

## 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, 19 October 2016.

PRESENT: Mr J A Davies (Chairman), Mr C P Smith (Vice-Chairman), Mr M J Angell, Mr D L Brazier, Mrs P Brivio, Mr L Burgess, Mr N J D Chard, Mr I S Chittenden, Mr P M Harman, Mr T A Maddison, Mr S C Manion, 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: Mr R Truelove

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

#### UNRESTRICTED ITEMS

**44. Minutes - 14 September 2016**  
*(Item A3)*

RESOLVED that the Minutes of the meeting held on 14 September 2016 are correctly recorded and that they be signed by the Chairman.

**45. Revised dates of meetings in 2017**  
*(Item A4)*

The Committee noted the amended dates for meetings in early 2017 as follows:-

Wednesday, 18 January 2017;  
Wednesday, 8 February 2017;  
Wednesday, 15 March 2017; and  
Wednesday, 19 April 2017.

**46. Site Meetings and Other Meetings**  
*(Item A5)*

The Committee noted the site visit to Apex Business Park in Shorne to take place during the afternoon of Wednesday, 19 October 2016 following the Committee meeting. It also noted that the new date for the site visit to Wilmington would be notified in due course.

**47. Proposal CA/16/1822 (KCC/CA/0191/2016) - Infill classroom extension to provide the school with an intervention space at Swalecliffe Junior School, Bridgefield Road, Whitstable; KCC Property and Infrastructure Support**  
*(Item D1)*

(1) Mrs P A V Stockell informed the Committee that she had recently become the Deputy Cabinet Member for Education and Health Reform. She had not taken part in any discussions on this particular proposal and was able to approach its determination with an open mind.

(2) In agreeing the recommendations of the Head of Planning Applications Group, the Committee specified that the replacement tree needed to be of a native species.

(3) 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 and demolition being restricted to between 0800 and 1800 hours on Mondays to Fridays and between the hours of 0900 and 1300 on Saturdays with no operation on Sundays and Bank Holidays; measures to manage construction traffic and deliveries in order to minimise conflict with traffic and pedestrians at the beginning and end of the school day; and the provision of a replacement tree of a native species within the next planting season.

**48. Proposal SW/16/504626 (KCC/SW/0095/2016) - Two and three storey buildings and new access and parking area for coach and taxi drop-off at Sittingbourne Community College, Swanstree Avenue, Sittingbourne; KCC Property and Infrastructure Support**  
*(Item D2)*

(1) Mrs P A V Stockell informed the Committee that she had recently become the Deputy Cabinet Member for Education and Health Reform. She had not taken part in any discussions on this particular proposal and was able to approach its determination with an open mind.

(2) Mr R Truelove was present for this item pursuant to Committee Procedure Rule 2.27 and spoke.

(3) The Head of Planning Applications Group informed the Committee of two additional Development Plan Policies which were relevant to the determination of the Proposal. These were Policy E7 of the adopted Swale Borough Local Plan (Separation of Settlements); and Policy DM25 in the emerging Swale Borough Local Plan, which was similar to Policy E7 relating to the school being within an important local countryside gap. The issues this raised were covered in paragraphs 51 and 52 of the report.

(4) In agreeing the recommendations of the Head of Planning Applications Group, the Committee included the provision of a box junction on the A2 in the highway scheme condition and specified that the School Travel Plan should include the provision of a responsible parking scheme. It also added an Informative as set out in (5) below.

(5) RESOLVED that:-

- (a) the application 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; the development being carried out in accordance with the permitted details; the submission of details of all materials to be used externally; the implementation and maintenance of a scheme of soft and hard landscaping; measures to protect those trees to be retained; no tree removal taking place during the bird breeding season; the habitat area being retained with the implementation of an agreed scheme of enhancement; details of any external lighting being provided; the submission of details dealing with the potential risks associated with ground contamination; the submission of a verification report; no infiltration of surface water drainage into the ground; no piling or any other foundations using penetrative methods being used; the provision and permanent retention of a new coach and taxi 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; a detailed design of the highway scheme being undertaken and implemented accordingly, including the provision of a box junction on the A2; and the submission of a revised School Travel Plan, including the provision of a responsible parking scheme, via the “Jambusters” website, to be placed on the school’s website and reviewed annually; and
- (b) the applicants be advised by Informative that in preparing the Construction Management Plan, they shall minimise the impact of construction traffic on Swanstree Avenue. This shall include exploring the potential for early construction of the proposed coach and taxi parking area and the role that it can play in mitigating local construction impacts.

**49. 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).