

PLANNING APPLICATIONS COMMITTEE

MINUTES of a meeting of the Planning Applications Committee held in the Council Chamber, Sessions House, County Hall, Maidstone on Wednesday, 9 October 2013.

PRESENT: Mr J A Davies (Chairman), Mr C P Smith (Vice-Chairman), Mr M Baldock, Mr M A C Balfour, Mr R H Bird (Substitute for Mr I S Chittenden), Mr M Heale, Mr P M Harman, Mr P J Homewood, Mr T A Maddison, Mr S C Manion, Mr B Neaves (Substitute for Mr A Terry), Mr R J Parry, Mrs E D Rowbotham, Mr T L Shonk, Mr C Simkins, Mr R Truelove and Mr J N Wedgbury

ALSO PRESENT: Mr D Smyth

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

UNRESTRICTED ITEMS

62. Minutes - 11 September 2013

(Item 4)

- (1) The Committee noted in respect of Minute 58 (1) that Mr Truelove was a resident of Berkeley Court Estate rather than Berkeley Park as set out in the draft Minutes.
- (2) The Head of Planning Applications Group clarified that the training presentation on 6 November 2013 would be on the Government's advice for handling onshore oil or gas proposals rather than shale gas.
- (3) RESOLVED that subject to (1) and (2) above, the Minutes of the meeting held on 11 September 2013 are correctly recorded and that they be signed by the Chairman.

63. Site Meetings and Other Meetings

(Item A4)

- (1) The Committee noted that it would, in due course, be advised of possible changes to the arrangements for consulting the public on the three exploratory borehole applications in the Dover area.
- (2) The Head of Planning Applications Group confirmed that there would be a training session following the Committee meeting on 6 November 2013 on the subject of the Government's advice on handling proposals for onshore oil and gas proposals.

64. Application SH/12/850 (KCC/SH/0323/2012) - Change of use from light industry to recycled ferrous and non-ferrous waste metal transfer unit at Units A and B, Highfield Industrial Estate, Bradley Road, Folkestone; Cube Metal Ltd (Item C1)

- (1) Mr B Neaves informed the Committee that he was the Local Member for this application. He had not expressed any views on the application and was able to approach its determination with a fresh mind.
- (2) The Head of Planning Applications Group recommended the strengthening of the proposed fly tipping condition to require the applicant to clear away any fly tip material associated with activities on site. This was agreed.
- (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; a restriction on waste types and throughput; hours of operation; no processing activity or picking up by collection vehicles taking place on Sundays; use of equipment taking place within the building; the safeguarding of parking and manoeuvring; provision of cycle parking; the roller shutter doors being kept closed; and measures to prevent fly tipping, including a requirement on the operator to clear away any fly tip material associated with activities on site.

65. Proposal AS/13/776 (KCC/AS/0203/2013) - 8 classroom two storey extension and associated works at John Wesley CEP School, Wesley School Road, Ashford; KCC Property and Infrastructure Services (Item D1)

- (1) Mr D Smyth was present for this item pursuant to Committee Procedure Rule 2.24 and spoke.
- (2) The Head of Planning Applications Group reported the recent receipt of further views from Ashford BC as both planning authority and landowner of the adjacent land. An amended off-site planning layout had also been submitted to accompany the proposal. She therefore tabled a revised recommendation which took into account these new factors.
- (3) The Committee agreed to amend the updated School Travel Plan condition by specifying that it would be the subject of an annual review involving all the relevant stakeholders.
- (4) On being put to the vote, the revised recommendations were agreed as amended in (6) above by 16 votes to 1.
- (5) RESOLVED that: -
 - (a) permission be granted to the proposal (as amended by Drawing No. 12668/25C) subject to conditions, including conditions covering the standard time limit; the development being carried out in accordance with the permitted details; the materials matching the existing, as detailed within the proposal; details of external lighting to the building

and car parking; provision of tree planting as shown on the submitted drawings; provision of car parking and circulatory space prior to first occupation, and its subsequent retention; provision of the raised table/crossing points across Wesley School Road prior to first occupation of the buildings; submission of an updated School Travel Plan within 3 months of occupation and its annual review thereafter involving all the relevant stakeholders; 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 strategy, including access, parking and circulation within the site for contractors and other vehicles related to construction and demolition operations; measures to prevent mud and debris being taken onto the public highway; and

(b) the applicant be advised by Informative that:-

- (i) the letter from Public Rights of Way contains general Informatives with regard to works adjacent to and/or on a Public Right of Way. It is also advised that 'the granting of planning permission confers on the developer no other permission or consent or right to close or divert any Public Right of Way at any time without the express permission of the Highways Authority';
- (ii) the removal of the width restrictions, the 16 parking spaces on the verge of Wesley School Road, alteration to the footway, and the raised crossing table on Wesley School Road will be subject to a memorandum of understanding with Kent County Council Highways and Transportation, and that the Agreements Team should be contacted to discuss further; and
- (iii) the applicant is requested to liaise with Ashford BC regarding the scope for additional roadside tree planting as part of the landscaping proposal for the proposed Singleton Park.

66. 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).

