

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, 10 June 2015.

PRESENT: Mr J A Davies (Chairman), Mr C P Smith (Vice-Chairman), Mr M J Angell, Mr M Baldock, Mr H Birkby (Substitute for Mr T L Shonk), Mrs P Brivio, Mr L Burgess, Mr N J D Chard, Mr I S Chittenden, Mr T Gates, Mr P M Harman, Mr T A Maddison, Mr S C Manion, Mr R J Parry, Mr C Simkins, Mrs P A V Stockell, Mr A Terry and Mr J N Wedgbury

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

UNRESTRICTED ITEMS

37. Minutes - 13 May 2015
(Item A3)

RESOLVED that the minutes of the meeting held on 13 May 2015 be signed by the Chairman as a correct record subject to minute number 32(2) being amended by the deletion of 13 June and the insertion of 10 June.

38. Site Meetings and Other Meetings
(Item A4)

Mr Wedgbury advised that he would be representing Ashford BC at the site visit to Charing Quarry on 10th June 2015. The Committee confirmed that the tour on Monday 29 June 2015 would include a visit to Cryalls Lane, Sittingbourne and a presentation at Ridham Dock. The other venues would be confirmed in due course.

39. Proposal 15/502691/COUNTY (KCC/SW/0111/2015) Temporary classroom accommodation and staff facilities comprising a two-storey four classroom block and a single storey administration block at Land at Thistle Hill, Aspen Drive, Minster, Isle of Sheppey; KCC Property and Infrastructure Support
(Item D1)

(1) Mr Baldock informed the Committee that although he was a member of Swale Borough Council's Planning Committee he had not been present when the Committee had considered this application and that he was able to approach its determination with a fresh mind.

(2) The Head of Planning Applications Group reported a suggested additional condition and informative covering matters relating to parking which was amended and agreed by Members.

(3) RESOLVED that :-

- (a) permission be granted to the application subject to conditions including conditions requiring the temporary buildings to be removed from the site upon the completion of the new school for occupation or at the latest by 11 April 2016, and the area then laid out as the permanent parking facility for the school approved under SW/14/500221; the development to be carried out in accordance with the permitted details; during occupation of the temporary classrooms, the site access to the adjoining school development site shall be managed so as to avoid it being used during peak school times, including the timing of any deliveries to the site, and shall at all times be under the supervision of a qualified banksman;
- (b) the applicant be advised by Informative that:-
 - (i) the applicants are encouraged to continue to secure the provision of an area of temporary parking in the surrounding area, prior to the opening of the temporary school buildings in September 2015;
 - (ii) prior to the occupation of the permanent school building and associated parking and drop off facilities the applicant shall monitor the impact of parent parking on the local highway network and take steps to minimise adverse impacts where significant highway safety concerns are experienced. Such concerns shall be discussed with the County Council's Highways and Transportation advisor to agree a satisfactory means of addressing the concerns. These arrangements shall be reviewed in October 2015 including the need for any pedestrian crossing facility.

(In accordance with procedural rule 2.26(3) Mr Baldock requested that it be recorded that he voted against approving this application.)

40. Proposal SW/15/502829 (KCC/SW/0108/2015) Renewal of existing PTA store, double and single mobile classroom and temporary playing surface, Tunstall CE Primary School, Tunstall, Sittingbourne; Governors of Tunstall CE Primary School and Diocesan Architects
(Item D2)

(1) Mr Baldock advised the Committee that he was a member of Swale Borough Council's Planning Committee and although he had been present when the application was considered he had taken no part in the discussion or decision process. He was able to approach its determination with a fresh mind.

(2) Mr Burgess stated that he was a member of Tunstall Parish Council but had not participated in their discussion or decision on this application. Although he knew of some of the people who had made representations he was able to approach the determination with a fresh mind.

(3) Mr Parry advised that he had received correspondence addressed to the Committee Members on this application. He had noted the contents and was able to approach the determination with a fresh mind.

(4) Mrs A Spicer (Tunstall Parish Council) and Mrs S Senior (Protect Tunstall) addressed the Committee to oppose this application. Mrs J Holliday (Tunstall Mums) spoke in support of the application and Mr R Stevenson (John Bishop and Associates) spoke in reply on behalf of the applicants.

(5) It was noted that correspondence from Mrs Merryweather and Mr Viggers had been circulated to Members of the Committee prior to the meeting.

(6) RESOLVED that permission be granted to the proposal subject to conditions, including conditions covering the removal of the units from the site by the end of May 2016, the site being satisfactorily restored and the submission and approval of a restoration plan.

(In accordance with procedural rule 2.26(3) Mr Baldock requested that it be recorded that he voted against approving this application.)

(Due to another formal meeting commitment Mr Burgess left the meeting before the proposal was determined.)

41. Proposal DA/15/00514/CPO (KCC/DA/0089/2015) New single storey extension to provide 3 additional classrooms with toilet facilities, storage and plant room, together with associated external works at Temple Hill CP Infants School, St Edmund's Road, Dartford; KCC Property and Infrastructure Support
(Item D3)

(1) Mr Maddison advised the Committee that he was the Local Member for this item. He clarified that he had not participated in any discussions on the planning merits of the proposal and that he was able to approach its determination with a fresh mind.

(2) The Chairman requested that in future conditions on costs for a Traffic Regulation Order contained an assurance from officers that this would cover the associated costs.

(3) RESOLVED that:-

- (a) permission be granted to the application subject to the payment of appropriate funds for the provision of additional waiting restrictions on St Edmund's Road and the imposition of conditions covering (amongst other matters) the standard 5 year time period; the development to be carried out in accordance with the permitted details; the submission and approval of details of all construction materials to be used externally; within 2 months of the commencement of development, the advertisement of a Traffic Regulation Order required for the new parking restrictions in St Edmunds Road be undertaken, and once confirmed the works be implemented to the satisfaction of the County Planning Authority in association with Kent Highway Services; the submission of a School Travel Plan prior to occupation of the new

classrooms and its ongoing review; measures to be taken to prevent mud and debris being deposited on the public highway; hours of working during construction to be restricted to between the hours of 0800 and 1800 Monday to Friday and between the hours of 0900 and 1300 on Saturdays, with no operations on Sundays or Bank Holidays; the submission of a Construction Management Plan, providing details of access, parking and circulation within the site for contractors, site personnel and other operatives; details of wheel washing procedures for construction traffic; giving an undertaking that access into and out of the site shall be under the supervision of a qualified banksman; and that the site be managed to avoid peak school times; and the submission and written approval of a specification for a programme of archaeological work; and

- (b) the applicants be advised by Informative:-
- (i) to register the School Travel Plan through the Kent County Council “Jambusters” website;
 - (ii) they should strongly consider the planting of soft landscaping around the perimeter fencing along St Edmunds Road to address the concerns of the residents of neighbouring properties; and
 - (iii) to submit a Memorandum of Understanding that the funds required for the Traffic Regulation Order to secure the waiting restrictions in St Edmund’s Road, of £3000, will be paid to the County Highway Authority, as agreed in the Transport Statement CC/10584/Rev A, dated May 2015.

(As Mr Baldock, Mr Birkby and Mrs Stockell had not been in the meeting when the application was discussed they took no part in the decision making.)

42. County matters dealt with under delegated powers
(Item E1)

(1) In response to a suggestion from Members the Head of Planning Applications Group undertook to indicate in future reports on the exercise of her delegated power, which of these applications had been permitted/approved or refused.

(2) At the request of the Committee the Head of Planning Applications Group undertook to provide training sessions for Members on Environmental Impact Assessment and noise mitigation.

(3) RESOLVED that the matters dealt with under delegated powers since last meeting relating to the following be noted:-

- (a) County matter applications;
- (b) County Council developments;

- (c) Screening Options under the Town and Country Planning (Environment Impact Assessment) Regulations 2011; and
- (d) Scoping Opinions under the Town and Country Planning (Environment Impact Assessment) Regulations 2011 (None)