable landscape and visual impacts, contrary to Policies E6 and E10 of the Swale Borough Council Local Plan (Saved Policies) 2008; and
- (c) the proposal would have an indirect visual detriment to the Conservation Area and the setting of the Listed Building, by virtue of the retention of vehicle parking to the front of the school site, contrary to Policies E14 and E15 of the Swale Borough Council Local Plan (Saved Policies) 2008.

19. 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 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).

20. Mr Julian Moat
(Item)

The Chairman informed the Committee that Mr Julian Moat would shortly be leaving Kent County Council to take up a position at Tonbridge and Malling BC. He thanked Mr Moat on behalf of the Committee for his excellent work on its behalf and wished him well in his future endeavours.