

PLANNING APPLICATIONS COMMITTEE

MINUTES of a meeting of the Planning Applications Committee held in the Council Chamber, Sessions House, County Hall, Maidstone on Friday, 7 June 2013.

PRESENT: Mr J Davies (Chairman), Mr M J Angell, Mr M Baldock, Mr M A C Balfour, Mr I S Chittenden, Mr T Gates, Mr M Heale, Mr P J Homewood, Mr T A Maddison, Mr R J Parry, Mrs E D Rowbotham, Mr T L Shonk, Mr C Simkins, Mr C P Smith, Mr A Terry, Mr R Truelove and Mr J N Wedgbury

ALSO PRESENT: Mrs M E Crabtree

IN ATTENDANCE: Mrs S Thompson (Head of Planning Applications Group), Mr J Crossley (Team Leader - County Council Development), Mr J Hammond (Strategic Transport and Development Planner), Ms V Judge (Senior Solicitor) and Mr A Tait (Democratic Services Officer)

UNRESTRICTED ITEMS

32. Election of Vice-Chairman

(Item A3)

The Chairman moved, seconded by Mr T A Maddison that Mr C P Smith be elected Vice-Chairman of the Committee.

Carried with no opposition

33. Dates of meetings in 2013

(Item A4)

The Committee noted the following dates for its meetings in 2013:-

Wednesday, 17 July 2013;
Wednesday, 14 August 2013 (provisional);
Wednesday, 11 September 2013;
Wednesday, 9 October 2013;
Wednesday, 6 November 2013; and
Wednesday, 11 December 2013.

34. Minutes

(Item A5)

RESOLVED that the Minutes of the meetings held on 10 April 2013 and 23 May 2013 are correctly recorded and that they be signed by the Chairman.

35. Site Meetings and Other Meetings

(Item A6)

(1) The Committee noted that there would be a site visit to Bishops Down Primary School in Tunbridge Wells during the afternoon of Wednesday, 19 June 2013 and to

Dungeness during the afternoon of Tuesday, 2 July 2013. There would also be a training session on Waste Planning issues and Highways matters during the afternoon of Wednesday, 17 July 2013.

36. Oaken Wood Public Inquiry

(Item B1)

(1) The Head of Planning Applications Group informed the Committee that a decision from the Secretary of State for Local Government and Communities on the westerly extension to Hermitage Quarry, Aylesford (Minute 2011/37) was still outstanding.

(2) The Chairman agreed to write to the Secretary of State for Local Government and Communities requesting a decision on this matter at his earliest convenience.

37. Application AS/12/1041/ (KCC/AS/0306/2012) - Scrap metal recycling facility for the processing and storage of End of Life Vehicles (ELV) with some waste electrical and electronic equipment, construction of a concrete slab base, processing building, weighbridge, portacabin and welfare facilities, and use of a mobile crane and crusher at Glebe Farm, Duck Lane, Shadoxhurst; Highview Park Ltd

(Item C1)

The Committee noted that this application had been withdrawn.

38. Application AS/12/1322 (KCC/AS/0033/2012) - Change of use from warehousing storage to waste transfer station/ waste segregation and storage of non-hazardous waste streams at Unit 2, Thomas R Hills Ltd Site, Cobbs Wood Industrial Estate, Brunswick Road, Ashford; B Ball Contractors

(Item C2)

(1) Mr J N Wedgbury addressed the Committee as the Local Member. He took no further part in the decision making process for this application.

(2) The Head of Planning Applications Group undertook to inform the Minerals and Waste Planning Policy Team of Mrs E D Rowbotham's concerns about the use of fresh water for dust suppression. This would form a part of the emerging Kent Minerals and Waste Local Plan consultation process.

(3) RESOLVED that permission be granted to the application subject to conditions including conditions covering the time limit for implementation; the development being carried out strictly in accordance with the application plans and details; restrictions on the types of waste and throughput; hours of operation; use of equipment within the building; safeguarding areas for the storage of skips, containers, parking and manoeuvring; a restriction on the number of HGVs; the submission of a landscape plan including details of the existing trees and shrubs, the retaining wall and French drain; and adherence to the Dust Management Plan.

39. Application SW/12/1184 (KCC/SW/0310/2012) - variation of Condition 9 of Permission SW/05/1203 to amend permitted stockpile heights at Ballast Phoenix Incinerator Bottom As (IBA) Recycling Plant, Ridham Dock Industrial Complex, Iwade, Sittingbourne; Ballast Phoenix Ltd
(Item C3)

(1) Mr R Truelove informed the Committee that he had previously considered this matter in his capacity as a member of Swale Borough Council. He therefore addressed the Committee as the Local Member and took no further part in the decision making process for this application.

(2) The Head of Planning Applications reported correspondence from Mr Ben Stokes (a Member of Swale BC) giving his explanation of the reasons for the Borough Council's recommendation that permission should be granted for a trial period of 2 years.

(3) Mr Stephen Plumb from Iwade PC addressed the Committee in respect of his Parish Council's remaining concerns about the application. Ms J Holland (Ballast Phoenix) spoke in reply.

(4) Mr T Gates moved the recommendations of the Head of Planning Applications Group, seconded by Mr J N Wedgbury.

(5) Mr M Baldock moved an amendment (seconded by Mr A Terry) that permission be granted for a temporary period of 2 years.

Lost 3 votes to 11

(6) On being put to the vote, the recommendations of the Head of Planning Applications Group were carried by 11 votes to 3.

(7) RESOLVED that 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 submitted details; implementation of the Fugitive Emissions Management Plan and Risk Assessment submitted 12th March 2013; monitoring and maintenance of the dust management system; and the inclusion of all other conditions relevant to the existing Permissions SW/05/1203 and SW09/198.

40. Proposal SE/13/487 (KCC/SE/0039/2013) - Single storey building to accommodate 5 classrooms and associated works at Lady Boswell's CEP School, Plymouth Drive, Sevenoaks; KCC Property and Infrastructure Support
(Item D1)

(1) Mrs M E Crabtree was present for this item pursuant to Committee Procedure Rule 2.27 and spoke.

(2) The Head of Planning Applications Group reported correspondence from the Knole Paddock Residents' Association, Ms Julie Courtney (a local resident on behalf of Knole Paddock Residents' Association), the Sevenoaks DC Environmental and Operational Services Officer and from Mr Henry Pound (a local resident) raising concerns about the Proposal.

(3) In agreeing the recommendations of the Head of Planning Applications Group, the Committee asked for an additional Informative that it wished the revised Travel Plan to include a commitment to keep the top gate open for longer periods to enable pedestrian access associated with after school activities. It also specified that there should be a restriction on the delivery of construction materials before the school opened and at the end of the school day.

(4) 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 of details of all materials to be used externally; the submission of a scheme of landscaping; tree protection measures; the development being undertaken in accordance with the recommendations of the Ecological Scoping Survey; surface water drainage and infiltration to ground; land contamination; the submission of a revised School Travel Plan within 6 months of the date of this permission, its implementation and ongoing review. *This document to be prepared in liaison with local residents, and should include mechanisms for ongoing liaison in the future. Continuation and expansion of the parent permit scheme and increased supervision of the drop-off at the Suffolk Road car park should also be included;* 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; the submission of a Construction Management Strategy, including the location of site compounds and operative/visitor parking, details of site security and safety measures, lorry waiting and wheel washing facilities, community liaison & contact arrangements, and details of any construction accesses & management of the site access to avoid peak school times, including a restriction on the delivery of construction materials before the school opens and at the end of the school day; the submission of pre construction and post construction road condition surveys, and the making good of any damage; and measures to prevent mud and debris being taken onto the public highway; and
- (b) the applicant be advised of the following Informatives:-
 - (i) account should be taken of Environment Agency's advice relating to surface water drainage, waste and pollution prevention;
 - (ii) the potential for biodiversity enhancements should be explored; and
 - (iii) the revised Travel Plan should include a commitment to keep the top gate open for longer periods to enable pedestrian access associated with after school activities.

41. Proposal GR/13/146 (KCC/GR/0032/2013) - Two storey building, additional car parking and parents' drop-off at St Botolphs CEP School, Dover Road, Northfleet; Governors of St Botolph's CEP School and KCC Property and Infrastructure Support
(Item D2)

(1) The Head of Planning Applications Group informed the Committee that Sport England had withdrawn its objection to the proposal, and referred to a petition received from local residents objecting to the proposal prior to the submission of the amendments. There would therefore be no need to refer the proposal to the Secretary of State if the Committee was minded to grant permission.

(2) In agreeing the revised recommendations of the Head of Planning Applications Group, the Committee specified that there should be a restriction on the delivery of construction materials before the school opened and at the end of the school day.

(3) RESOLVED that: -

- (a) permission be granted 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; a scheme of landscaping, including details of species, source, location of saplings to be planted as well as mitigation and visual impact information be provided, and hard surfacing, its implementation and maintenance; an investigation of the landscaping to the northern boundary of the school, near to the proposed extension; measures to protect those trees to be retained; mitigation measures for potentially roosting, foraging and commuting bats; lighting being designed to have minimal impact on any bats; the development according with the recommendations of the Ecology Survey; no tree removal taking place during the bird breeding season; replacement trees being planted to compensate for the ones lost as a result of the development; hours of working during construction being restricted to between the hours of 0800 and 1800 Mondays to Fridays and between the hours of 0900 and 1300 on Saturdays, with no operations on Sundays and Bank Holidays; measures to prevent mud and debris being taken onto the public highway; the submission of a Construction Management Plan, including access, parking and circulation within the site for contractors and other vehicles related to construction operations; details being submitted and approved, including the location of dropped kerbs, the extent of the parking restriction, the boundary of the adopted public highway and the extent of the footway along the back of the drop off parking bays; a scheme to deal with the risks associated with the contamination of the site being submitted and approved in writing by the County Planning Authority; a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of that remediation being submitted to and approved in writing by the County Planning Authority; no infiltration of surface water drainage into the ground being permitted other than with the express written consent of the County Planning Authority; the submission of a revised School Travel Plan within 6 months of the date of this permission, its implementation and

ongoing review; and a restriction on the delivery of construction materials before the school opens and at the end of the school day; and

- (b) the applicants be advised by Informative that any works carried out providing a dropped kerb crossing as part of the Dykes Pit housing development needs to be co-ordinated and not affected by the proposed drop off area.

42. Proposal MA/13/0091 (KCC/MA/0436/2012) - Multi use games area (MUGA) at Roseacre Junior School, The Landway, Bearsted; Governors of Roseacre Junior School
(Item D3)

RESOLVED that:-

- (a) 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 restriction on construction hours; details of the temporary construction compound and storage areas; hours of use being restricted to term time only; restriction to School's own use; a restriction to prevent the use of floodlighting at the proposed site; the submission of landscaping and planting proposals for the site; and tree protection measures; and
- (b) the applicant be advised by Informative that opportunities should be sought to improve biodiversity at the site.

43. Proposal SE/13/1206 (KCC/SE/0137/2013) - Single storey extension to provide 2 classrooms at St John's CEP School, Bayham Road, Sevenoaks; KCC Property and Infrastructure Support
(Item D4)

(1) Mrs M E Crabtree was present for this item pursuant to Committee Procedure Rule 2.27 and spoke.

(2) Mr Chris Dance (the neighbouring local resident) addressed the Committee in respect of his concerns over the proposed landscaping scheme. Mr Stephen Coomber (HMY Architects) spoke in reply.

(3) In agreeing the recommendations of the Head of Planning Applications Group, the Committee noted the applicant's willingness to discuss tree planting with Mr Dance and agreed that the tree planting condition should take full account of the correct species, location and maintenance. It also specified that there should be a restriction on the delivery of construction materials before the school opened and at the end of the school day.

(4) RESOLVED that permission be granted to the proposal subject to conditions, including conditions the standard time limit; construction materials being

limited to those proposed; tree protection and planting measures being implemented as proposed; the submission of a landscaping scheme, including the incorporation of tree planting to the site boundaries and provision for good arboricultural practice in terms of design, implementation and maintenance; hours of construction; a restriction on the delivery of construction materials before the school opens and at the end of the school day; measures to prevent mud on the highway; the provision of beacon light to the school signs; and a revised School Travel Plan.

44. 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) County Council developments;
- (c) Screening opinions under the Town and Country Planning (Environmental Impact Assessment) Regulations 2011; and
- (d) Scoping opinions under the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (None).