

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, 9 March 2016.

PRESENT: Mr J A Davies (Chairman), Mr C P Smith (Vice-Chairman), Mr M J Angell, Mr D L Brazier (Substitute for Mr N J D Chard), Mr L Burgess, Mr I S Chittenden, Mr T Gates, Dr M R Eddy (Substitute for Mrs P Brivio), Mr T A Maddison, Mr R J Parry, Mr T L Shonk, Mr C Simkins, Mrs P A V Stockell 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

13. Minutes - 10 February 2016
(Item A3)

RESOLVED that the Minutes of the meeting held on 10 February 2016 are correctly recorded and that they be signed by the Chairman.

14. Site Meetings and Other Meetings
(Item A4)

(1) The Committee agreed to hold a training session on the Kent Minerals and Waste Local Plan during the afternoon of the next Committee meeting on Wednesday, 13 April 2016.

(2) The Committee confirmed that the training tour of permitted development sites would take place on Tuesday, 26 April 2016.

15. Proposal DO/15/01080 (KCC/DO/0328/2015) - Erection of three single storey extensions and associated external works at Green Park Primary School, The Linces, Buckland, Dover; KCC Property and Infrastructure Support
(Item D1)

(1) Dr M R Eddy informed the Committee that he was acquainted with one of the objectors to the application. As this was not a close personal relationship, he was able to approach the determination of the proposal with a fresh mind.

(2) 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 approval of details of all construction materials to be used externally; the approval of the School Travel Plan prior to occupation of the extensions and its ongoing review for a period of 5 years; 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, providing details of how the site access would be managed to avoid peak school times, 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 (to ensure mud and dust are not deposited on the highway), details of any construction access and details of any temporary traffic management measures required on the highway during construction; the provision of the additional on-site parking areas prior to occupation of the school extensions and their retention thereafter; the provision and permanent retention of a minimum of 2 additional secure, covered cycle parking spaces prior to occupation of the extensions; and the signing (prior to occupation of the extensions) of the Unilateral Undertaking to provide the sum of £3000 to be used for bus stop clearway markings or parking restrictions in Roosevelt Road, should the need arise in association with the proposed “walking bus”; 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; and
 - (iii) they should discuss any temporary traffic management measures required with the Road Works Coordination Team.

16. Proposal TM/15/3954 (KCC/TM/0390/2015) - New two-storey Special Educational Needs School with associated car parking and landscaping at Land at Upper Haysden Lane, Tonbridge; KCC Property and Infrastructure Support.
(Item D2)

(1) Mr C P Smith informed the Committee that he was the Local Member. He had not pre-determined the proposal and was able to approach its determination with a fresh mind.

(2) In agreeing the recommendations of the Head of Planning Applications Group, the Committee added an Informative as set out in (3) (b) (iii) below.

(3) RESOLVED that the application be referred to the Secretary of State as a departure from the Development Plan on Green Belt grounds, and that subject to his decision:

- (a) 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 development not commencing until such time as replacement playing field provision is secured and the funds are in place to enable that development to commence; the development not being occupied until Phase 1 of Permission KCC/TM/0385/2015 has been built and made operational for use and development has commenced on Phase 2 of Permission KCC/TM/0385/2015; the submission and approval of details of all materials to be used externally; the submission for approval of details of all external lighting, including hours of operation; boundary fencing being provided in accordance with the submitted details (2m high green weld mesh); the submission for approval of a scheme of landscaping, including details of additional tree planting, soft landscaping, hard surfacing, ecological enhancements, and planting and maintenance of the swale, together with its implementation and maintenance; tree protection methods being adopted to protect boundary hedgerows and those trees to be retained; the development according with the recommendations and precautionary mitigation methods detailed within the submitted ecological surveys/reports; the submission for approval of further details of community use relating to use of the indoor and outdoor facilities, including hours of use; the submission for approval of a Travel Plan within six months of occupation, and its monitoring and review; the provision and retention of car parking, access (vehicular and pedestrian), pick up/drop off, circulatory routes and turning areas; the provision of "Give Way" markings at the junction of the main car park and the shared access road; extension of the 40mph speed limit and ongoing engagement with the Highway Authority to provide the required signage etc; the submission for approval of a detailed Sustainable Surface Water Drainage Scheme and subsequent details of the implementation, maintenance and management of the approved Scheme; no infiltration of surface water drainage into the ground taking place other than with the express written consent of the County Planning Authority; the submission of a drainage strategy detailing the proposed means of foul and surface water sewerage disposal and an implementation timetable; the submission for approval of a construction management strategy, including details of the methods and hours of working, the

location of site compounds and operative/visitors parking, details of site security and safety measures, lorry waiting and wheel washing facilities, details of how the site access would be managed to avoid conflict with the Highway Depot activities, and details of any construction accesses; and measures to prevent mud and debris being taken onto the public highway; and

- (b) the applicants 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, including a Traffic Regulation Order;
 - (ii) their attention is drawn to the letter from Southern Water in which details are provided with regard to the relevant approvals required by the applicant, in addition to general advice and guidance; and
 - (iii) they shall ensure that the development accords with the acoustic requirements assessed within the application. Should the internal noise levels exceed the assessed levels due to noise pollution from the A21/highway depot, the applicant should explore the potential for additional acoustic mitigation to the southern boundary of the site.

17. Proposal TM/15/3918 (KCC/TM/0385/2015) - Provision of playing fields including a floodlit synthetic pitch and pavilion building at Land off Lower Haysden Lane, Tonbridge; KCC Property and Infrastructure Support
(Item D3)

(1) Mr C P Smith informed the Committee that he was the Local Member. He had not pre-determined the proposal and was able to approach its determination with a fresh mind.

(2) Mr M J Angell informed the Committee that his grandson was a pupil at the Judd School. Although the Chairman did not consider that this would prevent him from determining the application entirely on its merits, he elected not to participate in the decision making for this item.

(3) The Head of Planning Applications Group informed the Committee that the fourth bullet point of her recommendations in paragraph 76 of the report should be amended to read "9.30 pm" instead of "9.00 pm."

(4) On being put to the vote, the recommendations of the Head of Planning Applications Group (as amended in (3) above) were carried by 11 votes to 2.

- (5) RESOLVED that the application be referred to the Secretary of State as a departure from the Development Plan on Green Belt grounds, and that subject to his decision:-
- (a) permission be granted to the 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 of details of all materials to be used externally; hours of use of the floodlighting being limited to 9.30pm on Mondays to Fridays, 5pm on Saturdays and Sundays and no use on Bank Holidays; the extinguishment of lighting when the pitch is not in use or within 15 minutes of its last use; lighting being installed in accordance with the approved details, and checked on site prior to first use; lighting levels not exceeding those specified within the application; removal of Permitted Development Rights; no coaches accessing the site; no use of Vizard 1 or 2 by The Judd School if Tonbridge Juddians Rugby Football Club are using the floodlit pitch; the submission of a Traffic Management and Overflow Parking procedure prior to any use of the site by Tonbridge Juddians Rugby Football Club for emergency matches; playing fields being constructed in accordance with the submitted TGMS "*Drainage Design & Pitch Profile*" ref TGMS-0866.8-7, Judd Drainage Information 26.01.16 and Judd School – Vizards 2 Geotechnical Survey 20 10 15; the playing field/artificial grass pitch being used for Outdoor Sport and for no other purpose; Phase I of the development being made available for use by 1st September 2016 and Phase II of the development being made available for use by 1st September 2018; the all-weather pitch, natural turf playing pitches and changing room block being constructed and managed in accordance with the submitted "*The Judd School Maintenance Schedule 21.01.16*" and Judd School – Vizards 2 Geotechnical Survey 20.10.15; the submission of a Community Use Agreement to be subject to consultation with Sport England and KCC Highways & Transportation, amongst others; no use of the site by community users other than the Tonbridge Juddians Rugby Football Club until such time as Highways and Transportation approve any further use as set out in the Community Use Agreement; tree/hedge protection measures being adopted throughout construction; the submission of a specification and timetable for the implementation of a watching brief; the development being undertaken in accordance with the recommendations of the Ecological Scoping Survey; the provision of ecological enhancements including bird and bat boxes; the submission of a Construction Management Strategy, including details of the hours of working, the location of site compound and operative parking, wheel washing/cleaning facilities, and details of the construction access and management of the site access to avoid conflict with vehicles using Lower Haysden Lane; and measures to prevent mud and debris being taken onto the public highway; and

- (b) the applicants be advised by Informative that they are to undertake discussions with the Upper Medway Internal Drainage Board, and seek any necessary approvals from them with regard to surface water drainage.

18. 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 (None).