

PLANNING APPLICATIONS COMMITTEE

MINUTES of a meeting of the Planning Applications Committee held in the Council Chamber, Sessions House, County Hall, Maidstone on Wednesday, 17 July 2013.

PRESENT: Mr J A Davies (Chairman), Mr C P Smith (Vice-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 S C Manion, Mr R J Parry, Mrs E D Rowbotham, Mr T L Shonk, Mr C Simkins, Mr A Terry and Mr J N Wedgbury

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

UNRESTRICTED ITEMS

45. Minutes - 7 June 2013

(Item 4)

RESOLVED that the Minutes of the meeting held on 7 June 2013 are correctly recorded and that they be signed by the Chairman.

46. Site Meetings and Other Meetings

(Item A4)

(1) The Committee noted that it would receive two training presentations following the meeting. These would be on the topics of "Highways issues" and the Kent Minerals and Waste Local Plan.

(2) The Committee also noted that the provisionally agreed August meeting of the Committee had been cancelled.

47. General Matters

(Item)

(1) The Head of Planning Applications Group, at the request of the Chairman, informed the Committee that the Secretary of State for Local Government and Communities had issued his decision agreeing with the Planning Inspectorate's recommendation to grant planning permission subject to condition and a legal agreement for the westerly extension to Hermitage Quarry, Aylesford (Minute 2011/37). This application had been called-in by the Secretary of State for his determination and the decision confirmed the Committee's decision to grant permission.

(2) The Committee agreed that the Chairman should write on its behalf to the Head of Planning Applications Group to thank her Team (particularly Mr Mike Clifton and Miss Angela Watts) for the considerable body of work undertaken in respect of the very complex planning issues involved in the determination of this application.

(3) The Head of Planning Applications Group also informed the Committee of the receipt of three (so far not validated) planning applications for exploratory boreholes in East Kent. To curtail any rumours to the contrary, she stressed that these were not applications for fracking and agreed to inform all Members of the Committee once the validation was complete and the consultation period had begun.

48. Proposal GR/13/0118 (KCC/GR/0024/2013) - Perimeter fencing at Rosherville CE Primary School, London Road, Northfleet; Governors of Rosherville CE Primary School

(Item D1)

(1) The Head of Planning Applications Group informed the Committee that the Gravesham Local Plan Second Review document had been replaced by the Gravesham Local Plan Core Strategy as the relevant Development Plan Policy. This made no material difference to her recommendations for this particular application.

(2) On being put to the vote, the Head of Planning Applications Group's recommendations were agreed by 11 votes to 5.

(3) RESOLVED that permission be granted to the proposal subject to conditions, including conditions covering the standard time limit; and the development being carried out in accordance with the submitted details, plans and specifications.

49. Proposal MA/13/898 (KCC/MA/0132/2013) - Six classroom extension, hall extension and 16 car parking spaces at St John's CE Primary School, Provender Way, Grove Green, Maidstone; KCC Property and Infrastructure

(Item D2)

(1) During discussion of this item, Members of the Committee asked whether future reports could provide more detail on the definitions of "Good" and "Very Good" Building Environmental Performance.

(2) RESOLVED that 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; details of all external lighting; a scheme of landscaping, including replacement tree planting, and additional screening to the west of the car park area, its implementation and maintenance; measures to protect those trees to be retained; no tree removal taking place during the bird breeding season; the provision and permanent retention of the car parking, covered cycle parking and turning/loading/unloading areas as shown on the submitted plans; hours of working during construction and demolition being restricted to between 0800 and 1800 Mondays to Fridays and between the hours of 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 a restriction on traffic movements at peak school times; and measures to prevent mud and debris being taken onto the public highway.

50. Proposal SH/13/415 (KCC/SH/0139/2013) - Two timber framed classrooms at Highview School, Moat Farm Road, Folkestone; Governors of Highview School
(Item D3)

- (1) The Head of Planning Applications Group informed the Committee of the views of the Local member, Mr F McKenna raising no objection to the Proposal.
- (2) RESOLVED that temporary permission be granted to the proposal until 30 April 2016 (to coincide with the previous temporary consent that was granted for the double mobile classroom) subject to conditions, including conditions covering The development being carried out in accordance with the permitted details; hours of working during construction being restricted to between the hours of 08.00 and 18.00 Mondays to Fridays and between the hours of 09.00 and 13.00 on Saturdays, with no operations on Sundays and Bank Holidays; no construction vehicles delivering materials entering or leaving the site between the hours of 08:00 to 09:00 and 14:30 to 15:30 Mondays to Fridays; an increase to the boundary planting around the Design and Technology classroom; and the School Travel Plan being monitored regularly to reduce traffic and parking around the school.

51. Proposal MA/13/0582 (KCC/MA/0064/2013) - Floodlights to existing multi-use games area (MUGA) at Madginford Park Junior School, Egremont Road, Bearsted; Governors of Madginford Park Junior School
(Item D4)

- (1) Mr M A C Balfour informed the Committee that he was the Chairman of a charitable trust that employed J A Warner as a surveyor. Although this same firm was acting as agent for the applicants, this was neither a disclosable pecuniary interest nor an other significant interest, nor an interest that would in any way prevent him from approaching the determination of the application with an open mind.
- (2) The Head of Planning Applications Group reported that the applicants no longer wished for the proposed floodlighting to be used on Saturdays, and this aspect had been removed from the application.
- (3) RESOLVED that: -
 - (a) permission be granted to the proposal subject to conditions, including conditions covering the standard 5 year time limit for implementation; the development being carried out in accordance with submitted details; a restriction on construction hours to those applied for; details of the temporary construction compound and storage areas; restriction of use of the MUGA to the School itself; a requirement for the lights to be turned off when not in use; and a restriction on hours of use until 8.30pm on Mondays to Fridays with no use on Saturdays, Sunday or Bank Holidays; and
 - (b) the applicant be given general advice by Informative on:-
 - (i) biodiversity and development; and

- (ii) tree protection measures during construction.

52. 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).