

## 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 on Wednesday, 16 January 2019.

PRESENT: Mr R A Marsh (Chairman), Mr R A Pascoe (Vice-Chairman), Mrs R Binks, Mr A Booth, Mr I S Chittenden, Mr P M Harman, Mr B H Lewis, Mr M D Payne, Mr H Rayner, Mr C Simkins, Mrs P A V Stockell and Mr J Wright

ALSO PRESENT: Mr S C Manion

IN ATTENDANCE: Mrs S Thompson (Head of Planning Applications Group), Mr P Hopkins (Principal Planning Officer), Mr J Wooldridge (Principal Planning Officer - Mineral Developments), Mr D Joyner (Transport & Development Manager) and Mr A Tait (Democratic Services Officer)

#### UNRESTRICTED ITEMS

##### **1. Minutes - 5 December 2018**

*(Item A3)*

RESOLVED that the Minutes of the meeting held on 5 December 2018 are correctly recorded and that they be signed by the Chairman.

##### **2. Site Meetings and Other Meetings**

*(Item A4)*

(1) The Committee agreed to hold a site visit at Oare Creek, Faversham on Wednesday, 20 February 2019.

(2) The Head of Planning Applications Group offered the opportunity for any Member who wished to attend a planned induction session for the purposes of receiving refresher training.

##### **3. General Matters**

*(Item B1)*

The Head of Planning Applications Group informed the Committee of the publication of the Government's Clean Air Strategy 2019. A copy of the Strategy and its executive summary would be sent to all Members of the Committee.

##### **4. Application DO/17/1244 (KCC/DO/0256/2017) - Development of a waste management facility at the former Tilmanstone Brickworks / Colliery, Pike Road, Eythorne; RH Ovenden Ltd**

*(Item C1)*

(1) Mr S C Manion was present for this item pursuant to Committee Procedure Rule 2.27 and spoke.

(2) The Head of Planning Applications Group reported correspondence from the Local Member, Mr G Lymer in support of the application.

(3) RESOLVED that permission be granted to the application subject to the prior satisfactory conclusion of a legal agreement to secure the Heads of Terms set out in Appendix 1 of the report and to conditions, including conditions covering a maximum of 150 HGV movements (75 in / 75 out) per day; a record of HGV movements per day being maintained and made available to KCC on request; the provision of a summary of HGV movements per day to KCC on a monthly basis (until such time as KCC as the Waste Planning Authority agrees that this is no longer necessary); the provision of a traffic management plan (which complements the traffic routeing arrangement in the Section 106 Agreement and includes a complaints procedure); wheel and chassis / road cleaning measures; appropriate sheeting, covering or containment of waste in HGVs; hours of operation (as set out in paragraph 22 of the report); noise mitigation (including acoustic screening); inert waste and recycled aggregate / soil stockpiles being limited to no more than 6m high; the storage of refuse-derived fuel (RDF) bales being limited to no more than 5m high; plant and equipment only working and / or being positioned at ground / yard level (rather than on stockpiles); the use of non-tonal reversing alarms at all times on the applicant's equipment, plant and vehicles and on all equipment, plant and vehicles using the site outside the proposed core operating hours; dust and odour mitigation (including the measures proposed by the applicant); new signage being provided near the site entrance to assist in enabling pedestrians to safely cross the access road; a detailed landscaping scheme for the northern perimeter bund, surface water lagoon area and any bund created along the western boundary of the site to address the noise impact referred to in paragraph 90 of the report, and the ongoing maintenance and management of these areas and the existing hedgerow on the eastern boundary of the site along Pike Road; external lighting (to be designed, installed and used in such a way as to minimise light spill and avoid light pollution); a detailed surface water drainage scheme; and restrictions on where the different wastes and recycled materials can be handled or stored on site (i.e. inside / outside and whether on sealed surfaces).

**5. Proposal TW/18/2129 (KCC/TW/0100/2018) - Expansion by 1 f.e. involving erection of new 2-storey teaching and sports hall block, pedestrian bridge, extension to existing dining area, 16 car parking spaces and associated landscaping work at St Gregory's Catholic School, Reynolds Lane, Tunbridge Wells; KCC Property and Infrastructure Support**  
*(Item D1)*

(1) The Head of Planning Applications Group reported that the Memorandum of Understanding had now been agreed.

(2) The Head of Planning Applications Group reported additional correspondence from a local resident in objection to aspects of the Proposal.

(3) The Committee noted that the two references to "the site boundary" in paragraph 39 of the report should read: "to the side of the nearest house."

- (4) the Committee agreed that plant species which supported bee pollination should be incorporated within the ecological enhancement plan.
- (5) RESOLVED that subject to the agreed and signed Memorandum of Understanding regarding the required monetary contribution to bus services and to ensure monitoring of the Travel Plan:-
- (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 of details of all materials to be used externally; an ecological enhancement plan incorporating plant species which support bee pollination being submitted and implemented as approved; measures to protect the trees; no tree removal taking place during the bird breeding season; the provision of details of any external lighting; 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; the submission of a construction management plan, including details of lorry routing, access, parking and circulation within the site for contractors and other vehicles related to construction operations; measures to prevent mud and debris being taken onto the public highway; the development not being occupied until the 30mph speed limit across the main site accesses in Reynolds Lane and intermittent double yellow lines in Reynolds Lane (as agreed with the Highway Authority) have been implemented; a detailed sustainable surface water drainage scheme being submitted and implemented as approved; an operation and maintenance manual for the proposed sustainable drainage scheme being submitted and implemented as approved; any measures to mitigate flood risk and protect water quality being implemented and maintained; no building on any phase of the development being occupied until a Verification Report to the surface water drainage system has been approved and implemented; and the submission of an updated School Travel Plan submitted within 6 months of the date of the permission being granted; and
- (b) the applicant be advised by Informative to urgently progress a Traffic Regulation Order to address the highways comments raised by this application.

**6. Proposal SE/18/1726 (KCC/SE/0095/2018) - 2 FE expansion involving two extensions to existing building and internal alterations, new dedicated child drop-off/pick-up bus layby, accessed off Seal Road/A25 and external works at The Trinity School, Seal Hollow Road, Sevenoaks; KCC Property and Infrastructure Support**

*(Item D2)*

- (1) The Head of Planning Applications Group informed the Committee of comments received from a local resident commenting that as the bus entrance had been moved, she did not now need to attend the Committee meeting to speak. She also commented about the speed limit on the A25 and on pupils crossing to walk through the coach park.

(2) The Committee agreed that the landscaping condition should include selection of planting suitable to enhance bee pollination.

(3) On being put to the vote, the recommendations of the Head of Planning Applications Group were agreed *nem con* subject to the amendment set out in (2) above.

(4) RESOLVED that the application be referred to the Secretary of State for Housing Communities and Local Government 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 compliance with the agreed Memoranda of Understanding and 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 being carried out using the external materials and colour finishes specified within the planning application documents unless otherwise agreed; the submission of a scheme of landscaping, including details of tree protection methods, evergreen planting to the southern site boundary, additional tree planting, a selection of planting suitable for bee pollination, soft landscaping, and hard surfacing; no tree removal taking place during the bird breeding season; the submission of details of external lighting and hours of operation regarding the building extensions and the bus pick-up/drop off zone; the provision of the bus pick-up/drop off zone with access and egress off the A25 Seal Road within 2 months of occupation; the provision of a pedestrian phase on the western arm of the A25/Seal Hollow Road junction and of dropped kerb crossings on Filmer Lane prior to occupation; improvements being undertaken to Public Rights of Way SR165 and SU4 between Seal Village and the Seal Road/Seal Hollow Road with funding secured via the Memorandum of Understanding; best endeavours being made to implement a Traffic Regulation Order to provide parking restrictions at the junctions of Seal Hollow Road with The Crescent and Hillingdon Avenue with footway improvements at the junction of Hillingdon Avenue/Seal Hollow Road; the submission and approval of an updated School Travel Plan within six months of occupation, and its ongoing monitoring/auditing for a period of 5 years, within which time there will be annual updates with funding secured for KCC Highways through the memorandum of Understanding to ensure adequate resourcing for them to audit and oversee this process. The provision of electric charging points, amongst other matters, should be considered within the Travel Plan; the provision and retention of car parking, loading and turning facilities; the gradient of the bus access being no steeper than 1 in 10 for the first 1.5 metres from the highway boundary and no steeper than 1 in 8 thereafter; the provision and maintenance of the visibility splays with no obstructions over 0.9 metres above the carriageway level; the submission and approval of a Community Use Agreement prior to occupation; the submission and 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 approval of the County Planning Authority; a restriction on piling and other foundation designs using penetrative methods; measures to control development should land contamination be identified; hours of working during construction and demolition

being restricted to between 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; the submission and approval of a construction management strategy prior to the commencement of the development, including details of the location of site compounds and operative/visitors parking, details of site security and safety measures, lorry waiting is to be managed to avoid conflict with peak school times, and details of any construction accesses; and

- (b) the applicants be advised by Informative that they should register with Kent County Council's "Jambusters" Travel Plan Management system in respect of the requirement to prepare and submit a (revised/amended) School Travel Plan.

**7. Proposal 18/03383/COUNTY (KCC/TW/0494/2018) - New two storey primary school (2 FE) at Hawkenbury Farm, Hawkenbury Road, Tunbridge Wells; KCC Property and Infrastructure Support**  
*(Item D3)*

(1) The Committee agreed that the landscaping condition should include selection of planting suitable for bee pollination.

(2) RESOLVED that subject to a Memorandum of Understanding from the applicant regarding the provision of appropriate 20mph signage on Hawkenbury Road during school hours:-

- (a) permission be granted to the proposal subject to conditions, including conditions covering the provision prior to the commencement of the development of further details to the County Planning Authority of the wildlife tunnel showing its location and specifications in relation to the site access road to ensure that a connection is retained; the submission prior to commencement of the development of a programme of heritage interpretation in accordance with a written specification and timetable; the submission prior to commencement of the development of an archaeological watching brief in accordance with a written specification and timetable so that the excavation is observed, and items of interest are recorded; the submission prior to commencement of the development of details of the proposed means of foul and surface water sewerage disposal; the submission prior to commencement of the development of a noise assessment and details of mitigation measures that may be needed in relation to noise from the MUGA, sports facilities and car park area; the standard 5 year timescale for commencement of the development; the development being in accordance with the submitted details; details of measures to be taken in the event that unforeseen contamination is found; the submission and approval of a final verification report to the County Planning Authority demonstrating that remediation of the site has been completed prior to occupation; the submission to the County Planning Authority and approval of a Habitat Management Plan; no further removal of hedgerows or trees taking place at the site without a dormouse licence amendment first being made, and any works being carried out at an appropriate time of year to minimise impacts on dormice; a copy of the amended dormouse licence being submitted to the County Planning Authority prior to any further works to hedgerows and trees within the school site taking place; hours of construction work being limited to between

0800 and 1800 hours on Mondays to Fridays and between 0800 and 1300 hours on Saturdays with no works at any other time or on Sundays and Bank Holidays; tree and root protection measures; the submission to the County Planning Authority and approval of details of external lighting in advance of installation; the submission to the County Planning Authority of further details of the design and location and external materials for the proposed roof plant, pv panels, access hatches, roof coping, canopy, windcatchers and roof safety rail if required at the parapet prior to installation; the submission to the County Planning Authority and approval of details and samples of external materials; the submission to the County Planning Authority and approval of further details for screening of the bin store and a soft and hard landscaping scheme to include large maturing native tree species to replace those to be removed in the car park area and a selection of planting suitable to enhance bee pollination; the submission of details of covered cycle parking and the provision of undercover cycle parking and a scooter rack; internal roads being signed as 10mph; both car parks being available for phase 2 of the development and only 1 car park being available phase 1 of the development; the submission to the County Planning Authority of a detailed surface water drainage strategy scheme; the submission of details to demonstrate that silt and pollutants resulting from the site use can be adequately managed to ensure there is no pollution risk to receiving waters and that appropriate operational, maintenance and access requirements for each drainage feature or SuDS component are adequately considered, including any proposed arrangements for future adoption by any public body or statutory undertaker; the submission of a Verification Report pertaining to the surface water drainage system, carried out by a suitably qualified professional to demonstrate suitable modelled operation of the drainage system such that flood risk is appropriately managed; the submission of details to the County Planning Authority to demonstrate that off-site surface water drainage works are appropriately secured and protected and subsequently implemented prior to the occupation of any phase of the development; occupation of the development being phased and implemented to align with the delivery by Southern Water of any sewerage network reinforcement required to ensure that adequate waste water network capacity is available to adequately drain the development; no surface water being permitted to be discharged to the foul sewerage system, in order to protect properties downstream from flooding; the design of drainage ensuring that no land drainage or groundwater enters the public sewers network; roof plant and noise controls; the provision of an updated School Travel Plan; the maintenance of the availability of a parent drop off and pick up facility at the site; and no community use of the school internal or external facilities taking place without the submission and prior approval of details of hours, frequency, parking and measures needed to address amenity impacts; and

- (b) the applicants be advised by Informative:-
- (i) of ecology advice concerning dormice and the retention of hedges and dormouse boxes;
  - (ii) that the application has been assessed on the basis of no lighting provision for the MUGA;

- (iii) that the application has been assessed on the basis that further information would need to be submitted prior to community use of the facilities taking place;
- (iv) that 20 mph signage should be provided during school times;
- (v) of Southern Water advice;
- (vi) of High Weald AONB advice, including in relation to colour guidance; and
- (vii) of Southern Gas Networks' advice relating to safety.

## **8. Matters dealt with under delegated powers**

*(Item E1)*

RESOLVED to note matters dealt with under delegated 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 2017; and
- (d) Scoping Opinions under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (None).