

PLANNING APPLICATIONS COMMITTEE

MINUTES of a meeting of the Planning Applications Committee held in the Council Chamber, Sessions House, County Hall, Maidstone on Wednesday, 22 January 2025.

PRESENT: Mr P Cole (Chair), Mr H Rayner (Vice-Chairman), Mr A Booth, Mrs R Binks, Miss S J Carey, Mr I S Chittenden, Mr D Crow-Brown, Mr M Dendor, Ms J Meade and Ms L Parfitt

IN ATTENDANCE: Mrs S Thompson (Head of Planning Applications Group), Ms Tamboo (Principal Solicitor), Mrs M Palmer (Principal Planning Officer), Ms H Edwards (Senior Planning Officer), Mr D Joyner (Transport & Development Planning Manager – West Kent) and Ms E Kennedy (Democratic Services Officer)

UNRESTRICTED ITEMS

1. Apologies

(Item A1)

Apologies were received from Mr Simkins for whom Ms Parfitt was present.

2. Declarations of Interest

(Item A2)

There were no declarations of interest.

3. Minutes

(Item A3)

RESOLVED that the minutes of the meeting held on 13 November 2024 were correctly recorded and that they be signed by the Chairman.

4. Site Meetings and Other Meetings

(Item A4)

There were no site visits scheduled.

5. General Matters

(Item B1)

Mrs Thompson advised that the government had published a new National Planning Policy Framework (NPPF) document in December 2024. Members would receive a full briefing on new NPPF on the rise of the next meeting of Planning Applications Committee.

6. D1 - Erection of a single-storey extension to allow for the expansion of the school from 1FE to 2FE, internal and external alterations to include a new relocated school entrance, separate nursery entrance and covered walkway

**and associated landscaping and parking provision at Lenham Primary School,
Ham Lane, Lenham, Maidstone, Kent, ME17 2QG - MA/24/503842
(KCC/MA/0121/2024)
(Item D1)**

1) Mrs Palmer outlined the report.

2) It was proposed by the Chair and seconded by Miss Carey:

That the application BE REFERRED to the Secretary of State for Housing, Communities and Local Government to consider the Sport England objection, and SUBJECT TO her decision, PERMISSION BE GRANTED, SUBJECT TO the imposition of conditions covering (amongst other matters) the following:

- 1. A 5-year time limit;*
- 2. The development to be carried out in accordance with the permitted details;*
- 3. The development shall be constructed in accordance with the details of all construction materials set out in the submitted documents and application drawings;*
- 4. That all construction works be undertaken in accordance with the submitted Construction Environmental Management Plan (CEMP);*
- 5. The provision and permanent retention of vehicle parking spaces, as shown on the approved drawings, prior to occupation of the new classroom building;*
- 6. The provision and permanent retention of the cycle parking facilities, as shown on the approved drawings, prior to occupation of the new classroom building;*
- 7. The provision and permanent retention of the vehicle loading/unloading and turning facilities, as shown on the approved drawings, prior to occupation of the new classroom building;*
- 8. The provision and permanent retention of the Electric Vehicle charging spaces, prior to the use commencing, in accordance with details submitted.*
- 9. The submission of an updated School Travel Plan prior to the occupation of the new building with the aim of reducing dependency on the private car;*
- 10. The submission of a Habitat Creation, Enhancement, Management and Monitoring Plan to be submitted prior to the commencement of development in association with the Biodiversity Gain Plan;*
- 11. That the ecological enhancement measures shown on the approved plans be provided within 3 months of occupation of the new building;*
- 12. The protection of all trees and hedges to be retained prior to the commencement of development;*
- 13. Works within the root protection area of the retained trees to be carried out in accordance with the method set out in the Arboricultural Impact Assessment;*

14. *The development to be carried out in accordance with the approved detailed landscape scheme within the first planting season following construction;*

15. *That if any planting carried out in accordance with the landscape scheme dies within the first 5 years of planting it shall be replaced within 12 months;*

16. *The external lights shall only be in operation when the school is in use and shall be controlled by a daylight sensor switch, and timed to be switched off by 6:30pm unless otherwise approved in writing by the County Planning Authority;*

17. *No additional lighting shall be installed without the written approval of the County Planning Authority;*

18. *The submission of a written specification for archaeological field evaluation works prior to the commencement of development;*

19. *No infiltration of surface water drainage into the ground other than with the approval of the County Planning Authority;*

20. *The submission of a detailed sustainable surface water drainage scheme prior to the commencement of any below ground works;*

21. *The development shall not be occupied until a verification report pertaining to the surface water drainage scheme has been submitted to and approved by the County Planning Authority;*

22. *That the noise from on-site plant be limited to that set out in the approved Acoustic Survey.*

23. *The proposed external lights shall be implemented in accordance with the submitted details. Prior to occupation of the new classroom building, evidence shall be provided in writing to the County Planning Authority that the lights are installed and tested to demonstrate compliance.*

The development shall also be subject to the submission of a Biodiversity Gain Plan, prior to the commencement of development, in accordance with paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 (as amended).

The following informatives are also proposed:

Any tree or vegetation removal shall be carried out outside of the bird breeding season (March to August).

The applicant is asked to consider the potential for further provision for electric charging spaces within the development in addition to the 3 spaces incorporated in the development hereby permitted.

3) Upon being put to the vote, the motion was declared CARRIED.

7. County matter applications *(Item E1)*

RESOLVED to note matters dealt with under delegated powers since the meeting on 13 November 2024 relating to:

E1 County matter applications.

8. County Council developments

(Item E2)

RESOLVED to note matters dealt with under delegated powers since the meeting on 13 November 2024 relating to:

E2 County Council developments.

9. Screening opinions under Town and Country Planning (Environmental Impact Assessment) Regulations 2017

(Item E3)

RESOLVED to note matters dealt with under delegated powers since the meeting on 13 November 2024 relating to:

E3 - Screening opinions under Town and Country Planning (Environmental Impact Assessment) Regulations 2017

10. Scoping opinions under Town and Country Planning (Environmental Impact Assessment) Regulations 2017

(Item E4)

RESOLVED to note matters dealt with under delegated powers since the meeting on 13 November 2024 relating to:

Scoping opinions under Town and Country Planning (Environmental Impact Assessment) Regulations 2017

11. F1 - Maidstone Gypsy, Traveller and Travelling Showpeople Development Plan Document (DPD) (Regulation 18b) Consultation (plus appendix 1).

(Item F1)

RESOLVED to note Kent County Council's response to:

F1 - Maidstone Gypsy, Traveller and Travelling Showpeople Development Plan Document (DPD) (Regulation 18b) Consultation

12. F2 - Hurst Green Neighbourhood Plan – Regulation 16 Submission Consultation

(Item F2)

RESOLVED to note Kent County Council's response to:

F2 - Hurst Green Neighbourhood Plan – Regulation 16 Submission Consultation.