

PLANNING APPLICATIONS COMMITTEE

MINUTES of a meeting of the Planning Applications Committee held in the Council Chamber - Sessions House on Wednesday, 12 June 2019.

PRESENT: Mr R A Marsh (Chairman), Mr M A C Balfour (Substitute for Mr M D Payne), Mr P Bartlett (Substitute for Mr C Simkins), Mrs R Binks, Mr A Booth, Mr J Burden, Mr P C Cooper, Mr P M Harman, Ida Linfield (Substitute for Mr I S Chittenden), Mr H Rayner and Mr J Wright

ALSO PRESENT: Mrs S Prendergast

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

UNRESTRICTED ITEMS

22. Membership.

(Item A1)

The Committee noted the appointment of Mr J Burden in place of Mr B H Lewis.

23. Minutes - 15 May 2019

(Item A4)

RESOLVED that the Minutes of the meeting held on 15 May 2019 are correctly recorded and that they be signed by the Chairman.

24. Site Meetings and Other Meetings

(Item A5)

The Committee agreed to set aside Tuesday, 8 October 2019 for a training tour of permitted development sites.

25. General Matters

(Item B1)

The Head of Planning Applications Group informed the Committee that the Early Partial Review Kent Minerals and Waste Local Plan 2013-30 had been submitted to the Inspector and that the Inquiry was expected to be held in the Autumn.

26. Proposal 19/501705 (KCC/MA/0060/2019) - Extension of the 1 FE primary school to 2FE, to comprise a single storey extension to existing building, internal and external modifications to existing building, extension of the site to accommodate a new parking and drop-off area , and associated hard and soft landscaping works at Harrietsham CEP School, West Street, Harrietsham; KCC Property and Infrastructure Support
(Item D1)

(1) Mrs S Prendergast was present for this item pursuant to Committee Procedure Rule 2.27 and spoke.

(2) The Committee noted that the existing bund referred to in paragraph 28 of the report was in the south-west corner of the site.

(3) The Head of Planning Applications Group informed the Committee of correspondence from a member of the public withdrawing her objection.

(4) In agreeing the recommendations of the Head of Planning Applications Group, the Committee enhanced the School Travel Plan condition by specifying that it should take account of the distances that parents and pupils would be travelling as a result of the proposal. The Committee also extended the requirement to replace dead trees from 5 to 10 years after planting.

(5) The Committee added Informatives that it wished the landscaping condition to include the exploration of the potential for wildlife studies to support the school curriculum; and that the potential for electrical charging and mechanical ventilation should be explored.

(6) RESOLVED that:-

- (a) permission be granted to the Proposal subject to conditions, including conditions covering the standard 3 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 prior to commencement of the development; the provision of the new access prior to occupation of the school in accordance with a Section 278 agreement with the Highway Authority; the provision and permanent retention of the vehicle parking spaces and drop-off loop as shown on the submitted plans prior to the occupation of the school; the submission of a detailed review of the School Travel Plan within 6 months of occupation of the extension, taking account of the distances that parents and pupils will be travelling as a result of the proposal, including management of the drop-off loop and barrier by staff and incorporating measures to encourage sustainable transport; adherence to the submitted Construction Phase Health and Safety Management Plan for the duration of the construction activities on site, including working hours of 0800 to 1800 on Mondays to Fridays; 0900 to 1300 on Saturdays and no operations on Sundays or public holidays; the provision of measures to prevent surface water discharge onto the highway prior to commencement of the development; the submission of a detailed surface water drainage scheme prior to commencement of the development; the submission of

a verification report covering the scheme for approval by the Lead Local Flood Authority; the submission and written approval of a detailed Landscape Scheme within 3 months of commencement of the development (including species suitable for bee pollination and exploration of the potential for wildlife studies to support the school curriculum) and its implementation within the first available planting season once the development is occupied; the replacement of any plants or trees that die within the first 10 years after planting; no development taking place until the applicant has secured a programme of archaeological field evaluation work in accordance with a written specification and timetable approved in writing by the County Planning Authority; the submission for approval by the County Planning Authority of a detailed Ecological Mitigation Strategy prior to commencement of the development; and

- (b) the applicants be advised by Informative that :-
- (i) they must ensure that all necessary highway approvals and consents are obtained;
 - (ii) they must ensure that works to trees are carried out outside of the breeding bird season or, if this is not possible, that an ecologist examines the site prior to works commencing;
 - (iii) the landscaping condition should include an exploration of the potential for wildlife studies; and
 - (iv) the potential for electrical charging and mechanical ventilation should be explored.

27. Proposal TM/19/506 (KCC/TM/0484/2018) - Section 73 application for variation of Condition 5 (variation of time restriction on delivery of pavilion facility) of Permission TM/15/3918 at Judd School Playing Fields, Land Off Lower Haysden Lane, Tonbridge; KCC Education and Governors of Judd School
(Item D2)

RESOLVED that:-

- (a) the application be referred to the Secretary of State for Housing Communities and Local Government on Sport England grounds and that subject to his decision permission be granted to the variation of Condition (6) of Permission TM/15/3918 to read as follows:

“A permanent Pavilion Building shall be constructed on site by 30 June 2023 in accordance with the Changing Room Block – Floor Plans (drawing number JSP BBA ZO ZZ DR A 02001 Rev P1) as approved under planning permission reference TM/15/3918.

“Reason: To ensure the quality of the permanent pavilion is satisfactory and that it is available for use within agreed timescales.

“Please note that the previous requirements included within condition 5 regarding the provision of other facilities at the site have been removed from the Condition as they have been provided and are operational. Reference to Sport England’s guidance is also removed as the permitted scheme accords with those details”; and

- (b) all other relevant conditions on Permission TM/15/3918 be restated except in so far as the wording of certain conditions takes account of the details that have already been submitted and approved.

28. 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 2017; and
- (d) Scoping Opinions under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (None).

29. KCC responses to consultations

(Item F1)

RESOLVED TO NOTE without comment Kent County Council’s response to the following consultations:-

- (a) Application CA/17/01/01866/FOS – Land at Hillborough, Sweechbridge Road, Herne Bay; and
- (b) Application EDC/1/17/0048 – Application for approval of Item “N” of Condition 19 at Eastern Quarry, Watling Street, Swanscombe.