

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, 14 September 2016.

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

ALSO PRESENT: Mrs A D Allen, MBE, Ms D Marsh and Mr B J Sweetland

IN ATTENDANCE: Mrs S Thompson (Head of Planning Applications Group), Mr P Hopkins (Principal Planning Officer), Mrs A Hopkins (Principal Planning Officer), Mrs H Edwards (Planning Officer), Mr D Joyner (Transport & Safety Policy Manager), Mr A Pigott (Strategic Transport and Development Planner) and Mr A Tait (Democratic Services Officer)

UNRESTRICTED ITEMS

36. Minutes - 13 July 2016
(Item A3)

- (1) The Head of Planning Applications Group informed the Committee that the discussions on transport and access arrangements at Seal CE Primary School (Minute 2016/33) had not yet concluded.
- (2) RESOLVED that the Minutes of the meeting held on 13 July 2016 are correctly recorded and that they be signed by the Chairman.

37. Site Meetings and Other Meetings
(Item A4)

- (1) The Committee agreed to undertake a site visit to Wilmington in respect of the major expansion planning applications at Wilmington Girls Grammar School and Wilmington Academy.

38. Dates of meetings in early 2017
(Item A5)

The Committee noted the following meeting dates in early 2017:-

Wednesday, 18 January 2017;
Wednesday, 15 February 2017;
Wednesday, 15 March 2017; and
Wednesday, 12 April 2017.

39. Application GR/15/1192 (KCC/GR/0387/2015) - Improvement and enhancement of existing waste transfer site by erection of a replacement building to provide covered working area and ancillary site improvements together with retrospective provision for trommel, picking station and wall at Unit 4, Apex Business Park, Queen's Farm Road, Shorne; R S Skips Ltd
(Item C1)

- (1) The Chairman informed the Committee that he was acquainted with one of the supporters of the application. This did not constitute an Other Significant Interest as this was not a close personal relationship and he had never discussed the application with him. He was therefore able to determine the application with a fresh mind.
- (2) Mr T A Maddison informed the Committee that he had visited the site at the request of the former Local Member, Ms C J Cribbon. He had briefly met the applicant during the visit but had not entered into any discussion with him about the application. He was therefore able to determine the application with a fresh mind.
- (3) The Head of Planning Applications Group advised that the recommended hours of operation should be amended to 0700 to 1330 on Saturdays. She also

corrected the references to report paragraphs by explaining that the noise levels condition referred to paragraph 81 and the vibration condition to paragraph 83 of the report. The figure given for noise rating levels from the site at Queen's Farm House in the latter paragraph should read 42 DB L_{Amax}.

(4) The Head of Planning Applications Group informed the Committee of representations from the owners of the Apex Business Park stating that there was a restrictive covenant which restricted the overall number of vehicle movements leaving the site. She advised that this was not a material planning consideration and was a matter for discussion between the owners and the tenants. She advised that the Committee could not consider this matter when determining the application.

(5) Mr B J Sweetland and Ms D Marsh were present for this item pursuant to Committee Procedure Rule 2.27 and spoke.

(6) Mr Leslie Hills (Local Borough Cllr), Mr Robin Theobald (Shorne PC) and Mr John Grey (Higham PC) addressed the Committee in opposition to the application. Ms Angela Watts - SLR Consulting spoke in reply on behalf of the applicants.

(7) Mr T A Maddison moved, seconded by Mrs P Brivio that consideration of this application be deferred pending a Members' site visit.

Carried 8 votes to 7

(8) RESOLVED that consideration of this application be deferred pending a Members' site visit.

40. Proposal DA/16/00800/CPO (KCC/DA/0091/2016) - Relocation of existing temporary classroom to the front of the school from the rear at Wilmington Grammar School for Girls, Parsonage Lane, Wilmington; KCC Property and Infrastructure Support
(Item D1)

(1) Mr T A Maddison informed the Committee that he was acquainted with a number of the local residents who had commented on the application. This did not constitute an Other Significant Interest as none of these was of a close personal nature. He was therefore able to determine the application with a fresh mind.

(2) Mrs A D Allen was present for this item pursuant to Committee Procedure Rule 2.27 and spoke.

(3) Ms Jenny Wright (Wilmington Safer Streets) and Mr Brian Garden (Wilmington PC) addressed the Committee in opposition to the application. Mr Ian Watts (Kent Property and Infrastructure Support) and Mr Simon Moon (DHA Planning) spoke in reply on behalf of the applicants.

(4) The Head of Planning Applications Group agreed to a request from the Committee to incorporate a requirement for hard surfacing of the parking area in her recommendations.

(5) On being put to the vote, the recommendations of the Head of Planning Applications Group were agreed by 14 votes to 1 with 1 abstention.

(6) RESOLVED that permission be granted to the proposal subject to conditions, including conditions covering the temporary building being removed from the site on or before 1 September 2018 and the existing parking spaces reinstated; the development being carried out in accordance with the permitted details; the 10 replacement and 2 additional parking spaces to the south of Parsons Lane being laid out with pegs or other permanent marking prior to the occupation of the relocated temporary classroom, in accordance with drawing number 11231 T-08 Rev P2, being provided on hard surfacing and being retained for the period of its siting; and construction traffic and deliveries to the site being restricted to hours outside of peak school times (prior to 8 am and after 9 am, and prior to 3 pm and after 4 pm).

41. Proposal DA/16/00799 (KCC/DA/0088/2016) - Three temporary classrooms and associated access improvements to accommodate the 2016/17 allocation of pupils at Wilmington Academy, Common Lane, Wilmington ; KCC Property and Infrastructure Support
(Item D2)

(1) Mr T A Maddison informed the Committee that he was acquainted with a number of the local residents who had commented on the application. This did not constitute an Other Significant Interest as none of these was of a close personal nature. He was therefore able to determine the application with a fresh mind.

(2) The Head of Planning Applications Group tabled a revised recommendation to grant permission subject to receipt of a written commitment from Wilmington Academy and Wilmington Grammar School for Boys regarding the implementation and ongoing operation of the mitigation measures set out in the application. The recommended footpath condition was also amended to take account of the Academy's opening hours and that it could only be used by local secondary school pupils. These amendments were accepted by the Committee.

(2) Mrs A D Allen was present for this item pursuant to Committee Procedure Rule 2.27 and spoke.

(3) Ms Stacey Brown (Wilmington Safer Streets) and Mr Brian Garden (Wilmington PC) addressed the Committee in opposition to the application. Mr Ian Watts (Kent Property and Infrastructure Support) and Mr Simon Moon (DHA Planning) spoke in reply on behalf of the applicants.

(4) On being put to the vote, the recommendations of the Head of Planning Applications Group were agreed by 12 votes to 3 with 1 abstention.

RESOLVED that:-

- (a) permission be granted to the proposal subject to the receipt of a written commitment from Wilmington Academy and Wilmington Grammar School for Boys regarding the implementation and ongoing implementation of the mitigation measures set out in the application and to conditions, including conditions covering the development being carried out in accordance with the permitted details; the modular buildings being removed from the site and the land being reinstated as playing field on or before 1 September 2017; the submission and approval of the colour finish of the modular buildings; all highway mitigation (footway widening on Common Lane, provision of on-site footpath link, surfacing of PROW DR118A, and two on-site bus parking bays) being completed and operational prior to first use/occupation of the modular buildings; the on-site footpath link being open and available to all local secondary pupils during the peak hours in the morning and afternoon on Mondays to Fridays during term time; the on-site drop-off/pick-up area being available for use during the morning and afternoon peak times on Mondays to Fridays during term time and being supervised by a member of staff; the Academy implementing and monitoring all of the Travel Plan initiatives and reviewing them where necessary; the development being undertaken in accordance with the recommendations and precautionary measures set out within the Ecological Assessment; the development being undertaken outside of the bird breeding season (March to August) unless supervised by an experienced ecologist; the provision of ecological enhancements; and the submission and approval of a Construction Management Strategy, including details of the methods and hours of working, location of any required site compounds and operative/visitors parking, details of any required lorry waiting facilities, details of the construction access, and details of how the site access would be managed to avoid conflict with peak school times and traffic associated with local schools; and
- (b) the applicant be advised by informative that:-
- (i) their attention is drawn to the letter from Public Rights of Way which contains general information regarding works adjacent to and/or on a Public Right of Way. The granting of planning permission confers on the developer no other permission or consent or right to close or divert any Public Right of Way at any time without the express permission of the Highways Authority; and
 - (ii) 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 are obtained and that the limits of the highway boundary are clearly established in order to avoid any enforcement action being taken by the Highway Authority. The applicant must also

ensure that the details shown on the approved plans agree in every respect with those approved under such legislation and common law. It is therefore important for the applicant to contact KCC Highways and Transportation to progress this aspect of the works prior to commencement.

42. Proposal SE/16/1480 (KCC/SE/0047/2016) -Expansion of school from 2FE to 3FE at Hextable Primary School, Rowhill Road, Hextable; KCC Property and Infrastructure Support
(Item D3)

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; the submission of details of all materials to be used externally; a scheme of soft and hard landscaping and its implementation and maintenance; measures to protect those trees to be retained; no tree removal taking place during the bird breeding season; the submission and implementation of a detailed method statement to avoid and/or reduce the potential for impacts to reptiles and breeding birds; measures to minimise the potential for impacts to mammals including hedgehogs, as recommended in the Preliminary Ecological Appraisal report; details of any external lighting to be provided; the provision and permanent retention of the new drop-off parking area prior to the occupation of the proposed development; visibility splays being provided and maintained as approved; 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 and Bank Holidays; measures to prevent mud and debris being taken onto the public highway; the submission of a construction management plan, including lorry routing, access, parking and circulation within the site for contractors and other vehicles related to construction operations; the retention of school crossing facilities across Rowhill Road; the submission of a revised School Travel Plan, within 3 months of the occupation of the new buildings, via the *Jambusters* website, its placement on the school's website and its annual review; and a Community Use Agreement relating to the Multi Use Games Area, including hours of use.

43. 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.