

KENT COUNTY COUNCIL

PLANNING APPLICATIONS COMMITTEE

MINUTES of a meeting of the Planning Applications Committee held in the Council Chamber, Sessions House, County Hall, Maidstone on Wednesday, 11 February 2015.

PRESENT: Mr J A Davies (Chairman), Mr C P Smith (Vice-Chairman), Mr M J Angell, Mr M A C Balfour, Mr R H Bird (Substitute for Mr I S Chittenden), Mr N J D Chard (Substitute for Mr R J Parry), Mrs V J Dagger (Substitute for Mr C Simkins), Mr T Gates, Mr P M Harman, Mr T A Maddison, Mrs E D Rowbotham, Mr T L Shonk, Mrs P A V Stockell, Mr A Terry, Mr R Truelove (Substitute for Mrs P Brivio) 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 A Pigott (Strategic Transport and Development Planner) and Mr A Tait (Democratic Services Officer)

UNRESTRICTED ITEMS

7. Minutes - 21 January 2015
(Item A3)

RESOLVED that the Minutes of the meeting held on 21 January 2015 are correctly recorded and that they be signed by the Chairman.

8. Site Meetings and Other Meetings
(Item A4)

(1) The Committee was notified that there would be no site visits on 11 March 2015 and was asked to set aside the afternoon of 8 April instead.

9. General Matters
(Item)

(1) The Head of Planning Applications Group referred to Minute 15/3 (1) and (2) and informed the Committee that the Department for Communities and Local Government (DCLG) had raised the possibility of bringing forward the date of the Public Inquiry into Application DA/13/967 at Swanscombe to June 2015. The DCLG was also expecting the Secretary of State to give his decision on whether to call in the St Mary's Playing Field, Folkestone Proposal by late February.

(2) The Head of Planning Applications Group referred to Minute 15/3 (3) and advised that the activity that Mr Baldock had referred to was not development that needed planning permission. KCC's Waste Management Unit had, however, agreed not to carry out any further works prior to the determination of the application at Cryalls Lane, Borden.

10. Proposal SE/14/13/R36 - Construction Management Strategy for the redevelopment of the Knole (East) Academy at the former Wildernesse School, Seal Hollow Road, Sevenoaks; KCC Property and Infrastructure Services
(Item D1)

(1) Mr N J D Chard informed the Committee that he was a Local Authority Governor at the Knole Academy. This did not disqualify him from considering the Proposal in his capacity as a Member of the Planning Applications Committee.

(2) The Head of Planning Applications Group informed the Committee that no further views had been received from Sevenoaks DC, Sevenoaks TC or from the Wildernesse Residents Association.

(3) In agreeing the recommendations of the Head of Planning Applications Group, the Committee included a stipulation as set out in (4) below.

(4) RESOLVED that approval be given to the Construction Strategy as amplified and amended subject to a stipulation that HGVs will access the site via Seal Road (A25) and shall only use the section of Seal Hollow Road between the construction access points and Seal Road and that a Banksman/Traffic Marshall will be on site from 8.00 am to take active measures to prevent HGVs waiting in Seal Hollow Road before 9.00 am and (in exceptional circumstances) to enable them to enter the site should they arrive before that time. Any such instances are to be notified the same day to the Local Planning Authority in order that compliance with the Construction Management Scheme can be effectively monitored.

11. Proposal SW/14/1543/R3 and R4 - Details pursuant to Condition 3 (external materials) and 4 (external lighting) at Tunstall CE Primary School, Tunstall Road, Tunstall; KCC Property and Infrastructure Services
(Item D2)

(1) Mr R Truelove informed the Committee that he was the Local Member. He had not pre-determined the proposal and would therefore be able to approach its determination with a fresh mind.

(2) Representations concerning the application had been circulated to all Members of the Committee. These were from the Local Member, Mr L Burgess; Tunstall PC; Mr L Fincham; Mr P Stephen; Mrs A Spicer; Mrs S Senior; Mrs S Stephen; and Mrs E Buck.

(3) In agreeing the recommendations of the Head of Planning Applications Group, the Committee agreed that the number of colours of the panels would be limited to the four already agreed; that there would be a limit of 10 times per year on the number of occasions on which the lights could be on for post-school activities and that the latest time for the lights to be on would be 10.00 pm. The Committee also agreed an Informative strongly urging the applicants to consider LED Lighting.

(4) RESOLVED that:-

- (a) approval be given to the additional details submitted pursuant to Condition 3 (external materials) and Condition 4 (additional lighting) of Permission SW/14/153/R3 and R4 subject to a limit on the colours to the four already permitted; a limit on the number of occasions on which the lights can be on for post school activities to 10 per year and for the latest time for the lights to be on being 10.00pm; and
- (b) the applicants be strongly encouraged by Informative to explore the potential for the use of LED Lighting at this site in light of the County Council's move towards LED lighting across its estate.

12. Proposal MA/14/504889 (KCC/MA/0315/2015) - Extension and refurbishment of the existing sports pavilion at Maidstone Grammar School, Barton Road, Maidstone; Governors of Maidstone Grammar School
(Item D3)

(1) Mr R H Bird informed the Committee that he was the Local Member. He had not expressed any opinion on the Proposal in this capacity and was able to approach its determination with a fresh mind.

(2) The Head of Planning Applications Group tabled revised recommendations in the light of additional comments received from the County Ecologist in respect of bat mitigation. These were agreed.

(3) 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 of details of all materials to be used externally, including details of joinery; a detailed scheme of landscaping, its implementation and maintenance; measures to protect those trees to be retained; no tree removal taking place during the bird breeding season; details of a biodiversity statement, including mitigation measures for bats; any external lighting being designed to avoid illumination of the proposed bat roosting points and the tree line to the south of the site; a programme of archaeological works; 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 or 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; measures to prevent mud and debris being taken on to the public highway; and measures to prevent dust nuisance during the demolition phase; and
- (b) the applicant be advised by Informative that in the opinion of the County Ecologist, the proposed works are likely to require a European Protected Species mitigation licence. They are therefore strongly advised to further investigate the need for such a licence before proceeding to carry out the works in order to avoid committing an offence.

13. County matter 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).