

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, 13 July 2016.

PRESENT: Mr J A Davies (Chairman), Mr C P Smith (Vice-Chairman), Mr M J Angell, Mr M Baldock, 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, Mr R J Parry, Mr T L Shonk, Mr C Simkins, Mrs P A V Stockell, Mr A Terry and Mr J N Wedgbury

ALSO PRESENT: Mr R H Bird and Mr P J Homewood

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 D Joyner (Transport & Safety Policy Manager), Mr D Munn (PROW Area Manager - West Kent) and Mr A Tait (Democratic Services Officer)

UNRESTRICTED ITEMS

28. Membership
(Item A1)

The Committee noted the appointment of Mr D L Brazier in place of Mr T Gates.

29. Minutes - 18 May 2016
(Item A4)

RESOLVED that the Minutes of the meeting held on 18 May 2016 are correctly recorded and that they be signed by the Chairman.

30. Application TM/15/1636 (KCC/TM/0141/2015) - Section 73 application to revise the existing working, landscaping and restoration scheme pursuant to Condition 19 of Permission TM/98/1815 including permanent re-routeing of track (and public right of way) at Nepicar Sand Quarry, Maidstone Road, Wrotham Heath; J Clubb Ltd
(Item C1)

(1) The Committee agreed to the deletion of the “maintain 75% silica sand sales” condition on the recommendation of the Head of Planning Applications Group.

(2) In agreeing the recommendations of the Head of Planning Applications

Group, the Committee strengthened the new condition by specifying that the footpath would be formally diverted before extraction began within phase 3 of the quarrying operations (see 3 (b) below). It also strengthened the Informative on the rain shelter in 3 (c) (i) below as well as including an additional Informative as set out in (3) (c) (ii) below.

- (3) RESOLVED that permission be granted to the application subject to:-
- (a) the re-imposition of conditions previously imposed on permission TM/98/1815 (updated and amended as necessary) including conditions covering the development being carried out in accordance with the approved details; the only access to be used by traffic entering or leaving the site being the existing quarry access from the A25; no excavation taking place within 30 metres of the boundary of the M26; the safeguarding of visibility splays; measures to prevent mud and debris on the public highway; the sheeting of loaded vehicles; maintenance of the access road surface; signs indicating left turn only onto the A25; a restriction on average weekly traffic flows from Nepicar (and Park Farm Quarry); no excavation taking place within 30 metres of Askew Bridge Cottages; no extraction taking place below 65 metres AOD; no materials being imported for processing, storage or distribution; the retention of soils and overburden on site; appropriate handling of soils; appropriate treatment of stockpiles which will be no more than 5 metres in height; the submission of an alternative restoration scheme in the event of cessation of working prior to completion; the retention of trees and shrubs for 5 years; no importation except for topsoil and subsoil; aftercare; operating hours being 0700 to 1800 hours on Mondays to Fridays, essential maintenance only from 0700 to 1300 hours on Saturdays, with no operations on Sundays, Bank or Public Holidays; a scheme of Woodland and Wildlife Habitat Aftercare being implemented; the removal of permitted development rights to erect, extend, install or replace fixed plant, machinery, buildings, structures, erections unless agreed in writing by the Mineral Planning Authority; the display of the planning permission; the replacement control of noise condition suggested by the noise advisor; proper maintenance of vehicles, plant and machinery; control of dust; the removal of all buildings, machinery, foundations and bases and the restoration of the site; measures to prevent fly tipping; monitoring of groundwater; safe storage of oils and chemicals; and the keeping of silica sand sale records;
 - (b) new conditions, including conditions covering progressive working, landscaping and restoration in accordance with the submitted plans; prior to the commencement of extraction within phase 3 of the quarrying operations, PROW MER248 and the access road serving Nepicar Meadow Cottage and The Chalet shall have been formally diverted; details of the specification of the diverted route including passing places and which address matters of safety shall be

submitted to the Mineral Planning Authority for approval and thereafter be implemented as approved; and the additional ecological measures identified in the Corylus Ecology Report of January 2016 being carried out; and;

- (c) the applicants being advised by Informative that:-
 - (i) they should supply exact details of the proposed rain shelter prior to it being brought onto the site in order that the County Council can conclude on the need for permission or prior approval (or otherwise); and
 - (ii) they should submit at an early stage a completed application to secure the formal diversion of PROW MR248 in order to avoid any potential delay to phase 3 of the quarrying operations.

31. Proposal TM/16/00853/CR3 (KCC/TM/0031/2016) - New 2 form entry primary school , car park, playground and playing fields at Land adjacent to Hall Road, Wouldham; KCC Property and Infrastructure Support
(Item D1)

(1) Mr P J Homewood was present for this item pursuant to Committee Procedure Rule 2.27 and spoke.

(2) Mrs G Goode (Wouldham PC) addressed the Committee. Mr G Meeds (KCC Property and Infrastructure Support) spoke in reply as the applicant.

(3) In agreeing the recommendations of the Head of Planning Applications Group the Committee strengthened the Informative set out in (4) (b) (viii) below and added an Informative strongly encouraging the School to explore the potential for pre-school provision.

(4) 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 and approval of details of all construction materials to be used externally; 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 the routing of construction and delivery vehicles to and from the site; the location of parking and turning areas for construction and delivery vehicles, site personnel and visitors; the provision of wheel washing facilities, temporary traffic management and signage; the ecological enhancements recommended in the Ecological Appraisal being

implemented through the landscape scheme; the site being cleared outside of the breeding bird season; the submission of details of vegetation clearance in order to provide a precautionary approach in respect of Great Crested Newts; the submission of archaeological field evaluation works; no further development taking place if previously unidentified contamination is found on site until a remediation strategy has been found; no infiltration of surface water drainage into the site taking place without the written consent of the County Planning Authority; the means of foul and surface water sewerage disposal being agreed with the County Planning Authority in consultation with Southern Water; the provision of a raised zebra crossing prior to occupation of the school between the drop off zone and the school buildings in accordance with details to be submitted; the gates being open away from the highway and being set back a minimum of 5.5m from the edge of the carriageway; details of School Keep Clear parking restrictions and traffic signs being submitted, approved and provided prior to occupation of the school; the completion and maintenance of the access shown on the plans prior to the use of the site commencing; the provision and maintenance of the visibility splays, with no restrictions over 0.6m above carriageway level within the splays prior to the occupation of the school; the provision and permanent retention of the cycle parking facilities prior to the occupation of the school; the gradient of the access being no steeper than 1 in 10 for the first 1.5m from the highway boundary and no steeper than 1 in 8 thereafter; the provision and maintenance of 2m x 2m pedestrian visibility splays behind the footway on both sides of the access, with no obstruction over 0.6m above footway level, prior to the occupation of the school; the submission of a School Travel Plan within 3 months of the occupation of the school and its ongoing annual review for a period of 5 years; the submission of a fully detailed sustainable surface water drainage scheme for the site prior to commencement of development, together with the written approval of such a scheme and its on-going maintenance prior to occupation of the extension; and the submission of a native species landscape scheme that supports biodiversity together with details of a maintenance scheme for such landscaping to ensure the establishment of the planting and its management in order to benefit biodiversity; and

- (b) the applicants be advised by Informative that:-
- (i) they should register the School Travel Plan with Kent County Council through the “Jambusters” website;
 - (ii) they should ensure that all necessary highway approvals and consents are obtained;
 - (iii) the development should take account of the Bat Conservation Trust’s *Bats and Lighting in the UK* guidance;
 - (iv) they should be aware of the additional information provided by the Environment Agency regarding the drainage and

waste to be taken off site;

- (v) a wastewater grease trap should be provided on the kitchen waste pipe or drain;
- (vi) they are encouraged to implement a ventilation system for the removal and treatment of cooking odours;
- (vii) the school should encourage parents to switch off their engines if stationary to avoid pollution from idling engines;
- (viii) they are strongly encouraged to pursue the proposals for pedestrian and cycle routes from Wouldham to the new school with the Parish Council, including a pedestrian route across the recreation ground and a safe crossing of Knowle Road; and
- (ix) the School is strongly encouraged to explore the potential for pre-school provision.

32. Proposal 16/503410/COUNTY (KCC/MA/0084/2016) - Two storey extension to facilitate the expansion of the school from 1 FE to 2 FE at South Borough School, Stagshaw Close, Maidstone; KCC Property and Infrastructure Support
(Item D2)

(1) Mr R H Bird was present for this item pursuant to Committee Procedure Rule 2.27 and spoke.

(2) In agreeing the recommendations of the Head of Planning Applications Group, the Committee amended the School Travel Plan to ensure that it was reviewed annually. It also added an Informative to strongly encourage the applicants to explore the reopening of the Postley Road pedestrian access.

(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 and approval of details of all construction materials to be used externally; 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; deliveries for construction being undertaken outside of school peak times; the provision of wheel washing facilities for the duration of the construction period; the recommendations set out in the Ecological Appraisal being implemented; the submission of archaeological field evaluation works; the provision and permanent retention of the vehicle, cycle and scooter parking facilities prior to the occupation of the school; the submission of an updated School Travel Plan

prior to the occupation of the extension and its annual review with the results being published on the school website in order to encourage amongst other matters the safe crossing of the A229 and surrounding roads; and the submission of a native species landscape scheme and details of a maintenance scheme for such landscaping; and

- (b) the applicants be advised by Informative that:-
 - (i) they should register the School Travel Plan with Kent County Council through the “Jambusters” website;
 - (ii) they should ensure that all necessary highway approvals and consents are obtained;
 - (iii) they should ensure that works on site 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; and
 - (iv) the School is strongly encouraged to explore the reopening of the former Postley Road pedestrian access north of Tilling Close in order to redistribute drop-off/collection opportunities.

33. Proposal SE/16/01043/KCC/REG3 (KCC/SE/0055/2016 - Single storey extension to provide additional teaching space, car park extension and landscape improvements to enable the school to expand from 1 fe to 2 fe at Seal CE Primary School, Zambra Way, Sevenoaks; KCC Property and Infrastructure Support
(Item D3)

The Committee noted that consideration of this item had been deferred at the applicants’ request to enable them to consider whether there were any further opportunities to improve travel and access arrangements in the light of representations made.

34. 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).

35. Mr Jerry Crossley
(Item)

The Chairman thanked Mr Jerry Crossley on behalf of the Committee for his many years of excellent and often entertaining advice and wished him well in his retirement. Mr Crossley suitably replied.