

PLANNING APPLICATIONS COMMITTEE

MINUTES of a meeting of the Planning Applications Committee held in the Council Chamber, Sessions House, County Hall, Maidstone on Wednesday, 19 November 2014.

PRESENT: Mr J A Davies (Chairman), Mr C P Smith (Vice-Chairman), Mr M Baldock, Mr M A C Balfour, Mrs P Brivio, Mr L Burgess, Mr N J D Chard (Substitute for Mr M J Angell), Mr I S Chittenden, Mr T Gates, Mr P M Harman, Mrs S V Hohler (Substitute for Mrs P A V Stockell), 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

ALSO PRESENT: Mr F McKenna, Mr R Truelove and Mr M E Whybrow

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

UNRESTRICTED ITEMS

80. Minutes - 22 October 2014
(Item A3)

RESOLVED that the Minutes of the meeting held on 22 October 2014 are correctly recorded and that they be signed by the Chairman.

81. Proposal SW/14/500739 (KCC/SW/0189/2014) - Expansion of Iwade Primary School from 2 FE to 3FE, including a two-storey extension to the existing school building, new access via School Lane and additional parking spaces together with new hard and soft landscaping at Iwade Primary School, School Lane, Iwade; KCC Property and Infrastructure Support
(Item D1)

(1) Mr R Truelove was present for this item pursuant to Committee Procedure Rule 2.27 and spoke.

(2) the Head of Planning Applications Group undertook to ensure that the cycle rack would be sheltered.

(3) Mr I S Chittenden moved, seconded by Mr M Baldock that consideration of this application be deferred to enable further consideration of the highways issues.

(4) Following discussion and with the agreement of the Committee, Mr Chittenden withdrew the motion set out in (3) above.

(5) The Committee agreed to accept the following amendments to the recommendations of the Head of Planning Applications Group:-

Amended condition on Travel Plan

Prior to the occupation of the classroom accommodation, an updated travel plan shall be submitted for the written approval of the County Planning Authority. The Travel Plan shall review whether any local parking restrictions are necessary to assist travel movement during peak time, in addition to encouraging sustainable travel and responsible parking behaviour by parents. It shall also include measures for effective engagement between school, parents, the local community and the local Joint Transport Board and shall be reviewed on an ongoing basis, the first taking place 6 months from occupation of the classroom accommodation hereby approved. The Travel Plan shall be reviewed on a 6 monthly basis thereafter.

Additional Condition

Prior to occupation of the classroom accommodation, a Local Traffic Management Plan shall be submitted for the written approval of the County Planning Authority. The Local Traffic Management Plan shall review the existing situation in detail and propose robust solution/on street restrictions in close proximity to the School shall. Such a Plan shall demonstrate engagement with the local community and the local Joint Transport Board.

(6) Pursuant to Committee Procedure Rule 2.26 (4), one third of the voting Members present required that the way all Members cast their vote should be recorded in the Minutes.

(7) The Chairman put the recommendations of the Head of Planning Applications Group as amended in (5) above to the vote when the voting was as follows:

For (14)

Mr M Balfour, Mrs P Brivio, Mr N Chard, Mr I Chittenden, Mr J Davies, Mr T Gates, Mr P Harman, Mrs S Hohler, Mr T Maddison, Mr R Parry, Mrs E Rowbotham, Mr C Simkins, Mr C Smith, Mr J Wedgbury,

Against (3)

Mr M Baldock, Mr L Burgess, Mr T Shonk.

Abstain (1)

Mr A Terry

Motion Carried

(8) 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 the permitted details; the submission of details of all materials to be used externally; the submission of a scheme of landscaping reflecting the local landscape character, including hard surfacing, its implementation and

maintenance; the development proceeding with adequate measures to protect those trees to be retained; the provision of a replacement hard play area prior to first occupation of the development; the submission of a method statement for avoidance of impacts on reptiles and amphibians, as specified by the County Council's Biodiversity Officer; the development proceeding with no tree removal during the bird breeding season; the carrying out of the proposed development according with the recommendations of the submitted ecological surveys and the further recommendations of the County Council's Biodiversity Officer; prior to the occupation of the classroom accommodation, an updated travel plan shall be submitted for the written approval of the County Planning Authority. The Travel Plan shall review whether any local parking restrictions are necessary to assist travel movement during peak time, in addition to encouraging sustainable travel and responsible parking behaviour by parents. It shall also include measures for effective engagement between school, parents, the local community and the local Joint Transport Board and shall be reviewed on an ongoing basis, the first taking place 6 months from occupation of the classroom accommodation hereby approved. The Travel Plan shall be reviewed on a 6 monthly basis thereafter; the provision and retention of vehicular and pedestrian access points, car parking and sheltered cycle parking prior to first occupation of the development; the vehicular entrance gates being hung to open away from the highway only and being set back a minimum distance of 5.5 metres from the carriageway edge; the provision and retention of visibility splays; the proposed development according with requirements relating to any contaminated land; hours of working during construction and demolition being restricted to between 0800 and 1800 on Mondays to Fridays 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 access, lorry routing, parking and circulation within the site for contractor's and other vehicles related to construction and demolition operations; measures being adopted to prevent mud and debris being taken onto the public highway; and prior to occupation of the classroom accommodation, a Local Traffic Management Plan shall be submitted for the written approval of the County Planning Authority. The Local Traffic Management Plan shall review the existing situation in detail and propose robust solution/on street restrictions in close proximity to the School shall. Such a Plan shall demonstrate engagement with the local community and the local Joint Transport Board; and

- (b) the applicant be advised by Informative that: -
- (i) with regard to the requirement to prepare and submit a (revised/amended) School Travel Plan, the applicant is advised to register with Kent County Council's Travel Plan Management system "Jambusters" (a county wide initiative aiding Schools in the preparation and ongoing monitoring of School Travel Plans);
 - (ii) their attention is drawn to the letter from Highways and Transportation in which it is noted that it is the responsibility of the applicant to ensure that all necessary highway approvals and

consents where required are obtained; and

- (iii) with regard to the required landscaping scheme, Swale Borough Council's Landscape Character Supplementary Planning Document must be used to inform the design and species choice, and to ensure enhancements are made where possible;
- (iv) the brash pile and grass clipping pile situated to the east of the proposed car park area should be retained as additional wildlife features within the site. If removal of the piles is required, advice from a suitably experienced and great crested newt-licensed ecologist must be sought to ensure that the removal does not result in offences against protected species; and
- (v) their attention is drawn to the letter from Public Rights of Way which 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.

82. Proposal SH/14/0694 (KCC/SH/0151/2014) - 1FE primary School , including two-storey school building,hard and soft playing pitches, vehicular and pedestrian access ways, on-site drop off area, parking and cycle parking provision, landscaping and the retention of the existing MUGA at St Mary's Playing Field, Warren Way, Folkestone; KCC Property and Infrastructure Support.
(Item D2)

(1) Mr F McKenna and Mr M Whybrow were present for this item pursuant to Committee Procedure Rule 2.27 and spoke.

(2) Mrs M Lawes and Mr S Plumstead spoke as representatives of local residents in opposition to the proposal. Mr D Adams (KCC Education and Young People's Services) spoke in reply.

(3) The Head of Planning Applications Group reported correspondence from the Kent County Playing Fields Association supporting the objection from Sport England.

(4) The recommendations of the Head of Planning Applications Group were amended so that the site and sports facilities would be available for community use/hire between 5.30pm and 9.00 pm on weekdays and between 9.30 am and 5.30 pm at weekends. The site would also be available from 8am to 5pm on weekdays provided that this did not conflict with the School's operational requirements

(5) On being put to the vote, the recommendations of the Head of Planning Applications Group were agreed (as amended in (4) above) by 11 votes to 6.

(6) Mr M Baldock requested pursuant to Committee Procedure Rule 2.26 (3) that his vote against the proposal be recorded.

(7) RESOLVED that:-

- (a) the application be referred to the Secretary of State for Communities and Local Government and subject to his decision, permission be granted to the proposal subject to conditions, including conditions covering the standard five year time limit; the development being carried out in accordance with the permitted details; a management plan for the areas of ecological enhancement; a scheme of landscaping, including hard surfacing, its implementation and maintenance; details of fencing; measures to minimise the risk of crime; details of a surface water drainage scheme; works being carried out in accordance with the agreed reptile mitigation strategy; a management plan for the areas of ecological enhancement; a detailed lighting strategy for prior approval, including the prohibition of floodlighting; a programme of archaeological works; arboricultural works being carried out in accordance with the British Standard; tree protection measures; a School Travel Plan being submitted after six months of occupation; a Road Traffic Order being sought to extend parking restrictions on Warren Way; the provision of parking facilities for site personnel and visitors prior to commencement of work on site and for the duration of construction; measures to prevent the discharge of surface water from the accesses onto the highway; the provision and permanent retention of the vehicle parking spaces, vehicle loading/unloading and turning facilities and cycle parking facilities; provision and maintenance of the visibility splays shown on the submitted plans with no obstructions over 0.6 metres above the carriageway level within the splays; completion and maintenance of the accesses; hours of working during construction and demolition being restricted to between 0800 and 1800 on 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, lorry routing, parking and circulation within the site for contractor's and other vehicles related to construction and demolition operations; measures to prevent mud and debris being taken onto the public highway; and the site and sports facilities being available for community use/hire between 5.30 pm and 9.00 pm on weekdays and between 9.30 am and 5.30 pm at weekends, as well as being available from 8 am to 5 pm on weekdays provided that this does not conflict with the School's operational requirements; and
- (b) the applicant be advised by Informative that:-
- (i) it is the responsibility of the applicant to ensure that before the development is commenced, all necessary highway approvals and consents are obtained and that the limits of highway boundary are clearly established in order to avoid any enforcement action being taken by the Highway Authority. The applicant must also ensure that the details shown on the approved plans agree in every aspect with those approved under such legislation and common law. It is therefore important for the applicant to contact KCC Highways and Transportation to progress this aspect of the works prior to commencement on site. Planning permission does not convey any approval for construction of the required vehicular crossing, or any other works within the highway for which a statutory licence must be obtained;

- (ii) no furniture may be erected on or across Public Rights of Way without the express consent of the Highway Authority. There must be no disturbance to the surface of the right of way, or obstruction of its use, either during or following any approved development. 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 highway Authority;
- (iii) it is advised to register with Kent County Council's Travel Plan Management system 'Jambusters'; and
- (iv) there should be no mechanical excavations taking place above or within 0.5m of the low pressure system, 0.5m of the medium pressure system and 3m of the intermediate pressure system. The applicant should, where required, confirm the position of mains using a hand dug trial hole. A colour copy of the plans and the gas safety advice booklet should be passed to the senior person on site in order to prevent damage to the plant.

83. Proposal DA/14/948 (KCC/DA/0029/2014) - Demolition of existing dining hall and kitchen with the erection of a two-storey 6 classroom block with associated ancillary accommodation; new single storey dining hall and kitchen. Provision of 33 additional car parking spaces and new access with drop-off facility from Eynsford Road at Knockhall Primary School, Eynsford Road, Greenhithe; KCC Property and Infrastructure Support
(Item D3)

(1) The Head of Planning Applications Group reported a request from Swanscombe and Greenhithe TC requesting the inclusion of a condition requiring a parking and safety survey after 6 months. She advised that this request was best covered by requiring a review of the School Travel Plan every six months. This was agreed.

(2) 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 the permitted details; the submission and approval of details of all materials to be used externally; the submission and approval of revised details of car parking and vehicular accesses, showing aisle widths of 6 metres, and showing proposed signage including "ENTRANCE" on the western access and "EXIT" on the eastern access; the provision and retention of the vehicle parking spaces; the submission and approval of an updated School Travel Plan within 6 months of occupation of the classroom block, its implementation and on-going six-monthly review; a programme of archaeological work being submitted and approved; any proposed changes to the existing lighting being designed to be sensitive to bat use of the site; the development being undertaken in accordance with the recommendations of the Ecological Survey and protected species surveys; no vegetation clearance taking place during the bird breeding season; the submission and approval of a Construction Environmental Management Plan; the submission and approval of an Ecological Design Strategy; the submission and approval of a scheme of landscaping; the submission and approval of a Tree Protection Plan and the development being undertaken in accordance with the

recommendations of the Tree Survey; the submission and approval of an Arboricultural Method Statement explaining how the construction would be carried out with regard to the retained trees; the inclusion of tree protection measures; the submission and approval of a detailed design for a Sustainable Urban Drainage System scheme to improve drainage in the vicinity of the parents' drop-off facility; no infiltration of surface water drainage; the submission and approval of a Construction Management Strategy, including methods and hours of working, location of site compounds and operative/visitors' facilities, details of how the site access would be managed to avoid peak school times, and details of any construction accesses as well as an undertaking that no heavy goods vehicles are to reverse into or out of the site unless under the supervision of a banksman; measures to prevent mud and debris being deposited onto the public highway; and hours of working during construction and demolition being restricted to between 0800 and 1800 on Mondays to Fridays and between the hours of 0900 and 1300 on Saturdays, with no operations on Sundays and Bank Holidays; and

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

(i) the School should advise parents to use a voluntary one-way system north to south along Eynsford Road;

(ii) the granting of planning permission does not convey any approval for construction of the new vehicle crossover (i.e. dropped kerb) or any other works in the highway or affecting it. A licence must be obtained for such works. The Applicant should contact Kent County Council Highways and Transportation at

www.kent.gov.uk/roads_and_transport/highway_improvements/parking/dropped_kerbs.aspx telephone: 0300 418181) in order to obtain the necessary Application Pack. Please allow at least eight weeks' notice; and

(iii) if contamination is found, the developer should address risks to controlled waters from contamination at the site, following the requirements of the NPPF and the Environment Agency's (EA) Guiding Principles for Land Contamination. The EA recommends that developers should follow the risk management framework provided in CLR11 *Model Procedures for the Management of Land Contamination* when dealing with land affected by contamination. The EA also recommends that they should refer to the EA's Guiding Principles for land contamination for the type of information that they require in order to assess risks to controlled waters from the site. The Local Authority can advise on risk to other receptors, such as human health. Further information can be gained from the Environment Agency's website at:

www.gov.uk/government/organisations/environment-agency.

84. 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).