

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, 10 November 2021.

PRESENT: Mr R A Marsh (Chairman), Mr A Booth (Vice-Chairman), Mr C Beart, Mrs R Binks, Mr I S Chittenden, Mr P Cole, Mr D Crow-Brown, Mr M Dendor, Ms J Meade, Mr O Richardson, Mr C Simkins and Mr H Rayner (Substitute for Vacancy)

IN ATTENDANCE: Mrs S Thompson (Head of Planning Applications), Ms M Green (Principal Planning Officer), Mrs L Cook (Senior Planning Officer), Ms N Stevens (Invicta Law) and Mr A Tait (Democratic Services Officer)

UNRESTRICTED ITEMS

36. Membership

(Item A1)

The Committee noted that Mr J Wright had resigned as a Member of the Committee.

37. Minutes - 13 October 2021

(Item A4)

RESOLVED that the Minutes of the meeting held on 13 October 2021 are correctly recorded and that they be signed by the Chairman.

38. Site Meetings and Other Meetings

(Item A5)

The Committee noted that there would be an Induction Training session for Members on 3 December. Members of the Committee would be most welcome to attend, although they had already received such training in June 2021.

39. Proposal SE/21/891 (KCC/SE/0045/2021) - New sports facilities comprising 2 multi use games areas and 2 all-weather floodlit pitches on the existing school playing fields, and change of use of an area of land to grass playing field at Sevenoaks Grammar Annexe/Trinity School, Seal Hollow Road, Sevenoaks; KCC Strategic and Corporate Services

(Item D1)

(1) During discussion of this item, the Committee agreed to strengthen the final draft condition so that construction access was to be controlled to avoid arrivals and departures during the AM and PM peak school times including the use of the bus drop off access by construction vehicles during the school bus operating times of 0745 to- 0900 and 1500 to 1615.

(2) The Committee also agreed to the addition of two Informatives. The first of these asked the applicant to draw the attention of the Clerk of Work on site to the conditions attached to the planning permission, particularly those relating to tree protection. The second asked the application to give consideration to an alternative colour to the proposed fencing to minimise visual impact.

(3) On being put to the vote, the recommendations of the Head of Planning Applications Group were unanimously agreed as amended in (2) and (3) above.

(4) RESOLVED that the application be referred to the Secretary of State for Levelling Up, Housing and Communities (LUHC) as a departure from the Development Plan on Green Belt grounds, and that subject to his decision:-

- (a) permission be granted to the application subject to conditions, including conditions covering the standard 3 year time limit for implementation; the development being carried out in accordance with the permitted details; removal of permitted development rights to the field to the east of the main school site; tree protection fencing/measures being installed on site prior to commencement of the development and thereafter retained throughout the construction period; the approved landscaping scheme being implemented within the first planting season following completion of the development; the development being undertaken in accordance with the recommendations contained within the submitted protected species reports regarding protection and enhancement measures; the submission for approval of a detailed mitigation and enhancement strategy, including details of the reptile receptor site, details of how the remaining grassland within the eastern field is to be enhanced and details of ecological enhancement features within the wider site; the submission of a woodland management plan, setting out how the woodland on site is to be managed to benefit biodiversity; access for all community users of the facilities being via the main site access on Seal Hollow Road, with car parking on site being available for use by community users at all times; use of the Seal Drive access being by emergency and maintenance vehicles only; no use of the development taking place until certification of the Artificial Pitch surfaces (to FIFA and World Rugby Regulation Standard) has been provided to the County Planning Authority together with confirmation that the facilities have been registered on the Football Association's Register of Football Turf Pitches; the submission and approval of a Community Use Agreement prior to first use of the development; hours of community use being limited to those specified within the application; the acoustic barrier being installed prior to first use of the All Weather Pitches; lighting levels not exceeding those specified within the application; hours of use of the floodlighting according with those set out in the application (i.e. being extinguished by 9 pm on weekdays and 8 pm on weekends); lighting being installed in accordance with the submitted details and specification unless otherwise approved in writing by the County Planning Authority, and checked on site with any necessary adjustments being made prior to the first use; the floodlighting being extinguished when the pitch is not in use; the submission for approval of final details regarding the location of the cricket nets prior to their placement on site; the submission for approval

of an assessment of ground condition details and any required mitigation prior to the commencement of any works relating to the grass playing field to the east; the submission and approval of a Management and Maintenance Scheme for the facilities prior to first use of the development; the submission of a verification report relating to the SUDs Scheme prior to first use of the development; the construction of the development being undertaken in accordance with the submitted and approved Construction Management Strategy; hours of working during construction and demolition 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; and the construction access being controlled to avoid arrivals and departures during the AM and PM peak school times, including the use of the bus drop off access by construction vehicles during the school bus operating times of 0745 to- 0900 and 1500 to 1615; and

- (b) the applicant be requested by Informative to:-
 - (i) draw the attention of the Clerk of Work on site to the conditions attached to the planning permission, particularly those relating to tree protection; and
 - (ii) give consideration to an alternative colour to the proposed fencing to minimise visual impact.

40. Proposal MA/21/502002 (KCC/MA/0078/2021) - First floor extension to the sports pavilion, including a two storey side extension for access and external emergency escape staircase at Maidstone Grammar School, Barton Road, Maidstone; Maidstone Grammar School

(Item D2)

(1) Mrs Sharon Thompson, Head of Planning Applications Group informed the Committee that her daughter had been a pupil at Maidstone Grammar School. As her daughter had left the School more than two years previously, she was able to advise the Committee on the application.

(2) The Committee added two Informatives. The first strongly encouraged the applicant to include the provision of mature species in the tree planting scheme required by condition. The second encouraged the applicant to use the energy generated from the PV panels within the school estate.

(3) On being put to the vote, the recommendations of the Head of Planning Applications Group were unanimously agreed as supplemented in (1) above.

(4) 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; no

development taking place until the applicant has secured an archaeological watching brief in accordance with a written programme and specification to be approved in writing by the County Planning Authority; details of external lighting; any lighting proposals following the recommendations within the Bats and Artificial Lighting in the UK guidance document produced by the Bat Conservation Trust and Institution of Lighting Professionals; no development taking place until a construction management plan, including details of lorry routing, access, parking, construction vehicle loading/unloading and circulation within the site for contractors and other vehicles related to construction operations, and measures to prevent mud and debris being taken onto the public highway, has been submitted for approval and thereafter being implemented as approved; measures to protect the existing trees during construction; 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 provision and permanent retention of the 2 vehicle parking spaces shown on the submitted plans prior to the occupation of the building; the tree planting scheme being implemented as submitted within the first planting season and maintained for a period of not less than 5 years; and no tree removal taking place during the bird breeding season; and

- (b) the applicants be advised by Informative:-
- (i) that they are strongly encouraged to include the provision of mature species in the tree planting scheme required by condition; and
 - (ii) that they are encouraged to give consideration to an alternative colour to the proposed fencing in order to minimise visual impact.

41. 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).

42. KCC Responses to Consultations

(Item F1)

RESOLVED to note Kent County Council's responses to the following Consultations:-

- (a) Birchington Neighbourhood Plan (Regulation 14 Consultation); and
- (b) Dartford Local Plan Regulation 19 Consultation.