

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 February 2016.

PRESENT: Mr J A Davies (Chairman), Mr C P Smith (Vice-Chairman), Mr M J Angell, Mr R H Bird (Substitute for Mr I S Chittenden), Mr D L Brazier (Substitute for Mr N J D Chard), Mrs P Brivio, Mr A D Crowther (Substitute for Mr M Baldock), 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

IN ATTENDANCE: Mrs S Thompson (Head of Planning Applications Group) Mr J Crossley (Principal Planning Officer - County Council Development), Mr D Joyner (Transport & Safety Policy Manager) and Mr A Tait (Democratic Services Officer)

UNRESTRICTED ITEMS

8. Minutes - 20 January 2016
(Item A3)

RESOLVED that the Minutes of the meeting held on 20 January 2016 are correctly recorded and that they be signed by the Chairman.

9. Site Meetings and Other Meetings
(Item A4)

(1) The Committee noted three possible dates for its training tour of permitted development sites. Members would be individually asked to set out their availability.

10. Proposal DO/15/01079 (KCC/DO/0348/2015) - Refurbishment of original Portal House building and the construction of a new three storey teaching block and gymnasium at Portal House School, Sea Street, St Margaret's at Cliffe; KCC Property and Infrastructure Support
(Item D1)

(1) Mr S C Manion informed the Committee that he was the Local Member for this application but that he had not pre-determined whether he would support or oppose it.

(2) On being put to the vote, the recommendations of the Head of Planning Applications Group were carried unanimously.

(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 for written approval of details of all construction materials to be used externally; the submission for written approval of details of materials, replacement windows and alterations involved in the refurbishment of Portal House to ensure it retains its special character and appearance; 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, to include amongst other things the details of routing of delivery/construction vehicles between the site and the A258, and, within the site, the timing of deliveries to avoid school peak times, details of off-site temporary staff parking and associated transfer arrangements, details of pupil drop off/pick-up arrangements, parking and turning areas for delivery vehicles; the completion of the proposed access improvements prior to the occupation of the school; 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, and its retention thereafter; the provision and permanent retention of the vehicle loading/unloading and turning facilities prior to occupation; use of the on-site parking facilities for any future community use outside of school hours; the submission of a detailed external lighting design strategy for approved in writing prior to occupation of the school; no floodlighting being erected at the site without the written consent of the County Planning Authority; the submission of a scheme for approval in writing covering a preliminary risk assessment of the nature and extent of any contamination and whether it originates from the site together with an assessment of the potential risk to human health, property, adjoining land, ground water, surface water, ecological systems and an appraisal of the remedial option; any remediation deemed necessary and the submission of a verification report; if contamination that was not previously identified is found on the site, the development being stopped until a remediation strategy is agreed and implemented; no infiltration of surface water drainage into the ground being permitted other than with the express written permission of the County Planning Authority; the submission for written approval of a fully detailed sustainable surface water drainage scheme for the site, 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 implementation of a programme of building recording in accordance with a specification and written timetable to be approved by the County Planning Authority; the recommendations for ecological enhancements detailed in chapter 8 of the Extended Phase 1 Ecological Habitat Survey report being implemented; the submission of a native species landscape scheme, including tree planting (species and location) and details of a maintenance scheme; the replacement with plants and species of a similar size of any retained or new planting which has died within 5 years of planting; and the development being carried out to avoid damage to those existing trees to be retained, and their protection in accordance with the measures set out in the Arboricultural Method Statement; and

- (b) the applicants be advised by Informative that:-
- (i) the registering with Kent County Council of the School Travel Plan should be through the “Jambusters” website;
 - (ii) they should ensure that all necessary highway approvals and consents are obtained;
 - (iii) separate approval is required for any works in the highway;
 - (iv) works to trees should be carried out outside of the breeding bird season and, if this is not possible, that an ecologist should examine the site prior to works commencing;
 - (v) they should adhere to the Bat Conservation Trust’s *Bats and Lighting in the UK* guidance; and
 - (vi) it would be preferable for the existing fence along Sea Street to be painted to enhance its appearance.

11. Proposal MA/15/510092 (KCC/MA/0386/2015) - Multi-Use Games Area on the existing sports field at Greenfields Community Primary School, Oxford Road, Maidstone; KCC Property and Infrastructure Support
(Item D2)

RESOLVED that 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; 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 details of a landscaping scheme and tree protection measures; and no lighting or floodlighting being erected around the MUGA without the recourse to a further planning application.

12. Matters dealt with under Delegated Powers
(Item E1)

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

- (a) County matter applications;
- (b) County Council developments;
- (c) Screening Opinions under the Town and Country Planning (Environmental Impact Assessment) Regulations 2011; and
- (d) Scoping Opinions under the Town and Country Planning (Environmental Impact Assessment) regulations 2011 (None).