

PLANNING APPLICATIONS COMMITTEE

Wednesday, 11th March, 2015

10.00 am

**Council Chamber, Sessions House, County Hall,
Maidstone**



AGENDA

PLANNING APPLICATIONS COMMITTEE

Wednesday, 11th March, 2015, at 10.00 am
Council Chamber, Sessions House, County
Hall, Maidstone

Ask for: **Andrew Tait**
Telephone: **03000 416749**

*Tea/Coffee will be available from 9:30 **outside the meeting room***

Membership (19)

- Conservative (10): Mr J A Davies (Chairman), Mr C P Smith (Vice-Chairman),
Mr M J Angell, Mr N J D Chard, Mr T Gates, Mr S C Manion,
Mr R J Parry, Mr C Simkins, Mrs P A V Stockell and
Mr J N Wedgbury
- UKIP (4) Mr M Baldock, Mr L Burgess, Mr T L Shonk and Mr A Terry
- Labour (3) Mrs P Brivio, Mr T A Maddison and Mrs E D Rowbotham
- Liberal Democrat (1): Mr I S Chittenden
- Independents (1) Mr P M Harman

UNRESTRICTED ITEMS

(During these items the meeting is likely to be open to the public)

A. COMMITTEE BUSINESS

1. Substitutes
2. Membership - To note that Mr N J D Chard has joined the Committee in place of Mr M A C Balfour
3. Declarations of Interests by Members in items on the Agenda for this meeting.
4. Minutes - 11 February 2015 (Pages 5 - 8)
5. Site Meetings and Other Meetings

B. GENERAL MATTERS

C. MINERALS AND WASTE DISPOSAL APPLICATIONS

1. Application GR/14/0615 (KCC/GR/0217/2014) - Ecological and landscape enhancement of Alpha Lake and Chalk Lake, including re-profiling and creation of new island features at Alpha Lake and Chalk Lake, North Sea Terminal, Salt Lane, Cliffe; Brett Aggregates Ltd (Pages 9 - 22)

D. DEVELOPMENTS TO BE CARRIED OUT BY THE COUNTY COUNCIL

1. Proposal SW/15/500171 (KCC/SW/0442/2014) - Renewal of permission for retention of three mobile buildings for a further period of five years at St George's CE Primary School, Chequers Road, Minster-on-Sea, Sheerness; Governors of St George's CE Primary School (Pages 23 - 34)
2. Proposal DO/15/38 (KCC/DO/0458/2014) - Removal of Condition 15 of Permission DO/14/521 to remove the provision of car parking spaces and manoeuvring area at Land adjoining the Deal Leisure Centre, Tides Park Avenue, Deal; Kent Integrated Adolescent Support Services (Pages 35 - 44)

E. COUNTY MATTERS DEALT WITH UNDER DELEGATED POWERS

1. County matter applications (Pages 45 - 48)
2. County Council developments
3. Screening opinions under Town and Country Planning (Environmental Impact Assessment) Regulations 2011
4. Scoping opinions under Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (None)

F. OTHER ITEMS WHICH THE CHAIRMAN DECIDES ARE URGENT

EXEMPT ITEMS

(At the time of preparing the agenda there were no exempt items. During any such items which may arise the meeting is likely NOT to be open to the public)

Peter Sass
Head of Democratic Services
03000 416647

Tuesday, 3 March 2015

(Please note that the background documents referred to in the accompanying papers may be inspected by arrangement with the Departments responsible for preparing the report. Draft conditions concerning applications being recommended for permission, reported in sections C and D, are available to Members in the Members' Lounge.)

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).

SECTION C
MINERALS AND WASTE DISPOSAL

Background Documents - the deposited documents, views and representations received as referred to in the reports and included in the development proposals dossier for each case and also as might be additionally indicated.

Item C1

Proposed ecological and landscape enhancement of Alpha Lake and Chalk Lake, such enhancement to include re-profiling and creation of new island features. Alpha and Chalk Lake, North Sea Terminal, Salt Lane, Cliffe, Kent, ME3 7SX. KCC/GR/0217/2014 (GR/14/0615)

A report by Head of Planning Applications Group to Planning Applications Committee on 11 March 2015.

Application by Brett Aggregates Limited for the importation of up to 1.2million m³ of naturally occurring inert materials in order to reduce the depth of Alpha and Chalk Lakes at Cliffe, Kent, in order to enhance their ecological value. KCC/DA/0217/2014 (GR/14/0615).

Recommendation: Permission be granted subject to conditions.

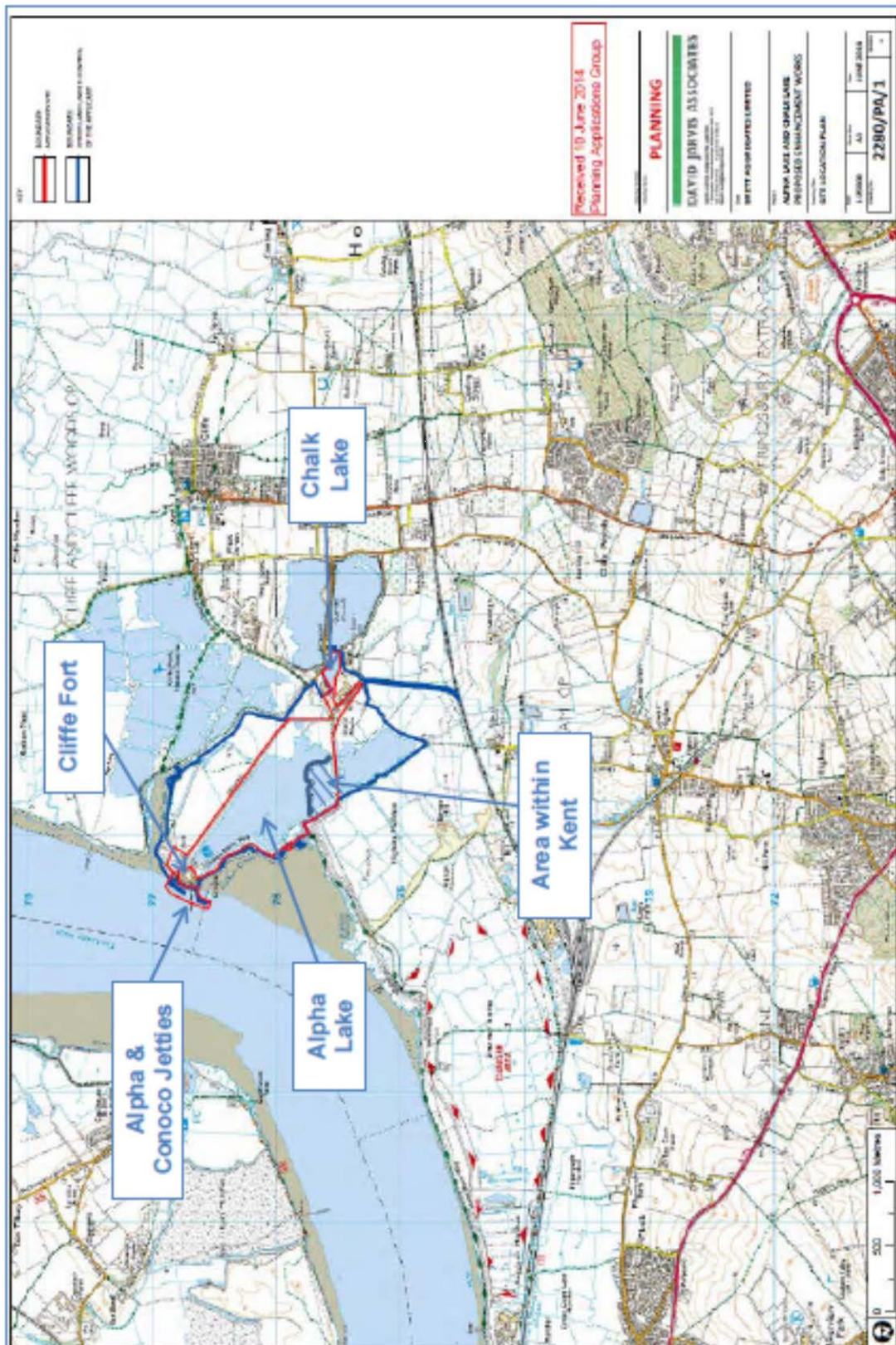
Local Member : Mr Bryan Sweetland

Classification: Unrestricted

Site and Background

1. The proposed site covers an area of some 89.74 hectares, the large majority of which falls within the administrative boundary of Medway Council with a small area in the southern part of the site covering an area of approximately 9 hectares falling within Kent. The site lies adjacent to the south west of the Cliffe Pools Nature Reserve which is managed by the RSPB. There is a Scheduled Monument located at Cliffe Fort which lies on the north eastern most tip of the site. There are a number of public rights of way within the vicinity of the site including the Saxon Shore Way.
2. The site comprises two existing wharves (Alpha Jetty and Conoco Jetty), Alpha Lake and Chalk Lake, an existing rail loading and unloading terminal together with internal haul routes from the wharves to the lakes. The existing Cliffe Works currently provides for the importation and processing of marine dredged aggregate operating under existing consents. The materials received and handled during the proposed habitat enhancement project would make use of this existing infrastructure, assisting in what the applicant considers to be the sustainable transportation of the materials
3. Alpha Lake is part of the Thame Estuary and Marshes Special Protection Area (SPA). The cited interest features are predominantly internationally significant numbers of non-breeding waders and waterfowl, particularly associated with the intertidal areas of the site. Alpha Lake also forms part of the Thames Estuary and Marshes Ramsar Site. The main reasons for its inclusion again relate to non-breeding and (to a lesser extent) breeding bird interests. Alpha lake also forms unit 49 of the South Thames Estuary and Marshes Site of Special Scientific Interest (SSSI). Chalk Lake is not the subject of any environmental or habitat regulations.
4. The Environment Agency Flood Map shows that the site is located in the 1 in 200 year tidal floodplains of the River Thames.

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Site Location Plan

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Planning History

5. Historic maps show a wharf, tramway and quarry works at Cliffe Works from the late 1890s onwards. Clay workings are shown at Alpha Lake from the 1960s onwards and Chalk Lake appears on maps from the mid-1970s onwards. Since then the works have been the subject of a number of permissions as the site has gradually evolved including a block manufacturing plant, a concrete batching plant, an aggregate processing plant and a rail terminal. Marine dredged aggregates are brought to Alpha Jetty by boat, then stockpiled at the wharves before being transported to the processing plant by conveyor. The RSPB is currently seeking permission for the importation of material recovered from river dredgings and other engineering projects and their deposition within the Cliffe Pools Nature Reserve. Documentation in support of this proposal notes that the deposition of material recovered from river dredgings has been permitted on that site since the 1960s.

Proposal

6. The proposals to enhance Alpha Lake and Chalk Lake would be achieved through the importation by boat, barge or rail of naturally occurring materials comprising clay, chalk and, sand and gravel materials derived from major tunnelling projects in the London area. These include the Thames Tideway Tunnel, Northern Extension Line, Crossrail 2, High Speed Rail 2 and other projects in London. The proposed development has been developed in close liaison with the RSPB and is intended to complement their proposals for the Cliffe Pools reserve to the north east of the site.
7. The key elements of the proposed development comprise the re-profiling of Alpha Lake in order to create extensive areas of shallows (<1m) and for the expansion of feeding grounds for waders and wildfowl which requires the reduction of the steep slopes around much of the Lake perimeter together with increasing the number of islands. A deeper water area in the sheltered southernmost part of the lake is intended to act as a severe weather refuge. This area of the application site falls within the administrative boundary of Kent County Council. Chalk Lake would also be re-profiled and retained mainly as an open water body varying in depth between 1 and 2 metres.
8. Materials imported by barge and boat would land at the existing Alpha Jetty or Conoco Jetty, which are located just to the north of Alpha Lake. The materials would either be directly offloaded into dumper trucks and transported to the Lakes using existing tracks or temporarily stored in stockpiles adjacent to the jetty to ensure that the operation can take place in a flexible manner.
9. Cliffe Works also benefits from a rail connection that is used for the distribution of marine dredged aggregates and mineral related products manufactured at Cliffe. Materials imported by rail would also be unloaded into dumper trucks and taken direct to the lakes.
10. It is estimated that some 1.2million m³ of material would be required to achieve the required lake profiles. These naturally occurring materials would be the subject of a

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material acceptance procedure developed in consultation with Environment Agency so that only suitable materials are received and used at the site.

11. Infilling and re-profiling of Alpha Lake would take place over 5 phases commencing with the creation of a causeway across the lake off which there would be a number of spurs leading to various areas to be re-profiled. Once completed the scheme would provide an area of grassland with reinstated creeks at the northern end of the site, a series of islands, gentler lake margins and an area of deep water.
12. The placement of materials in Chalk Lake would be undertaken from west to east with a small area in the western most section being restored to grassland with the remainder being re-profiled to a depth of between 1 and 2 metres. It is anticipated that Chalk Lake would be re-profiled largely using imported chalk.

Hours of operation

13. It is proposed that the unloading of barges, boats and rail wagons is not the subject of restricted operational hours and could, therefore, take place at any time. This would allow the providers of the materials to deliver as required and would also allow for tidal variations in the case of delivery by boat or barge and timetable restrictions in the case of delivery by rail. However, only materials received between the hours of 0630 and 2000 would be transported directly to the lake along the existing haul roads. Any machinery associated with operations at or on the lake would also be restricted to similar hours.

Rates of infill

14. It is estimated that typical rates of infill will average between 1,000m³ and 1,500m³ per day with rates peaking at between 2,000m³ and 2,500m³. At these rates, the placement of material would take place over four to five years. However, owing to the uncertainty surrounding the availability of sufficient material to allow the completion of the works together with the potentially negative effects on flora and fauna of sustaining works over this short period, the applicant has requested that they be allowed to complete operations over a longer time period of 10 years.
15. The application is accompanied by an Environmental Statement which seeks to assess any adverse impacts on the following, and which includes measures to mitigate such impacts to an acceptable level:
 - Ecology
 - Landscape and visual impact
 - Noise
 - Water Environment
 - Archaeology and cultural heritage

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National Planning Policy Context

16. The National Planning Policy Framework (NPPF) (March 2012) identifies that there are 3 dimensions to sustainable development which create 3 overarching roles in the planning system namely economic, social and environmental. The role of the planning system is seen as contributing to the achievement of sustainable development. It states that those determining planning applications should seek to approve applications for sustainable development where possible. The NPPF requires that the planning system should contribute to and enhance the natural and local environment by amongst other matters minimising impacts on biodiversity and providing net gains in biodiversity where possible. It states that development proposals where the primary objective is to conserve or enhance biodiversity should be permitted.
17. National Planning Policy Guidance (NPPG) (March 2014) is closely linked to the NPPF. With regard to biodiversity it sets out the statutory basis for minimising the impacts on biodiversity and highlights the mechanisms for providing net gains for biodiversity where possible.

Development Plan Policy

18. Kent Waste Local Plan March 1998 (Saved Policies): Policy W18 requires adequate controls over noise, dust and odours and other emissions. Policy W21 seeks the satisfactory protection of ecological interests.
19. Medway Local Plan 2003: Policies BNE2 and BNE3 (protection of residential amenity), Policy BNE6 (landscape design and the creation or enhancement of semi-natural habitats, BNE22 (environmental enhancement of areas adjacent to the River Medway), BNE35 (protection of international and national nature conservation sites).
20. Gravesham Borough Council Local Plan: Policy C7 (protection of Sites of Special Scientific interest and nature reserves) and Policy C19 (protection of features of acknowledged importance and encouragement of environmental enhancement).
21. Kent Minerals and Waste Local Plan (KMWLP) 2013-30 (Submission Document):

This plan identifies and sets out the long term spatial vision for the period up to, and including the year 2030. Policy DM2 (aims to ensure that there are no unacceptable adverse impacts on sites of international, national and local importance).

22. Consultee Responses

Medway Council: No Objection subject to the imposition of appropriate conditions

Gravesham Borough Council: No Objection

Higham Parish Council: No comments

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English Heritage: No objection and would be supportive of proposals to conserve and enhance Cliffe Fort.

Environment Agency: No objection subject to conditions requiring prior approval of infill materials and details of a new tidal inlet and sluice at the northern end of Alpha Lake.

Kent Wildlife Trust: No comments

Natural England: No objection. Whilst the proposal is not necessary for the management of the European site it is unlikely to have a significant effect on any European site, and can therefore be screened out from any requirement for further assessment.

Network Rail: No comments.

Sport England: Objects on the grounds of the loss of a local Sailing Club. If other material considerations exist which the local planning authority considers outweigh the loss the sports facility the LPA should feel empowered to make this judgement.

Biodiversity Officer: Is satisfied that the applicant has fully considered the impact on the designated sites. Recommends that the proposed Construction Environmental Management Plan is progressively reviewed and updated at each stage of the operations and that post construction wintering and breeding birds shall be surveyed and monitored for a minimum period of 5 years.

Public Rights of Way: No comments

Landscape Officer: Supports the method and process followed for the Landscape Visual Impact Assessment.

Amey (Noise/Air Quality): No objection subject to the imposition of a condition which restricts maximum daytime and night time noise levels when measured at noise sensitive receptors.

Port of London Authority: No objection and recommends that the applicant discusses their proposals with the PLA to ensure operations are covered within the existing River Works Licence.

Marine Management Organisation: No Comments

RSPB: No Comments

Local Member

23. The Local Member Mr Bryan Sweetland was formally notified on 26 August 2014.

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Publicity

24. The application was advertised by way of an advert in the local newspaper together with the posting of a notice on site.

Letters of Representation

25. I have received two letters of representation from local residents. Their comments can be summarised as follows:
- Loss of a scarce popular sailing facility
 - There is already sufficient provision for wildlife in the area being developed by the RSPB
 - The proposal is contrary to the NPPF and development plan policy

Discussion

26. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications are determined in accordance with the development plan unless material considerations indicate otherwise. The application for proposed ecological enhancements to Alpha and Chalk Lakes will need to be examined having regard to both national guidance and relevant development plan policies applying to the site together with any relevant material planning considerations arising from formal consultations and publicity. In my opinion the main determining issues in this particular case can be summarised under the following headings:

- The principle of further infilling versus the loss of a sailing facility
- Ecology
- Landscape and visual impact
- Noise
- Water environment

The principle of further infilling versus the loss of a sailing facility

27. Historically infilling of the Cliffe Pools has taken place on a number of occasions in the past and has formed part of a wider initiative under the management of the RSPB to improve the ecological value of the area especially for over wintering and breeding birds where the Cliffe Pools have become an important Nature Reserve. Whilst objections have been raised by Sport England along with two local residents on the grounds of the loss of a sailing facility, the applicants point to the fact that this facility is not secure as there is no long term lease and the site owners could therefore require the use to cease at any time. The local planning authority have no control over this. The applicant considers that one of the major benefits of the proposal is that it would assist in the ecological enhancement and conservation aspirations of the Special Protection Area. Furthermore, in my view the ability to transport materials which avoids the need for them to be imported by road is consistent with the principles

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of sustainable development as set out in the NPPF and would help reduce the carbon footprint by lowering vehicle emissions and help support government's aspirations in stabilising climate change. In my opinion having regard to the uncertainty over the future continuation of the existing sailing facility which has no secure long term tenure, the potential ecological benefits from the proposed development outweigh its loss.

Ecology

28. As indicated above the proposed development will lead to the ecological enhancement of the area particularly for the over wintering and breeding bird population. An ecological impact assessment has been undertaken by the applicant which considers numerous assessments that have been carried out including new surveys of breeding birds, saline lagoon biotope and water voles and an extended phase 1 habitat survey. The report notes and concludes that with suitable mitigation measures, the residual effects of the proposed development would be significant and positive for both the internationally important birdlife of the South Thames Estuary and Marshes, and the nationally important saline habitat resource and its associated biota.
29. No objections have been received by any of the statutory nature conservation bodies including Natural England who are of the opinion that there are unlikely to be any significant adverse effects on any European site. The County Council's Biodiversity Officer supports this view who has recommended that any future permission should be subject to the imposition of conditions requiring the submission and approval of a Construction Environmental Management Plan and post construction surveys to be carried out for a minimum period of 5 years. As the Competent Authority the County Council has had to undertake an Appropriate Assessment under Regulation 61 of the Conservation of Habitat's and species Regulations 2010. (A copy of the Appropriate Assessment is appended)

Landscape and Visual Impact

30. The proposed operations would take place over a period of 10 years during which time there would be some additional visual intrusion in the landscape to that which is created from the existing Cliffe Works importation and distribution operations, albeit this would by and large be restricted at any one time to within the separate operational phases. In the longer term both lakes would remain as significant water bodies with some additional interests provided by the islands which are proposed to be created. The removal of the sailing activities and its associated infrastructure will also generally create a more open landscape and one which would have existed when Cliffe Fort was constructed which in my opinion will improve upon its current setting.

Noise

31. The Environmental Statement accompanying the application includes a noise assessment which, in accordance with national guidance has recommended noise limits at a number of noise sensitive locations. The assessment concludes that in the main operations would comply with national guidance with the exception of two locations, West Court Farm access road and Salt Lane Cottages which adjoin the south eastern and northern perimeter of Chalk Lake respectively. However, the levels

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at these two locations would still be below their current ambient noise levels. The importation of materials by rail at night would also be above recommended noise levels at two locations albeit the effects would be similar to those experienced in relation to the existing rail importation operations. It should be noted that there are no noise sensitive locations within the administrative boundary of Kent County Council that would be affected by the proposed development.

32. The County Council's Noise Advisor Amey has raised no objection subject to the imposition of a condition which restricts maximum daytime and night time noise levels when measured at those noise sensitive locations identified in the noise assessment consistent with those predicted.

Water Environment

33. A hydrological, hydrogeological and flood risk assessment has been undertaken in support of the proposal. The assessment concludes that given the naturally occurring materials that would be used there would be no risk of pollution to the quality of surface and ground water. Neither would there be any increase in the risk of flooding given that the reduction in the flood storage capacities of the Lakes would be imperceptible in the context of the wider flood plain. The Environment Agency have raised no objection to the proposals subject to the imposition of conditions requiring the prior approval of infill materials and details of a new tidal inlet and sluice at the northern end of Alpha Lake.

Conclusion

34. The application site, the majority of which falls within the administrative area of Medway Council, is located within an area which is subject to international, national and locally important designations for nature conservation including the Cliffe Pools Nature Reserve which is managed by the RSPB and is recognised for its over-wintering and breeding bird populations. Historic records of the area indicate that much of this important habitat has been created from previous quarrying and infilling operations. Whilst the current proposal would result in the loss of an existing sailing facility its future, even in the absence of the current application, cannot be guaranteed given there is no long term lease for the site which would allow it to continue and in my view is therefore a material consideration that needs to be weighed against what benefits would derive from what is currently proposed. In my opinion what is proposed would result in an enhancement to the quality of the existing ecological features at the site and this along with the proposed means of transporting infill materials to the site by either boat or rail would in my view be consistent with the objectives set out in the NPPF which states that the planning system should contribute and enhance the natural environment by amongst other matters minimising impacts on biodiversity and providing net gains in biodiversity where possible.
35. I am therefore satisfied that provided the conditions recommended by consultees are imposed on any future permission there are no overriding objections to the proposed development and accordingly I would recommend that permission be granted.

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Recommendation

36. I RECOMMEND that PERMISSION BE GRANTED SUBJECT TO conditions covering amongst other matters;

- Completion of the development within 10 years of commencement
- Submission and prior approval of a Construction Environmental Management Plan
- Submission and prior approval of a scheme of post infilling monitoring of birds, habitat and water environment for a minimum period of 5 years including any further mitigation requirements in respect of designated sites
- Details of an assessment of the condition of the tunnel connecting Chalk Lake to Buckland Lake to be submitted and approved prior to the deposition of materials in Chalk Lake
- Prior approval of type of materials to be deposited in Chalk Lake
- Prior approval of details of new tidal inlet sluice at northern end of Alpha Lake prior to the deposition of materials in Alpha Lake
- Prior approval of type of materials to be deposited in Alpha Lake
- Prior approval of a scheme for the provision of a temporary weir/bund in the vicinity of Cliffe Fort prior to the deposition of materials in Alpha Lake
- Submission of a scheme of landscaping within 12 months of the commencement of infilling
- Fill materials only be imported by either the River Thames or rail
- Plant maintenance
- Restriction of height of material stockpiles to a maximum of 3m
- Prior approval of any site offices or other buildings before being installed on site
- Removal of plant, equipment and buildings upon completion of operations
- Restriction on the hours during which materials are transported to the Lakes along existing haul roads to between 0730 and 2000 hours Mondays to Fridays and 0730 and 1400 hours on Saturdays and Sundays.
- Daytime and night time noise limits measured at noise sensitive receptors

Informative

The applicant be requested to discuss their proposals with the PLA to ensure operations are covered within the existing River Works Licence.

Case Officer: Mike Clifton	Tel. no: 03000 413350
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Background Documents: see section heading

Proposed ecological and landscape enhancement of Alpha Lake and Chalk Lake, such enhancement to include re-profiling and creation of new island features. Alpha and Chalk Lake, North Sea Terminal, Salt Lane, Cliffe, Kent, ME3 7SX. KCC/GR/0217/2014

APPENDIX 1

Appropriate Assessment

RECORD OF APPROPRIATE ASSESSMENT (UNDER REGULATION 61 OF THE CONSERVATION OF HABITATS AND SPECIES REGULATIONS 2010)

INTRODUCTION

This is a record of the Appropriate Assessment of the Alpha and Chalk Lake project. The assessment has been undertaken by Kent County Council based on the information provided by Bioscan UK Ltd within the planning application (ref KCC/GR/0217/2014). This assessment is required under Regulation 61 of the Conservation of Habitats and Species Regulation 2010.

In accordance with The Conservation of Species and Habitats Regulations 2010 (as amended), Kent County Council as a 'competent authority' under the Regulations, has to be satisfied that the project will not cause an adverse effect to the integrity of any European designated site before it can grant permission for the works.

DOCUMENTS REVIEWED TO INFORM THIS ASSESSMENT

This record should be read in conjunction with the following documentation and correspondence, which provides extensive background information:

- Planning application and Environmental Statement submission reference KCC/GR/0217/2014 including Appendices 2 – Ecology Assessment
- Ecological Impact Assessment (incorporating information for Habitat Regulations Assessment) June 2014 Bioscan
- Letter from Bioscan; Dated 20th October 2014; Ref DW/E1332g/MC/1601
- Natural England advice letter dated 18th December 2014

ASSESSMENT OF LIKELY SIGNIFICANT EFFECT ON INTEREST FEATURES OF EUROPEAN DESIGNATED SITES

Natural England advised Kent County Council on 18th December 2014 that the project was unlikely to have a significant effect on the interest features for which Thames Estuary Marshes Special Protection Area and Ramsar site have been classified.

Natural England advised that as the proposal is not necessary for the management of the European site Kent County Council need to demonstrate that the requirements of Regulations 61 and 62 of the Habitat Regulations have been considered when determining the planning application.

The table below sets out the qualifying features of the European and considers the likely significant effect resulting from the Alpha and Chalk lake project.

Name of Site	Legal Status	Qualifying Features
Thames Estuary Marshes	Ramsar <i>Ramsar sites are not designated under European Law but are protected under international agreement (Ramsar Convention) which provides for the conservation and good use of wetlands, and are treated in the UK in the same way as European designated sites with regards to the Appropriate Assessment.</i>	<ul style="list-style-type: none">• Ramsar criterion 5 Assemblages of international importance: Species with peak counts in winter: 45118 waterfowl (5 year peak mean 1998/99-2002/2003)• Ramsar criterion 6 species/populations occurring at

		<p>levels of international importance.</p> <p>Qualifying Species/populations (as identified at designation):</p> <p>Species with peak counts in spring/autumn: Ringed Plover/Black-tailed Godwit</p> <p>Species with peak counts in winter: Grey Plover, Red Knot, Dunlin, Common Redshank</p>
<p>Thames Estuary Marshes</p>	<p>Special Protection Area</p>	<p>Supporting populations of international importance</p> <ul style="list-style-type: none"> • Under Article 4.1 of the Directive (79/409/EEC) by supporting populations of European importance of the following species listed on Annex I of the Directive: <p>Over winter;</p> <p>Avocet <i>Recurvirostra avosetta</i>, 276 individuals representing at least 21.7% of the wintering population in Great Britain (5 year peak mean 1991/2 - 1995/6)</p> <p>Hen Harrier <i>Circus cyaneus</i>, 7 individuals representing at least 0.9% of the wintering population in Great Britain (5 year mean 93/4-97/8)</p> <ul style="list-style-type: none"> • Under Article 4.2 of the Directive (79/409/EEC) by supporting populations of European importance of the following migratory species: <p>On passage;</p> <p>Ringed Plover <i>Charadrius hiaticula</i>, 559 individuals representing at least 1.1% of the Europe/Northern Africa - wintering population (5 year peak mean 1991/2 - 1995/6)</p> <p>Over winter;</p> <p>Ringed Plover <i>Charadrius hiaticula</i>,</p>

		<p>541 individuals representing at least 1.1% of the wintering Europe/Northern Africa - wintering population (5 year peak mean 1991/2 - 1995/6)</p> <ul style="list-style-type: none"> • Under Article 4.2 of the Directive (79/409/EEC) by regularly supporting at least 20,000 waterfowl <p>Over winter, the area regularly supports 33,433 individual waterfowl (5 year peak mean 1991/2 - 1995/6) including: Redshank <i>Tringa totanus</i>, Black-tailed Godwit <i>Limosa limosa islandica</i>, Dunlin <i>Calidris alpina alpina</i>, Lapwing <i>Vanellus vanellus</i>, Grey Plover <i>Pluvialis squatarola</i>, Shoveler <i>Anas clypeata</i>, Pintail <i>Anas acuta</i>, Gadwall <i>Anas strepera</i>, Shelduck <i>Tadorna tadorna</i>, White-fronted Goose <i>Anser albifrons albifrons</i>, Little Grebe <i>Tachybaptus ruficollis</i>, Ringed Plover <i>Charadrius hiaticula</i>, Avocet <i>Recurvirostra avosetta</i>, Whimbrel <i>Numenius phaeopus</i>.</p>
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Natural England and the KCC Biodiversity Officer have been formally consulted on the planning application and have provided detailed comments having regard to the sites designation status and having regard to the requirements of Regulation 61 of the Conservation of Habitats and Species Regulations 2010.

Natural England are now satisfied that there will not be a likely significant effect on European designated sites provided the proposals proceeding in strict accordance with the documents submitted in support of the planning application, which include integral avoidance measures, and conditions are included to secure the following:

- A monitoring scheme – where the results are reviewed frequently to identify and rectify any problems as soon as possible.
- Construction Environmental Management Plan

CONCLUSION

Kent County Council concludes, that this project alone or in-combination will not have an adverse effect on the integrity of the Thames Estuary Marshes Special Protection Area and Ramsar site provided the works are carried out as set out in the application and the mitigation measures outlined above are attached as conditions to any planning application granted.

Renewal of planning permission for three modular buildings at St George's C of E Primary School, Minster on Sea, Sheerness – SW/15/500171 (KCC/SW/0442/2014)

A report by Head of Planning Applications Group to Planning Applications Committee on 11 March 2015.

Renewal of planning permission for retention of 3 mobile buildings for a further period of 5 years at St George's Church of England Primary School, Chequers Road, Minster On Sea, Sheerness, Kent, ME12 3QU – SW/15/500171.

Recommendation: permission be granted subject to conditions.

Local Members: Mr Adrian Crowther

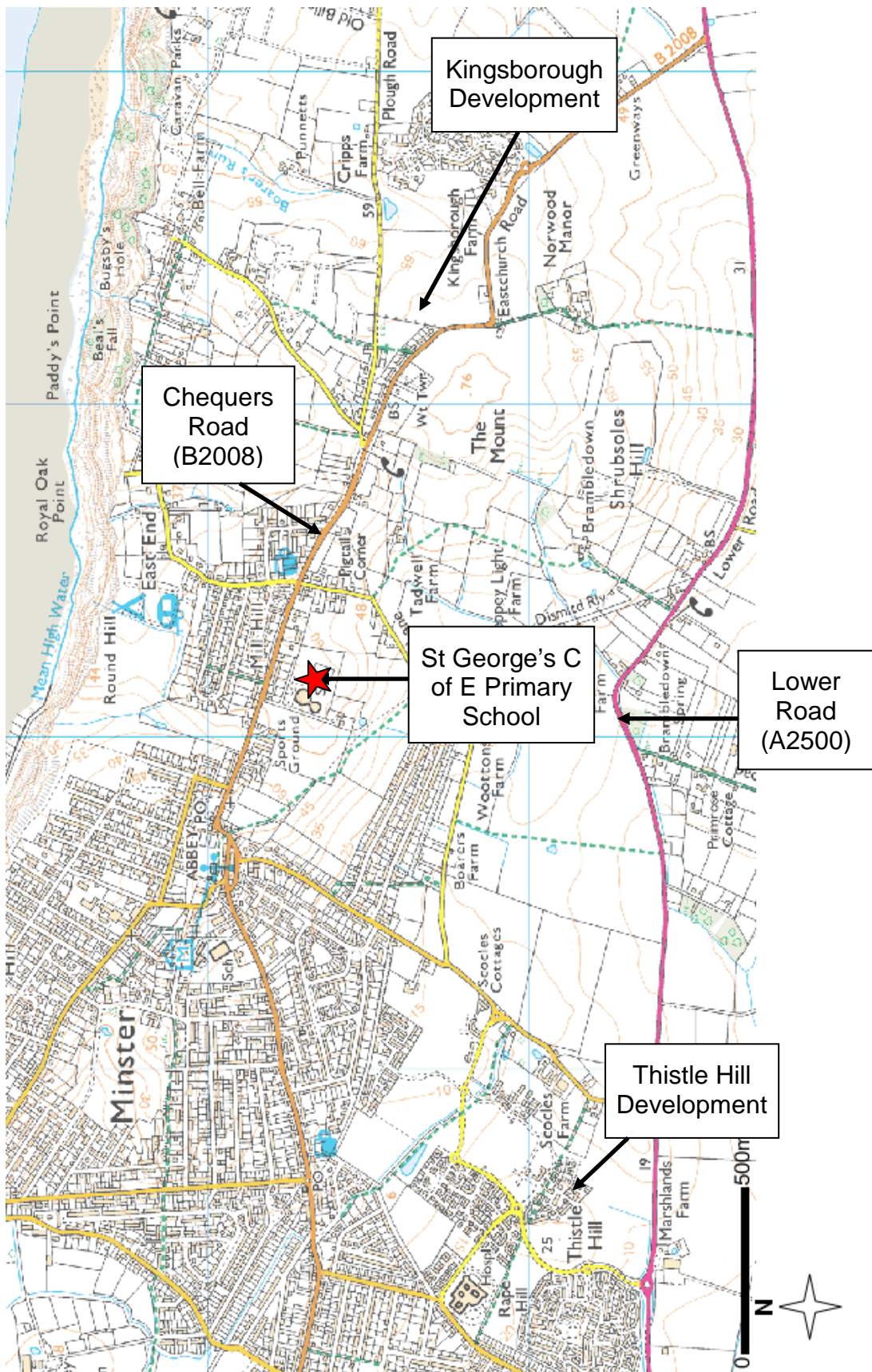
Classification: Unrestricted

Site Description

1. St Georges Church of England Primary School is located on the fringes of the settlement of Minster, Sheppey, in a semi-rural location. The school is accessed via a shared access road off Chequers Road. Minster Cricket Club is located to the west of the School site, residential properties to the north and agricultural land to the south and east. There is currently a small housing development being constructed to the north west of the school access which has its own access via Boundary Close.
2. The main school comprises a brick building in two octagonal shapes, one being slightly smaller, with a link block connecting the two. The building has pitched grey slate roofing with red aluminium windows, doors, fascia and rainwater goods. The school's playgrounds are situated to the east, south and south west of the main school building with playing fields located to the north east, east and southern boundary. On site car parking provision for visitors and staff is available within the northern part of the site with a separate car park to the east of the shared access road. A pupil drop off facility is also available on-site.
3. Daisychains Nursery and the Breakfast and Afterschool Club are located to the east of the main school building on part of a tarmac play area. The Nursery occupies two double modular buildings with the Breakfast and Afterschool Club occupying the third double unit. The modular buildings are enclosed by 1.2m (3.9ft) high timber palisade fencing and are accessed via a path leading from the main school car park, through controlled access gates.
4. There are no site-specific Development Plan Policies identified in connection with the application site itself, although general policies are set out in paragraph (11).

Retention of three modular buildings at St Georges C of E Primary School, Minster on Sea, Sheerness – SW/15/500171

Wider Site Location Plan



Retention of three modular buildings at St George's C of E Primary School, Minster on Sea, Sheerness - SW/15/500171

Site Location Plan

Notice
Do Not Build.
Report all changes, alterations, errors and omissions.
Verify all dimensions on site before commencing any work on site or preparing other drawings.
All materials, components and workmanship are to comply with the relevant British Standards, Codes of Practice, and appropriate manufacturer's recommendations that from time to time shall apply.
For all locations, work, see relevant drawings.
This drawing and design are copyright of Diocesan Architectural Services Ltd TA, Diocesan Architects.

Rev	Date	Description

Received - 11 December 2014
Planning Applications Group



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Fax: 01781 822186
www.diaa.co.uk

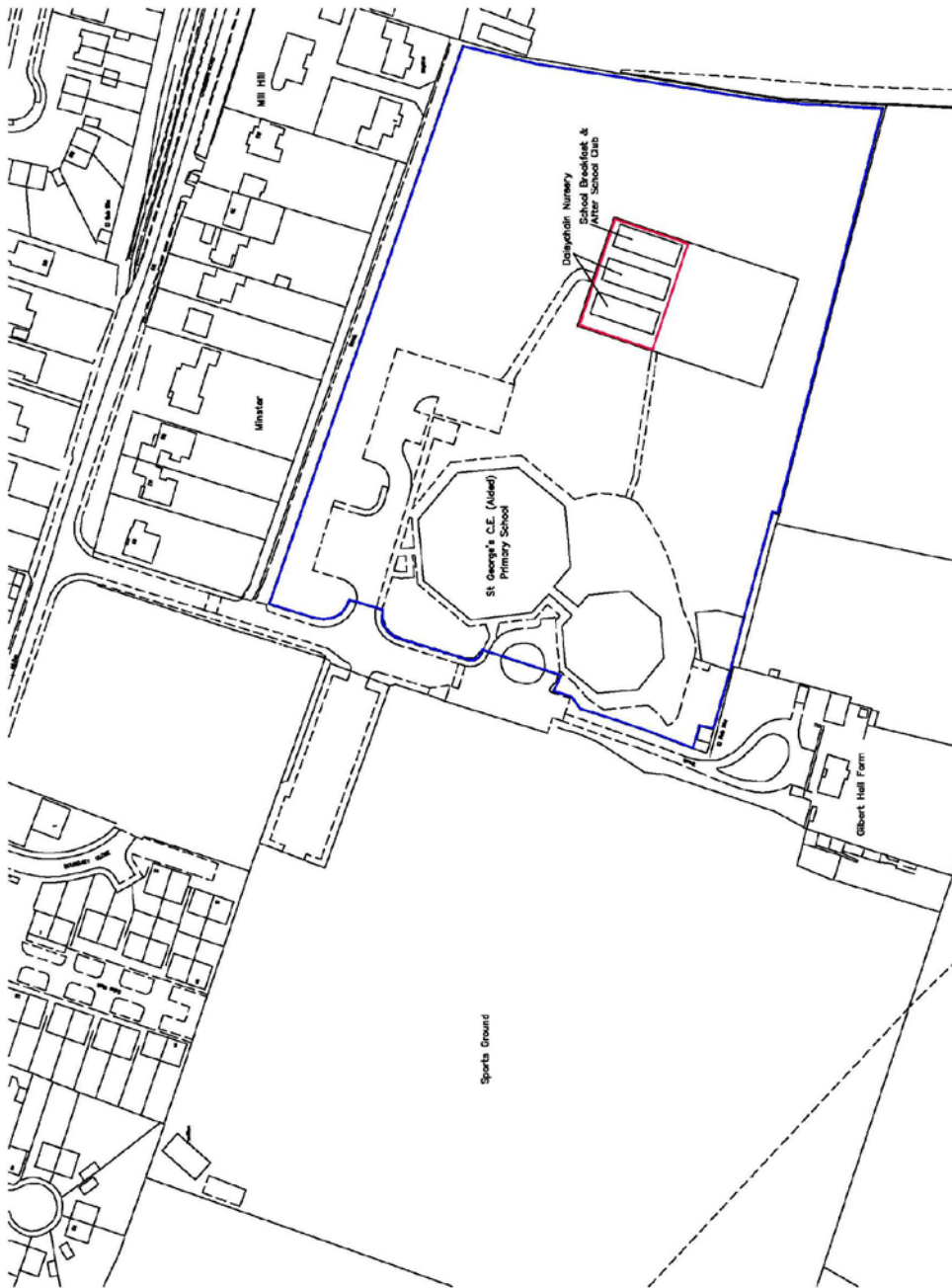
PROJECT TITLE:
ST GEORGE'S C of E PRIMARY
SCHOOL & DAISYCHAIN NURSERY
CHEQUERS ROAD, MINSTER
ISLE OF SHEPPEY

DRAWING DESCRIPTION:
MOBILE BUILDING
PLANNING RENEWAL
LOCATION PLAN

SCALE:
1:1250 @ A3
DATE:
Dec 2014

DRAWN BY:
CJ
CHECKED BY:

STATUS:
PLANNING
DRAWING NUMBER:
14-0857 00
REVISION:



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Retention of three modular buildings at St George's C of E Primary School, Minster on Sea, Sheerness – SW/15/500171

Relevant Planning History

5. In recent years, St George's C of E Primary School has been granted planning permission for re-modelling works to the school building in October 2008. (SW/08/930). Planning consent for a canopy to the Reception Class (SW/09/332) was granted in May 2009. Permission for the creation of a Pre-school and nursery facility was granted in December 2009 with the relocation of three modular buildings. (SW/09/851). The applicant is applying for planning consent to retain these three modular buildings. Subsequent planning permissions include the extension of the Reception Class external play area and ancillary works, granted in September 2010. (SW/10/1042). Planning application SW/11/43 for the installation of a quiet revolution vertical axis wind turbine was withdrawn in October 2011. Permission for the construction of a car park on the existing access to the playing field and cricket pitch was granted in August 2011. (SW/11/740). In May 2014, permission was granted for the provision of a new canopy to the Year 1 playground (SW/14/171). Planning permission for the formation of additional office space by infilling the external covered area to the link block (SW/15/500403) is expected to be issued shortly under delegated powers.

Background and Proposal

6. The application proposes the retention of three existing modular buildings currently used by the Daisychains Nursery and St George's Church of England Primary School as a Breakfast and Afterschool Club. The applicant is seeking a renewal of planning permission for all three modular buildings for a further time period of 5 years. Locating the nursery within the confines of the school site was seen as beneficial by Kent County Council's Early Years Team and the school enabling children to have a combined learning experience with children having the opportunity to transfer to the main school site.
7. The nursery is run by Daisychains Nursery (a not for profit charity organisation). The nursery is fully supported and approved by Kent County Council and has an Ofsted rating of 'Outstanding'. Daisychains Nursery is attended by 100 children and runs sessions between the hours of 07:45 to 18:00 during weekdays including school holiday periods with no weekend use. Seven full time staff members and fourteen part time staff are employed at the nursery. The Breakfast and Afterschool Club caters for 30 pupils and is run between the hours of 08:00 and 08:50 and 15:10 and 18:00 during weekdays with no weekend or school holiday use.
8. The two double modular units occupied by Daisychains Nursery have a combined floor area of 292.22m² (958ft²) and measure 7m (23ft) by 20m (66.7ft) with a height of 3m (9.8ft). The units are positioned parallel to each other with a canopy link between each building. The units have been divided up to provide two class areas, a baby and toddler area with sleep room, admin space, staffroom, and kitchen and toilet facilities. A covered play area is provided along the western elevation of the western-most modular building. This leads out to the external play area.
9. The school Breakfast and Afterschool Club is located in a single double unit, to the east of the nursery buildings. The floor area of the single modular unit is 148.11m² (485ft²) and comprises a large open area, lobby, kitchen and toilet facilities.
10. The modular buildings are of a standard construction with Stoneflex textured wall cladding in Sahara Beige (for the nursery buildings) and Boston Brick (for the Breakfast

Retention of three modular buildings at St George's C of E Primary School, Minster on Sea, Sheerness – SW/15/500171

and Afterschool Club building) and uPVC double-glazed windows and access doors with white frames. Fire exit doors are white painted timber. The modular buildings have flat roofs with canopies to the western elevation of the nursery buildings. Access to the modular buildings is gained via steps and ramps for disabled accessibility.

Planning Policy Context

11. The following Guidance/Statements and Development Plan Policies summarised below are relevant to the consideration of the application:

(i) **National Planning Policy Framework (NPPF)** March 2012 and the **National Planning Policy Guidance (March 2014)** sets out the Government's planning policy guidance for England at the heart of which is a presumption in favour of sustainable development. The guidance is a material consideration for the determination of planning application but does not change the statutory status of the development plan which remains the starting point for decision making. However the weight given to development plan policies will depend on their consistency with the NPPF (the closer the policies in the development plan to the policies in the NPPF, the greater the weight that may be given).

In determining applications the NPPF states that local planning authorities should look for solutions rather than problems, and decision-takers at every level should seek to approve applications for sustainable development where possible.

In terms of delivering sustainable development in relation to this development proposal, the NPPF guidance and objectives covering the following matters are of particular relevance:

- promoting sustainable transport
- the promotion of community facilities and planning decisions which guard against the unnecessary loss of valued facilities and services particularly where this would reduce the community's ability to meet its day-to-day needs;
- achieving the requirement for high quality design and a good standard of amenity for all existing and future occupants of land and buildings;
- the great importance that the Government attaches to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities, and that great weight should be given to the need to create, expand or alter schools.

Retention of three modular buildings at St George's C of E Primary School, Minster on Sea, Sheerness – SW/15/500171

Block Plan

Notes:
 On all dates.
 Report all observations, errors and omissions.
 Verify all dimensions on site before commencing any work on site in accordance with the contract documents and any applicable standards. If any discrepancy is identified, the contractor shall be responsible for rectifying the same.
 The contractor shall be responsible for obtaining all necessary permits and approvals for the proposed works.
 The contractor shall be responsible for ensuring that all proposed works are carried out in accordance with the contract documents and any applicable standards.
 For all proposed work, see relevant drawings.
 The contractor shall be responsible for ensuring that all proposed works are carried out in accordance with the contract documents and any applicable standards.
 New Date Description

Revised - 11 December 2014
 Planning Applications Group



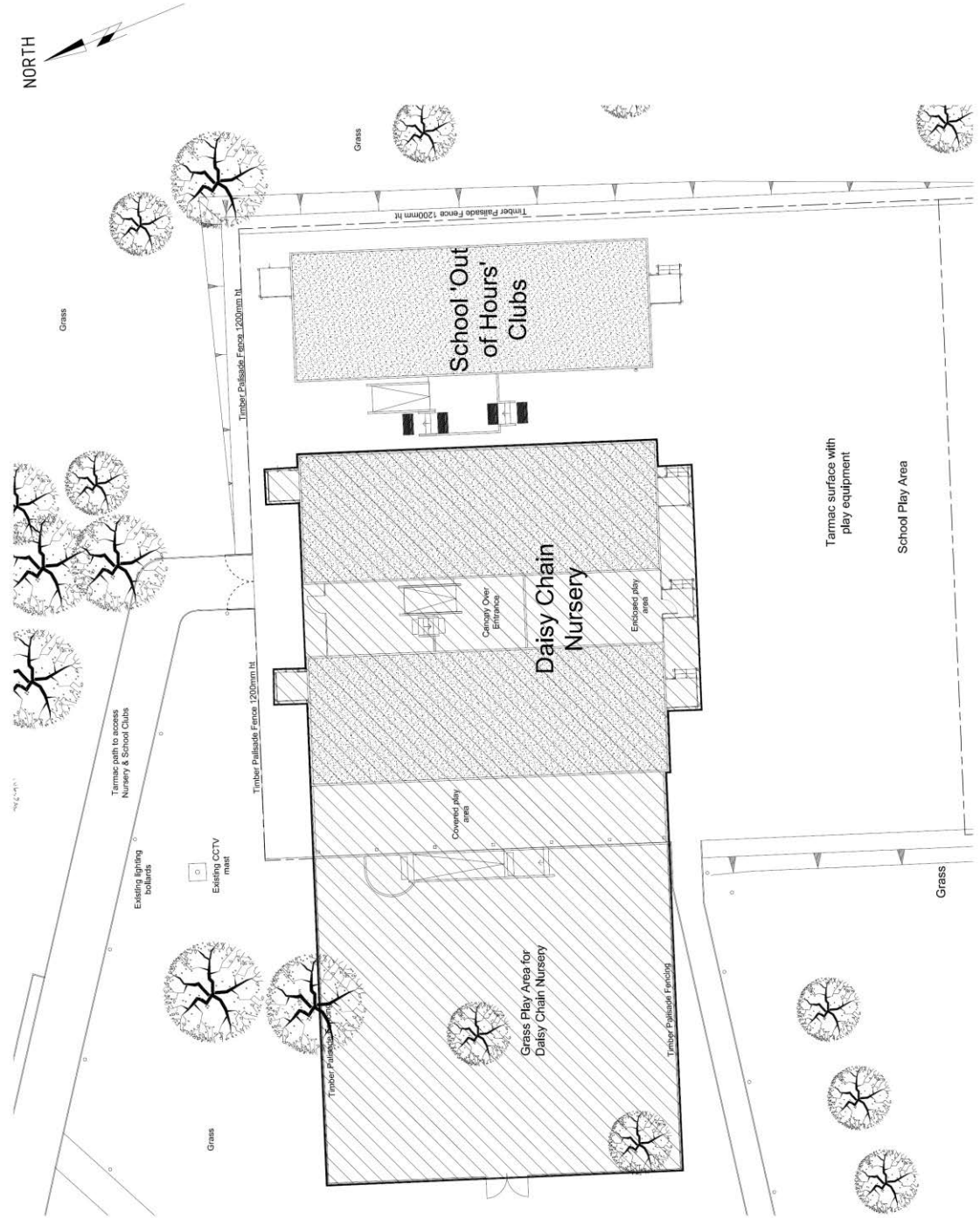
117 High Street
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 www.diocesanarchitects.co.uk

PROJECT TITLE:
 ST GEORGE'S C OF E PRIMARY
 SCHOOL & DAISYCHAIN NURSERY
 CHEQUERS ROAD, MINSTER
 ISLE OF SHEPPEY

PROJECT TYPE:
 MOBILE BUILDINGS
 PLANNING RENEWAL
 SITE PLAN

SCALE:
 1:100 @ A1
DATE:
 Dec 2014
CREATED BY:
 CJ

STATUS:
 PLANNING
REVISIONS:
 14-085/02

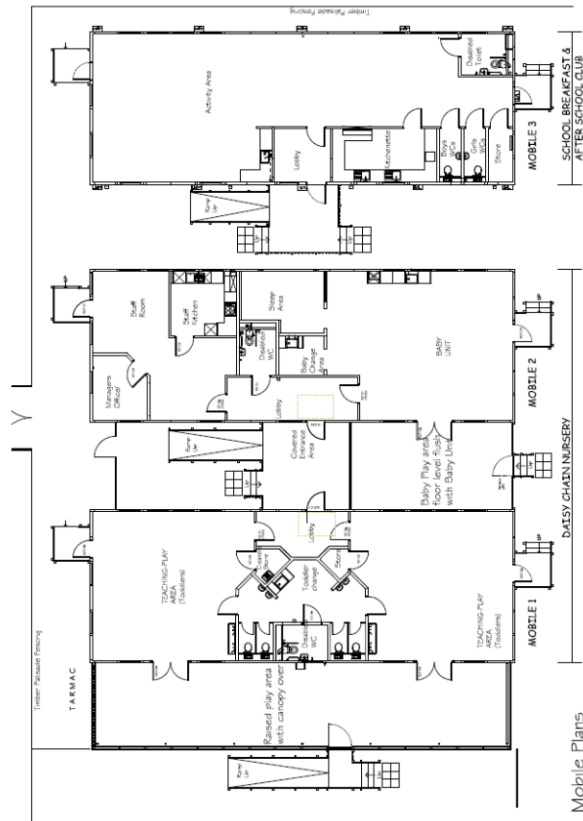


Retention of three modular buildings at St George's C of E Primary School, Minster on Sea, Sheerness - SW/15/500171

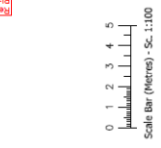
Floor and Elevation Plans

Notes:
 1. Do Not Mark
 2. Report all discrepancies, errors and omissions.
 3. Verify all dimensions on the plans against the site and the actual work on site.
 4. All dimensions are in millimetres unless otherwise stated.
 5. All dimensions are to the face of the work unless otherwise stated.
 6. All dimensions are to the centre of the work unless otherwise stated.
 7. All dimensions are to the face of the work unless otherwise stated.
 8. All dimensions are to the face of the work unless otherwise stated.
 9. All dimensions are to the face of the work unless otherwise stated.
 10. All dimensions are to the face of the work unless otherwise stated.

- MATERIAL NOTES:**
- MOBILE SKIRT: HORIZONTAL SLATED TIMBER, STAINED FINISH
 - EXTERNAL WALL CLADDING: STONEBRIK PANELS
 - DAISYCHAIN NURSERY: SARAKA BEECH
 - SCHOOL EXTENDED HOURS CLUBS: BOSTON BRICK
 - FACIAL: STAINED PLYWOOD
 - ROOF: BITUMINOUS FELT
 - WINDOWS: UPVC, WHITE WITH DOUBLE GLAZED UNITS
 - DOORS: UPVC, WHITE WITH DOUBLE GLAZED UNITS
 - RAINWATER GOODS: UPVC, BLACK
 - CANOPIES: TWIN WALL POLYCARBONATE SHEETING SUPPORTED BY WHITE POLYESTER POWDER COATED STEEL.
 - RAMPS AND STEPS: TIMBER WITH VERTICAL BALUSTRAING AND HANDRAILS.



Planning Approvals (Stage 1)



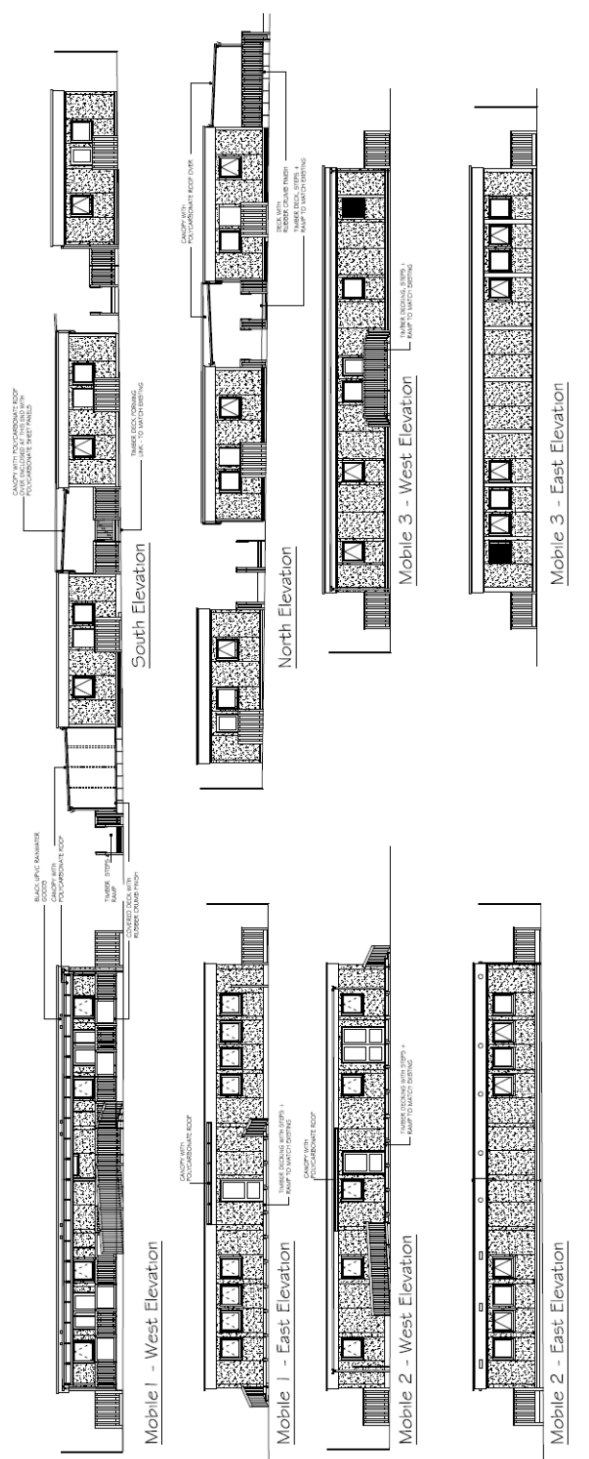
Diocesan Architects
 5, 6-7, The Quay
 PO1 1YR
 PO1 1YR
 PO1 1YR

PROJECT TITLE:
 ST GEORGE'S C OF E PRIMARY
 SCHOOL & DAISYCHAIN NURSERY
 CHEQUERS ROAD, MINSTER
 ISLE OF SHEPPEY

ISSUED FOR:
 PLANNING PERMISSION
 PLANS & ELEVATIONS

SCALE:
 1:100 @ A1
 DATE:
 Dec 2014

ISSUED FOR:
 PLANNING PERMISSION
 PLANS & ELEVATIONS



Retention of three modular buildings at St George's C of E Primary School, Minster on Sea, Sheerness – SW/15/500171

(ii) **Policy Statement – Planning for Schools Development** (15 August 2011) which sets out the Government's commitment to support the development of state-funded schools and their delivery through the planning system.

(iii) The adopted **Swale Borough Local Plan (Saved Policies) 2008** constitutes the current adopted development for the Borough and can be summarised as follows:

Policy SP1 *Sustainable development:*

Proposals should accord with the principles of sustainable development and ensure that proper and timely provision is made for social and community infrastructure.

Policy SP2 *Environment:*

Development should avoid adverse environmental impact, and where development needs are greater, adverse impacts should be minimised and mitigated.

Policy SP7 *Community services and facilities:*

Planning policies and development proposals will promote safe environments and a sense of community by increasing social networks by providing new services and facilities, and safeguarding essential and viable services and facilities from harmful changes of use and development proposals.

Policy C1 *Existing and new community services and facilities:*

The Borough Council will not permit proposals that involve the loss, or change of use, of a local community facility, where this would be detrimental to the social wellbeing of the community. The Borough Council will grant planning permission for new or improved community services and facilities, and particularly those that include provision for wider public use.

Policy E1 *General development criteria:*

Development proposals should accord with the Development Plan unless material considerations indicate otherwise; reflect positively characteristics and features of the site and surroundings; and protect and enhance the natural and built environments.

Policy E19 *Design quality and distinctiveness:*

Development proposals should be of high quality design and respond positively to design criteria.

(iv) The draft **Swale Borough Local Plan ('Bearing Fruits')** (December 2014) also contains broadly similar policies on transport, parking, design and general development criteria, but these policies currently carry very little weight, given their draft status and the early stage during the development plan making process.

Consultations

12. **Swale Borough Council** – Raise no objection to the proposal

Retention of three modular buildings at St George's C of E Primary School, Minster on Sea, Sheerness – SW/15/500171

Minster-on-Sea Parish Council – Object to the proposal on the following grounds:

“Minster-on-Sea Parish Council objects in principle to the plan for temporary accommodation being used for a further five years when permanent accommodation is required. This together with the lack of a promised travel plan and unsafe routes due to the lack of footpaths connecting the site to Chequers Road, the Kingsborough development and the Thistle Hill Estate means that the proposal has to be deemed unsustainable.”

Local Member

13. The County Council Local Member Mr Adrian Crowther was notified of the application on 9 January 2015.

Publicity

14. The application was publicised by the posting of 2 site notices at the main school pedestrian entrance located off the shared access road from Chequers Road and the fence enclosing the modular buildings. The individual notification of 10 neighbouring properties was carried out as part of the consultation process.

Representations

15. No letters of representation have been received from any local residents on the application.

Discussion

Introduction

16. The application seeks planning permission for the renewal of planning permission for the retention of three modular buildings for a further time period of 5 years. These modular buildings are currently used as a nursery and pre-school by Daisychains Nursery and Breakfast and Afterschool Club by St George's Church of England Primary School. The application is being reported to the Planning Applications Committee as a result of the objections received from Minster-on-Sea Parish Council.
17. In considering this proposal regard must be had to Development Plan Policies outlined in paragraph 11 above. Section 38(6) of the Planning and Compulsory Purchase Act (2004) states that applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise. Therefore, the proposal needs to be considered in the context of Development Plan Policies, Government Guidance and other material planning considerations including those arising from consultation and publicity.
18. The main aspects to consider are the implications of the proposal upon visual amenity and the need for the retention of the modular buildings and traffic and highway access issues. There is strong policy support for the development of schools to ensure that there is sufficient provision to meet growing demand, increased choice and raised educational standards, subject to being satisfied on amenity and other material considerations. In the Government's view the creation and development of schools is

Retention of three modular buildings at St George's C of E Primary School, Minster on Sea, Sheerness – SW/15/500171

strongly in the national interest and planning authorities should support this objective, in a manner consistent with their statutory obligations. Planning Authorities should give full and thorough consideration to the importance of enabling such development, attaching significant weight to the need to establish and develop state funded schools, and making full use of their planning powers to support such development, only imposing conditions that are absolutely necessary and that meet the tests set out in Circular 11/95.

Impact on Visual Amenity

19. The modular buildings are located centrally within the school site and are largely screened by the main school buildings from the school's shared access road. The tree line along the northern boundary of the school site also provides a good level of screening to residential properties located to the north of the site. The site gently rises from west to east and the modular buildings look out onto the adjacent agricultural land to the west. However, the limited height of the buildings and the muted colours of the buildings do not create a dominant impact.
20. The buildings, in my view, do not impact upon the amenity of local residents, and are of a nature and scale appropriate to the site. Additionally, the site does not fall within a protected or designated area.

Continued Retention

21. Planning consent was given to the re-location of three existing modular buildings to the existing site in December 2009. The applicant states that the continued use of the modular buildings is currently essential as they provide accommodation for a key service to the school and local community which would be severely missed if forced to close. Currently, neither the school nor Daisychains Nursery have the funding to be able to house these facilities in permanent accommodation. It should be noted that whilst not ideal, modular accommodation is frequently used on school sites across the County, providing much needed teaching facilities.
22. Minster-on-Sea Parish Council have objected to the retention of the modular buildings for a further five year time period and the Parish Council consider that permanent accommodation for the facilities should be sought. It should be noted that the current facilities are well-maintained and the method of construction used is adequate for retention for a further period of five years, although I consider that the applicant should be encouraged to consider permanent accommodation to house these facilities.

Access, Parking, Traffic and Highway Issues

23. The applicant has acknowledged that congestion generated by the school and nursery traffic is a concern and have attempted to alleviate this by staggered session times and encouraging sustainable methods of travel wherever possible. The nature of the operational times of the Breakfast and Afterschool Club means that some pupils arrive earlier and leave later than normal school peak times, reducing the impact on the local road network.
24. It should also be noted that a number of pupils attending the nursery have siblings at the school thereby not increasing the number of vehicle trips. The proposal would not lead to any direct increase in the number of pupils attending the nursery or Breakfast

Retention of three modular buildings at St George's C of E Primary School, Minster on Sea, Sheerness – SW/15/500171

and Afterschool Club and thereby any existing traffic problems would not be exacerbated by the retention of the buildings.

25. Minster-on-Sea Parish Council have also commented that a Travel Plan has not been submitted with the application. As Members are aware, School Travel Plans are used to promote sustainable modes of transport and aim to reduce traffic congestion in and around schools. All schools across the County are encouraged to update their Travel Plans regularly with initiatives aimed at reducing car based trips. A review of the school's Travel Plan was carried out in December 2014 detailing the measures that have been taken to address traffic and highway issues and suggested areas of improvement that could be made by KCC Highways and the school. It is important to note that this proposal does not give rise to an increase in pupil or staff numbers attending the nursery and Breakfast and Afterschool Club and consequently would not generate an increase in traffic on the surrounding local road network. As an increase in vehicular trips would not be generated by the proposal, it is not considered that the submission of a School Travel Plan with the planning application was necessary to support the application. However, the recent review of the Travel Plan shows the school's commitment to addressing school related highway issues.

Conclusion

26. This application seeks the retention of 3 modular buildings currently providing early years accommodation and breakfast club and after school facilities for the local community which are strongly supported by planning policy. Concerns have been raised regarding the impact of the proposed development on various aspects including impact on visual amenity and traffic and highway safety issues. These need to be balanced against development plan policies and the case of need outlined by the applicant for the retention of the modular buildings. The modular buildings are sited centrally within the school site and have limited visual impact. Although traffic and highway safety issues have an impact on the school site, the current proposal would not itself give rise to an increase in such impacts. In my view the development would not give rise to any significant material harm sufficient to warrant withholding planning consent. The proposed development is in accordance with the general aims and objectives of the relevant Development Plan Policies. In addition, the development is in accordance with the principles of the National Planning Policy Framework and the Policy Statement on Planning for School Development. I recommend that a temporary planning consent be given, subject to the condition to control the length of the development to a period of five years.

Recommendation

27. I RECOMMEND that permission BE GRANTED, SUBJECT TO the imposition of conditions, including;
- the development to be carried out in accordance with the permitted details;
 - the modular building to be removed from site at the expiration of 5 years from the date of the decision.
28. I FURTHER RECOMMEND THAT the applicant BE ADVISED of the following informative:

Retention of three modular buildings at St George's C of E Primary School, Minster on Sea, Sheerness - SW/15/500171

- the applicant should investigate the feasibility of providing permanent accommodation for the nursery and Breakfast and Afterschool Club.

Case officer – Hardeep Hunjan

03000 413397

Background documents - See section heading
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Land adjoining Deal Leisure Centre, Tides, Park Avenue, Deal – DO/15/38 (KCC/DO/0458/2014)

A report by Head of Planning Applications Group to Planning Applications Committee on 11 March 2015.

Application to remove condition 15 of planning permission DO/14/521 to remove the provision of car parking spaces and manoeuvring area at Land adjoining the Deal Leisure Centre, Tides, Park Avenue, Deal, Kent, CT14 9UU – DO/15/38 (KCC/DO/0458/2014).

Recommendation: permission be granted.

Local Members: Mrs Eileen Rowbotham & Dr Mike Eddy **Classification:** Unrestricted

Background and site

1. This application proposes to remove the requirement for the implementation of planning condition 15 of planning permission DO/14/521 granted planning consent under delegated authority on 7 July 2014 for the construction of a new Youth Centre and extension to the existing Leisure Centre car park. This planning condition required the applicant to provide six car parking spaces and manoeuvring area as shown on the approved plans before the new Youth Centre building is first occupied or brought into use.
2. Construction of the Youth Centre is currently underway on land which formed part of a disused tennis court. The development is located within the Tides Leisure Centre site and Dover District Council owns the land comprising the application site and the Leisure Centre. The Tides Leisure Centre lies to the west of the application site with an Indoor Tennis Centre located immediately to the south of the Leisure Centre building. A Skateboard Park is situated to the south of the Youth Centre building. The main Deal to Dover Railway line runs along the eastern boundary of the Youth Centre site, set on an embankment. Park Avenue which provides access to the site is located approximately 100m (328ft) to the north of the Youth Centre site and a skateboard park is situated to the south with playing fields located to the south and west of the site
3. There are no site-specific Development Plan Policies identified in connection with the application site itself, although there are open space allocations to the fields to the south and west of the site. Additionally, general policies are set out in paragraph (7).

Relevant Planning History

4. An application for a Skate Park was granted under permission reference (DOV/08/00209) in April 2008. Planning consent for the erection of a tennis hall to the south west of the Youth Centre site was granted in December 2009 (DOV/09/00858). Both of these applications were determined by Dover District Council. As previously outlined, planning permission for the construction of a new Youth Centre and extension to the existing Leisure Centre car park was granted in July 2014 by Kent County Council. (DO/14/521) Further to the grant of planning consent, conditions covering the submission of details of external materials, fencing, archaeological watching brief, surface water drainage scheme and construction management plan pursuant to conditions 3, 5, 8, 10 and 11 of the aforementioned permission have been discharged.

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Wider Site Location Plan



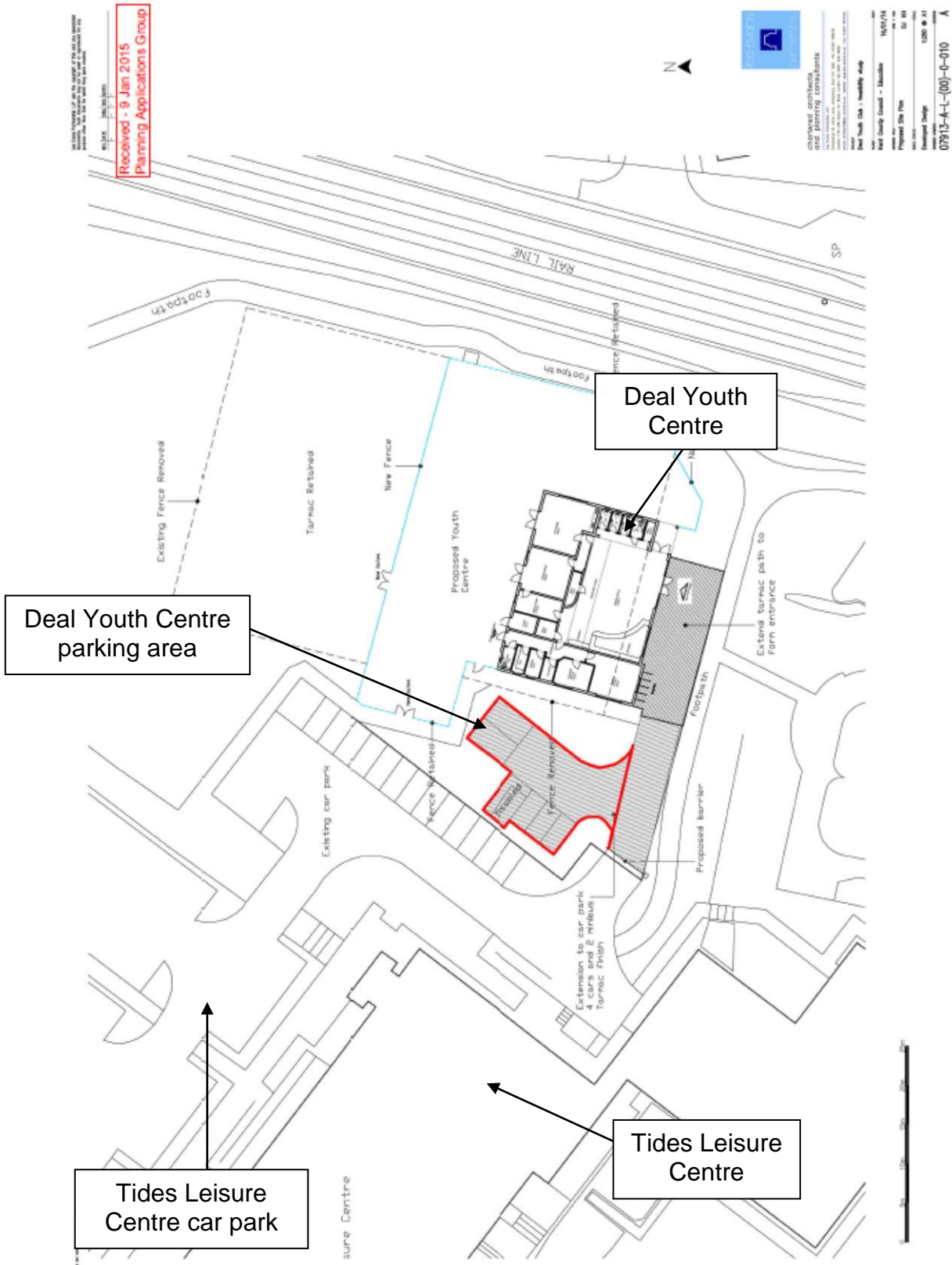
Land adjoining Deal Leisure Centre, Tides, Park Avenue, Deal – DO/15/38 (KCC/DO/0458/2014)

Aerial View



Land adjoining Deal Leisure Centre, Tides, Park Avenue, Deal - DO/15/38 (KCC/DO/0458/2014)

Site Location Plan



Proposal

5. This application has been submitted by Kent Integrated Adolescent Support Services and relates to an application that was granted planning permission in July 2014 for the construction of a new Youth Centre and extension to the existing Leisure Centre car park under permission reference DO/14/521. The single storey building will act as a replacement for the existing Youth Centre at Linwood, Mill Road situated approximately 200m to the north west of the site. The existing Youth Centre building is a Victorian house adapted for the current use and is no longer deemed fit for purpose. The new Youth Centre building is of a single-storey brick built construction with pitched roof, incorporating roof lights on the roof ridge. The building will measure 23.5m (77.1ft) by 18.5m (60.7ft), with a height of 7.4m (24.3ft) and will provide an internal floorspace of 434m² (4630ft²). The new Youth Centre building will provide space for a number of activities. The Centre will operate between the hours of 08:00 to 22:30 on weekdays and on Saturdays with operation restricted to 10:00 to 19:00 on Sundays. It is anticipated that ten members of staff would be employed at the Youth Centre.
6. This Section 73 application is requesting planning permission for the removal of condition 15 on planning consent reference DO/14/521 and consequently non-compliance with the requirement of that condition to provide a car parking and manoeuvring area for the use of Youth Centre staff. The car parking area, as currently permitted, would provide four car parking spaces including one disabled bay and two minibus spaces with a manoeuvring area. The applicant wishes to remove the requirement to provide the car park extension to bring the Youth Centre development in line with the budget allocation. The tender cost of the new building currently under construction has been shown to exceed the budget and the applicant states that a value engineering exercise has identified potential financial savings associated with the provision of these external works. Furthermore, the applicant has also provided reasons as to why it is considered that the car parking and manoeuvring area are not essential and these are considered in the discussion section.

Planning Policy Context

7. The following Guidance/Statements and Development Plan Policies summarised below are relevant to the consideration of the application:
 - (i) **National Planning Policy Framework (NPPF)** March 2012 and the **National Planning Policy Guidance (March 2014)** sets out the Government's planning policy guidance for England at the heart of which is a presumption in favour of sustainable development. The guidance is a material consideration for the determination of planning application but does not change the statutory status of the development plan which remains the starting point for decision making. However the weight given to development plan policies will depend on their consistency with the NPPF (the closer the policies in the development plan to the policies in the NPPF, the greater the weight that may be given).

In determining applications the NPPF states that local planning authorities should look for solutions rather than problems, and decision-takers at every level should seek to approve applications for sustainable development where possible.

In terms of delivering sustainable development in relation to this development proposal, the NPPF guidance and objectives covering the following matters are of particular relevance:

- consideration of whether the opportunities for sustainable transport have been taken up and safe and suitable access to the site can be achieved for all people;
- achieving the requirement for high quality design and a good standard of amenity for all existing and future occupants of land and buildings

(iii) The adopted 2010 Dover District Council Local Development Framework Core Strategy Policies:

Policy CP6 *Infrastructure*

Development generating a demand for infrastructure will only be permitted if the necessary infrastructure to support it is either already in place or there is a mechanism to ensure that it is implemented at the appropriate time. Developers should consider if existing infrastructure can be used more efficiently, or whether demand can be reduced through promoting behavioural change, before proposing increased capacity through extending or providing new infrastructure.

Policy DM1 *Settlement boundaries*

Location of development shall be within urban boundaries and rural settlement confines unless justified by other development plan policies of ancillary to existing development or uses.

Policy DM11 *Location of development and managing travel demand*

Development that would increase travel demand should be supported by an assessment to quantify the amount and type of travel likely to be generated.

Policy DM12 *Road hierarchy and development*

Access arrangements of development proposals will be assessed with regard to the Highway Network set out in the Local Transport Plan for Kent, which outlines road hierarchies.

Policy DM13 *Parking provision*

Parking provision should be based upon the characteristics of the site, locality, nature of the proposed development and its design objectives. Provision for non-residential development should be informed by Kent County Council Parking Standards Guidance (formerly Structure Plan Supplementary Planning Document 4).

Consultations

8. **Dover District Council** – Raise no objection subject to Kent County Council being satisfied that the proposal would not result in any undue hazards or effects to highway users and pedestrians.

Deal Town Council – Object to the proposal on the grounds that car parking was required when the application for the construction of the Youth Centre was submitted

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and should still be a requirement as the Town Council considers that parking is limited and a problem in this area.

Kent County Council Highways and Transportation – Raise no objection in respect of highway matters considering the information submitted on parking availability; the information submitted with the original application on likely parking demand; and the parking controls in place. Therefore, it is considered that there is unlikely to be any significant impact on the highway.

Local Members

9. The County Council Local Members Mrs Eileen Rowbotham and Dr Mike Eddy were notified of the application on 14 January 2015.
10. A letter of representation was received from Dr Mike Eddy expressing his strong opposition to the proposed removal of the requirement to provide parking provision at the Youth Centre site. Dr Eddy acknowledges that the Tides Leisure Centre car park is large and in close proximity to the Youth Centre site but states that the Leisure Centre car park is used by the Leisure Centre users during the day and by local residents at night due to on-street parking pressures within the local area. Further areas of concern include the view that users of the Youth Centre would park in the Leisure Centre car park, displacing vehicles on to adjacent roads, further exacerbating traffic management on Mill Road. In Dr Eddy's view, if preferential treatment for non-compliance of a planning condition is given to a public sector applicant then this could provide a case for private sector applicants acting in a similar vein, particularly since the reason given by the applicant for non-compliance is to make financial savings in the overall development. Furthermore, the parking provision and manoeuvring area were considered necessary on planning grounds in the granting of planning consent for the Youth Centre development and Dr Eddy considers that this element of the development should still be necessary on planning grounds.

Publicity

11. The application was publicised by the posting of 2 site notices on a fence leading to the Youth Centre construction access and on Park Avenue. The individual notification of 29 neighbouring properties was carried out as part of the application.

Representations

12. I have received no letters of representation from local residents.

Discussion

Introduction

13. The application seeks planning permission for the removal of condition 15 of planning permission reference DO/14/521 and consequently non-compliance with the requirement of that condition to provide a car parking and manoeuvring area for the use of youth centre staff. The car parking area, as currently permitted, would provide four car parking spaces including one disabled bay and two minibus spaces with a manoeuvring area. The application is being reported to the Planning Applications

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Committee as a result of the objections received from Deal Town Council and the local County Member, Dr Mike Eddy.

14. In considering this proposal regard must be had to Development Plan Policies outlined in paragraph 7 above. Section 38(6) of the Planning and Compulsory Purchase Act (2004) states that applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise. Therefore, the proposal needs to be considered in the context of Development Plan Policies, Government Guidance and other material planning considerations including those arising from consultation and publicity.
15. The main aspects to consider are the implications of the proposal on the local road network, including parking and traffic implications.

Parking, Traffic and Highway Safety

16. Within the application for the construction of the Youth Centre, the applicant indicated that the parking spaces would be used for overnight parking for the Youth Centre's mini buses and occasional vehicle. The Tides Leisure Centre car park is managed by an external contractor and is a pay and display facility. The Leisure Centre car park has 125 parking bays including 119 pay and display bays, 6 disabled parking permit bays and motorcycle bays. The applicant has had discussions with Dover District Council and has agreed the use of the Leisure Centre car park by members of staff at the Youth Centre. Additionally, it is expected that the majority of young people attending the Youth Centre will not have their own vehicles. There is a drop off facility within the Leisure Centre car park which can provide a pick up/drop off point for young people attending the Centre.
17. This application is accompanied by a car parking survey carried out within the Tides Leisure Centre car park on two weekdays and Saturday between 09:00 and 19:00 hours in November 2014. The survey results show that during the survey period, at no time was the car park approaching full capacity, indicating that sufficient parking capacity would be available to accommodate Youth Centre staff and staff and visitors to the Tides Leisure Centre. It is also considered that the removal of the car parking provision would not lead to any significant increase in parking within the Tides Leisure Centre car park, or an increase in on-street parking demand on the local highway network.
18. Dover District Council Local Development Framework Core Strategy policy DM 13 outlines that parking provision should relate to the characteristics of the site, locality and nature of the proposed development. Consideration should be taken into account that the Youth Centre development is located within the wider Tides Leisure Centre site, which includes parking provision. The nature of the proposed development and the parking demand that it would generate has been assessed by the applicant and considered by Kent County Council Highways and Transportation officer as part of the original application for the construction of the Youth Centre. At that time it was accepted that the parking provision was sufficient to accommodate parking for staff members employed at the Youth Centre. As part of the Section 73 application for the removal of the parking provision, I consider that the applicant has demonstrated from the car parking survey that there is sufficient car parking provision within the Leisure Centre car park to accommodate the small number of additional vehicles from Youth Centre staff. Consequently, I consider the development would still be in accordance

with policy DM 13 of Dover District Council's Core Strategy (2010) without the additional spaces.

19. The removal of the planning condition requiring the applicant to provide six vehicle parking spaces and manoeuvring area has been assessed by Kent County Council Highways and Transportation and no objection has been raised on highway grounds. The information submitted by the applicant on parking availability, together with the information submitted as part of the original application on likely parking demand, has been assessed and it is considered that the removal of the parking provision on the youth centre site is unlikely to have any significant impact on the local highway network.
20. The removal of condition 15 of planning permission reference DO/14/521 has been considered on its planning merits and the impact this would have on parking provision within the adjacent Leisure Centre car park and the local highway network. It also needs to be borne in mind that minimum parking standards are no longer imposed on any developers but rather maximum standards to avoid unnecessarily encouraging vehicle movements. The parking standards recommend that 1 parking space for every 2 members of staff is appropriate. This amounts to the provision of 5 parking spaces with no spaces required for attendees due to the majority of attendees being below the legal driving age. Recognition also needs to be made that the Leisure Centre car park is a public facility available for all users.
21. Based on the technical consultee advice provided by the County Council's Highways and Transportation Officer, information provided by the applicant in support of the application and local development plan policies, I would consider that there are no material grounds on which to refuse the applicant's request to remove the provision of parking spaces and manoeuvring area from the Youth Centre development.

Other matters

22. Concerns have been raised regarding the appropriateness of changing aspects of an approved development. It should be noted that an applicant is within their right to apply for a variation or removal of a planning condition and may be successful if an appropriate justification can be put forward by the applicant. In this case, I would consider that sufficient analysis of the impact of non-compliance with this condition has been provided by the applicant.

Conclusion

23. Concerns have been raised regarding the impact of the proposed development on traffic and highway safety issues. However the County Council's Highways and Transportation Officer considers that there is unlikely to be any significant impact on the highway. I therefore consider the proposed development of the Youth Centre would still be in accordance with the general aims and objectives of the relevant Development Plan Policies and the sustainability principles of the National Planning Policy Framework. I recommend accordingly.

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Recommendation

24. I RECOMMEND that permission BE GRANTED for removal of condition 15 of planning permission reference DO/14/521;
25. I FURTHER RECOMMEND that the applicant be advised by informative that all previous conditions on planning permission reference DO/14/521 are still valid and remain unaltered.

Case officer – Hardeep Hunjan

03000 413397

Background documents - See section heading
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E1 COUNTY MATTER APPLICATIONS AND DETAILS PURSUANT PERMITTED/APPROVED/REFUSED UNDER DELEGATED POWERS - MEMBERS' INFORMATION

Since the last meeting of the Committee, the following matters have been determined by me under delegated powers:-

Background Documents - The deposited documents.

DO/14/1036 Change of use of the land to extend the waste storage facilities.
East Kent Waste Recovery Facility, River Road, Discovery Park, Sandwich

E2 COUNTY COUNCIL DEVELOPMENT APPLICATIONS AND DETAILS PURSUANT PERMITTED/APPROVED UNDER DELEGATED POWERS MEMBERS' INFORMATION

Since the last meeting of the Committee, the following matters have been determined by me under delegated powers:-

Background Documents – The deposited documents.

AS/14/1568 Change of use. The double car garage on site is to have one half converted into usable space for meetings and administrative uses by the youth centre. The other half is to remain as current use for storage.
Ashford North Youth Centre, Mabledon Avenue, Ashford

DA/14/19/R14 Details of a scheme to deal with the risks associated with contamination of the site pursuant to condition (14) of planning application DA/14/19.
Oakfield Community Primary School, Oakfield Lane, Dartford

DA/14/19/RVAR Details of all materials to be used externally, visibility splays, a surface water drainage scheme, a programme of building recording and a construction management strategy pursuant to conditions (3), (7), (13), (19) & (21) of planning permission DA/14/19.
Oakfield Community Primary School, Oakfield Lane, Dartford

MA/12/1272/R21 Details of Acoustic Barrier pursuant to condition 21 of planning permission MA/12/1272.
St Augustine Academy, Oakwood Park, Maidstone

MA/15/500376	Proposed replacement sports hall (alternative application to planning permission ref: MA/14/500814). Maidstone Grammar School for Girls, Buckland Road, Maidstone
SE/12/1163/R21	Details of a revised School Travel Plan pursuant to condition (21) of planning permission SE/12/1163. Knole Academy, Bradbourne Vale Road, Sevenoaks
SE/14/13/R33	Details of measures to minimise the risk of crime to be incorporated into the development pursuant to condition (33) of planning permission SE/14/13. Knole (East) Academy, Seal Hollow Road, Sevenoaks
SE/14/3963	Revision of phases C and D of previously approved alterations. Removal of temporary classroom and construction of new classroom including cloakroom, toilets and link to existing school entrance hall. St Lawrence C of E Primary School, Church Road, Stone Street
SW/13/1110/R6	Details of a remediation strategy that includes the components to deal with the risks associated with contamination of the site pursuant to condition 6 of planning permission SW/13/1110. Lansdowne Primary School, Gladstone Drive, Sittingbourne
SW/14/153/R12	Details of remediation strategy (land contamination) pursuant to condition (12) of planning permission SW/14/153. Land at Tunstall Road, Tunstall, Sittingbourne
SW/14/153/R15 & R16	Details of sustainable urban drainage (SUDS) pursuant to conditions (15) and (16) of planning permission SW/14/153. Land at Tunstall Road, Tunstall, Sittingbourne
SW/14/153/R26 & R27	Details of highway works pursuant to conditions (26) and (27) of planning permission SW/14/153. Land at Tunstall Road, Tunstall, Sittingbourne
SW/14/500739/R3 & R18	Details pursuant to conditions 3 (all materials to be used externally) and 18 (a construction management strategy) of planning permission SW/14/500739. Iwade Community Primary School, School Lane, Iwade, Sittingbourne
SW/14/506091	Renewal of planning consent SW/09/612 for the existing mobile classroom and the erection of two canopies over both entrances to the mobile classroom. Bredgar C of E Primary School, Bexon Lane, Bredgar, Sittingbourne
TH/14/148/R15 & R16	Submission of details of foul and surface water disposal (condition 15) and soakaway details (condition 16) of planning permission TH/14/148. Cliftonville Primary School, Northumberland Avenue, Margate

TH/15/4	2 no. single storey extensions to enlarge 4 no. Primary Years classrooms to create larger teaching spaces. Chilton Primary School, Chilton Lane, Ramsgate
TM/14/2020/RVAR	Details of; all materials to be used externally, measures to minimise the risk of crime and a construction management strategy pursuant to conditions 3, 13 and 15 of planning permission TM/14/2020. Land at Holborough Lakes, Polyfield Close, Snodland
TM/14/2109/RVAR	Details of external materials, programme of archaeological work, remediation strategy and verification report pursuant to conditions (3), (12), (24) and (25) of planning permission TM/14/2109. Land at Leybourne Chase, London Road, Ryarsh, West Malling
TW/14/154/R14 (PART 2)	Part discharge of condition 14: Details of a Construction Management Strategy for Phase 2 of the development only. Langton Green Primary School, Lampington Row, Langton Green, Tunbridge Wells

E3 TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) REGULATIONS 2011 – SCREENING OPINIONS ADOPTED UNDER DELEGATED POWERS

Background Documents –

- *The deposited documents.*
 - *Town and Country Planning (Environmental Impact Assessment) Regulations 2011.*
 - *DETR Circular 02/99 – Environmental Impact Assessment.*
- (a) Since the last meeting of the Committee the following screening opinions have been adopted under delegated powers that the proposed development does not constitute EIA development and the development proposal does not need to be accompanied by an Environmental Statement:-

KCC/SE/0025/2015 - A section 73 application to vary conditions 3 (to allow additional time for completion of landfill to enable restoration to approved levels) and 10(a) (to update the phasing scheme to reflect the amended operational period) of planning permission SE/10/3111.
Greatness Quarry, Bat and Ball Road, Sevenoaks

KCC/SW/0010/2015 - 4Evergreen Technologies is proposing to install an advanced thermal conversion and energy facility at the Kemsley Fields Business Park to produce energy and heat a project known as the Garden of England Energy Project. The project will involve: construction of new buildings to house the thermal conversion and energy generation plant and equipment; construction of associated offices; erection of external plant including storage tanks; and the erection of a discharge stack.

Land off Barge Way, Kemsley Fields Business Park, Kemsley, Sittingbourne

- (b) Since the last meeting of the Committee the following screening opinions have been adopted under delegated powers that the proposed development does constitute EIA development and the development proposal does need to be accompanied by an Environmental Statement:-

None

E4 TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) REGULATIONS 2011 – SCOPING OPINIONS ADOPTED UNDER DELEGATED POWERS

- (b) Since the last meeting of the Committee the following scoping opinions have been adopted under delegated powers.

Background Documents -

- *The deposited documents.*
- *Town and Country Planning (Environmental Impact Assessment) Regulations 2011.*
- *DETR Circular 02/99 - Environmental Impact Assessment.*

None