

## KENT COUNTY COUNCIL

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### PLANNING APPLICATIONS COMMITTEE

MINUTES of a meeting of the Planning Applications Committee held in the Council Chamber, Sessions House, County Hall, Maidstone on Wednesday, 21 October 2015.

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

ALSO PRESENT: Mrs Z Wiltshire

IN ATTENDANCE: Mrs S Thompson (Head of Planning Applications Group), Mr M Clifton (Principal Planning Officer - Waste Developments), 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

**55. Minutes - 9 September 2015**  
(Item A3)

RESOLVED that the Minutes of the meeting held on 9 September 2015 are correctly recorded and that they be signed by the Chairman.

**56. Site Meetings and Other Meetings**  
(Item A4)

(1) The Committee confirmed that it would be visiting Hermitage Quarry in Ditton following the meeting as part of its training programme of visits to permitted development sites.

(2) The Committee agreed to receive a training session on Design Matters and on the implications of the recent *Kelton vs Wiltshire Council* judgement following its November meeting.

(3) The Head of Planning Applications Group advised the Committee that the next training tour in Spring 2016 would consist of a visit to permitted Secondary Schools and restored mineral sites.

**57. Proposal SW/15/500303 (KCC/SW/0449/2014) - Repair and maintenance of Environmental Control Systems including the installation of additional equipment and importation of soils to infill low spots and areas of exposed waste at Land at Cryalls Lane, Sittingbourne; KCC Waste Management**  
(Item C1)

(1) Mr M Baldock advised the Committee that he was a Member of Swale

Borough Council which had commented on the application. He had not, however, taken part in its discussions of the application. He was also acquainted with a number of the people who had objected to the application. None of them were close personal associates, and he was therefore able to consider the application with a fresh mind.

(2) The Head of Planning Applications Group agreed to consult the Local Members on the details of the Traffic Management System and asked the Committee to agree to the enhancement of that condition requiring the applicants to undertake a route audit using auto track in order to demonstrate that the proposed route was appropriate. This was agreed.

(3) The Committee agreed to add an Informative asking the applicants to commence the main infilling part of the operation in the Summer of 2016 subject to there being no conflict with their environmental objectives.

(4) On being put to the vote, the recommendations of the Head of Planning Applications Group were carried (as amended in (1) and (2) above) by 16 votes to 2.

(5) Mr M Baldock requested pursuant to Committee Procedure Rule 2.26 (3) that his vote against granting permission be recorded.

(6) **RESOLVED** that:-

(a) permission be granted to the application subject to conditions, including conditions covering the duration of operations being limited to two years from their commencement; maximum volumes of infill material being restricted to 3,000 tonnes of inert material; hours of working being limited to avoid peak hour movements and school runs; vehicle movements being restricted to a maximum of 20 movements to and from the site per day; prior approval (in consultation with the Local Members) of a Traffic Management System designed to avoid vehicles associated with the development meeting along the proposed haul route and the undertaking of a route audit using auto track demonstrating that the proposed route is appropriate; prior approval of a Construction Management Plan; access improvements being completed before the importation of infill materials; prior approval of details of vehicle parking and loading/offloading areas; prior approval of details of wheel cleaning facilities; prior approval of details of an Environmental Management Plan; and ecological impact avoidance/mitigation methods being undertaken in accordance with those submitted in support of the application; and

(b) the applicants be advised by Informative that they should seek to commence the main infilling part of the operation in the Summer of 2016 subject to there being no conflict with their environmental objectives.

**58. Proposal M/TH/15/0294 (KCC/TH/0122/2015) 2 f.e. primary school, improvements to existing access to Westwood Road, car parking and pick up/drop off bays, external play areas including a Multi Use Games Area, informal play area and hard and soft landscaping at Land at St George's CE**

**School, Westwood Road, Broadstairs; KCC Property and Infrastructure Support.**

*(Item D1)*

(1) Mrs Z Wiltshire was present for this item pursuant to Committee procedure Rule 2.27 and spoke in support of the Proposal.

(2) The Head of Planning Applications Group asked the Committee to include an additional condition specifying that the access layout, controlled crossing and highway alterations be carried out prior to occupation of the school. This was agreed.

(3) On being put to the vote, the recommendations of the Head of Planning Applications Group were carried by 15 votes to 1.

(4) RESOLVED that:-

- (a) the proposal be referred to the Secretary of State for Communities and Local Government and that subject to his decision, permission be granted to the proposal subject to conditions, including conditions covering the standard 5 year time limit for implementation; the development being carried out in accordance with the permitted details; the submission and approval of details of all construction materials to be used externally; the submission of a School Travel Plan within 6 months of occupation of the new school and its ongoing review; hours of working during construction being restricted to between the hours of 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; the submission of a Construction Management Plan for both phases, providing details of how the site access would be managed, details of the methods and hours of working, location of site compounds and operative/visitor parking, details of site security and safety measures, lorry waiting and wheel washing facilities and details of any construction access; measures being taken to prevent mud and debris being deposited on the public highway; the provision of the on-site parking areas prior to occupation of the school and their retention thereafter; the provision of cycle parking prior to the occupation of the school; the submission of a native species landscape scheme and details of a maintenance scheme for such landscaping, and the inclusion within this scheme of ecological enhancements and management of the retained earth bank and habitat areas; the submission of a method statement detailing how the construction can be carried out without affecting the trees and their root protection areas; the submission of a detailed lighting design strategy to be approved in writing prior to occupation of the school; no additional lighting being erected at the site without the written consent of the County Planning Authority; the submission of a scheme and its approval in writing covering a preliminary risk assessment; a site investigation scheme; the results of the site investigation and details risk assessment and an appraisal and remediation strategy; and a verification plan providing details of data that will be collected; the development not being occupied until a verification report demonstrating the completion of the works set out in the remediation strategy has been approved; the development being stopped if previously unidentified contamination is found on site until a remediation strategy is agreed and implemented; no piling or other foundation design

using penetrative methods taking place without the express written consent of the County Planning Authority; no infiltration of surface water drainage into the ground taking place other than with the express written permission of the County Planning Authority; the submission of a fully detailed sustainable surface water drainage scheme for the site, together with the written approval of such a scheme and its ongoing maintenance; the implementation of archaeological field evaluation work in accordance with a specification and written timetable to be approved by the County Planning Authority, and the preservation in situ of important archaeological remains; the submission of a biodiversity method statement providing details of measures that will be implemented to minimise the potential for ecological impacts; the submission of a Construction Environmental Management Plan to ensure the retained areas of earth bank are protected during construction; a community use agreement for the shared use of school sports facilities being submitted for approval in writing within 3 months of the occupation of the school;

- (b) the applicants be advised by Informative that: -
- (i) they should register the School Travel Plan with Kent County through the “Jambusters” website following the link;
  - (ii) they should ensure that all necessary highway approvals and consents are obtained; and
  - (iii) they should ensure that works to trees are carried out outside of the breeding bird season and, if this is not possible, that an ecologist examines the site prior to works commencing.

**59. Proposal AS/15/648 (KCC/AS/0121/2015) - 2 f.e. primary school comprising a two storey building, access, car parking and pick-up/drop-off bays, external play areas, including a Multi Use Games Area, informal play area and grass play fielding, and hard and soft landscaping at Land at Finberry Village, Mersham, Ashford; KCC Property and Infrastructure Support.**  
*(Item D2)*

(1) Mr J M Wedgbury informed the Committee that he was a Member of both Ashford BC and Kingsnorth PC. He had not taken part in the consideration of this proposal by either authority and was therefore able to approach its determination with a fresh mind.

(2) Mr M J Angell informed the Committee that he was the Local Member for this proposal, but not for the associated housing development. He had not given his views on the proposal and was able to approach its determination with a fresh mind.

(3) The Head of Planning Applications Group tabled late representations from Charles Russell Speechlys LLP on behalf of the Church Commissioners. This reaffirmed their objections to the proposal.

(4) The Head of Planning Applications Group asked the Committee to strengthen the landscaping condition requiring the applicants to pay particular regard to enhancing the frontage of the school site. This was agreed.

(5) On being put to the vote, the recommendations of the Head of Planning Applications Group were agreed by 15 votes to 0 with 1 abstention.

(6) RESOLVED that:-

(a) permission be granted to proposal subject to conditions, including conditions covering the standard time limit for implementation; the development being carried out in accordance with the permitted details; the submission and approval of details of all materials to be used externally, including details of joinery, colour finishes, depth of reveals, details of the jointing of the cladding panels and 1:50 elevations and cross sections of the projecting window 'boxes'; the submission and approval of details of the sprinkler tank and bin store; the submission and approval of details of the extraction flue, including a maintenance schedule; the submission and approval of details of all external lighting, including hours of operation; the submission and approval of a scheme of landscaping, including tree planting, soft landscaping, ecological enhancements, hard surfacing, its implementation and maintenance, with particular regard to enhancing the frontage of the school site; the development according with the recommendations of the ecological surveys, including a tool box talk to contractors regarding protected species prior to the commencement of the development; the submission and approval of details of all gates, fences and means of enclosure; the submission and approval of details of external seating and external seating areas; the submission and approval of details of on-site cycle parking, and its subsequent provision and retention; the submission and approval of a School Travel Plan within six months of occupation, and its ongoing monitoring and review thereafter; the submission and approval of a detailed car parking layout plan showing how the car parking would be allocated on site; provision and retention of car parking, cycle parking, access, circulatory routes and turning areas; the provision of the vehicular and pedestrian access points into the school site prior to occupation; the development meeting the sustainable design standards set out in the application documents; details of ground levels and finished floor levels; the submission and approval of a detailed Sustainable Surface Water Drainage Scheme, and details of its implementation, maintenance and management; control of infiltration of surface water drainage; hours of working during construction and demolition being restricted to between 0800 and 1800 on Mondays to Fridays and between the hours of 0900 and 1300 on Saturdays, with no operations on Sundays and Bank Holidays; the submission of a Construction Management Strategy, including the location of site compound and operative parking, wheel washing/cleaning facilities, and details of the construction access and management of the site access; and measures to prevent mud and debris being taken onto the public highway; and

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

(i) their attention is drawn to the letter from Highways and Transportation in which it is noted that it is the responsibility of the applicant to ensure that all necessary

- highway approvals and consents where required are obtained;
- (ii) they are advised to register with Kent County Council's Travel Plan Management system 'Jambusters';
  - (iii) as stated in the letter from the Environment Agency, account should be taken of the their advice regarding the River Stour and Ruckinge Dyke, and that they should register with the Environment Agency's Flood Warnings Direct Service; and
  - (iv) they are advised that the Sustainable Water Drainage Scheme cannot be determined until such time as it can be clearly demonstrated that the required connection to the wider network is available to convey the water away from the site, and that Crest Nicholson have constructed the down-stream attenuation features and are ready to receive the site's discharge.

**60. County matters dealt with under delegated powers**

*(Item E1)*

RESOLVED to note matters dealt with under delegated powers since the last meeting relating to:-

- (a) County matter applications;
- (b) County Council developments;
- (c) Screening Opinions under the Town and Country Planning (Environmental Impact Assessment) Regulations 2011; and
- (d) Scoping Opinions under the Town and Country Planning (Environmental Impact Assessment) Regulations 2011.