

PLANNING APPLICATIONS COMMITTEE

MINUTES of a meeting of the Planning Applications Committee held in the Council Chamber, Sessions House, County Hall, Maidstone on Wednesday, 17 June 2026.

PRESENT: Mr M Logen (Chair), Mr M Brice, Mr D Burns, Mr S Heaver, Mrs S Hudson, Mr M Logen, Mr T Mallon, Mr R Mayall, Mr T Mole, Mr G R Samme, Mr C Sefton, Mr T L Shonk, Mr P Thomas, Mr D Truder, Mr J Eustace and Mrs C Palmer.

IN ATTENDANCE: Mrs S Thompson (Head of the Planning Applications Group), Mrs S Bonser (Deputy Head of Law), Mrs M Palmer (Principal Planning Officer), and Mr J Clapson (Democratic Services Officer).

UNRESTRICTED ITEMS

A. COMMITTEE BUSINESS

46. Election of Chair

(Item A1)

Mr Mallon proposed, Mr Shonk seconded and Members agreed that Mr Logen be elected Chair of the Committee.

47. Election of Vice-Chair

(Item A2)

The Chair proposed, Mr Mallon seconded and Members agreed that Mr Chapman be elected Vice-Chair of the Committee.

48. Apologies

(Item A3)

Apologies were received from Mr Chapman for whom Mr Eustace was present as substitute, and from Mrs Emberson for whom Mrs Palmer was present as substitute.

49. Declarations of Interest

(Item A4)

There were no declarations of interest.

50. Minutes of the Meeting 11.2.26

(Item A5)

RESOLVED that the minutes of the meeting held on 11 February 2026 were correctly recorded and that they be signed by the Chairman.

51. Site Meetings and Other Meetings

(Item A6)

There were no site visits scheduled.

B. GENERAL MATTERS

Mrs Thompson advised the Committee of three matters:

1. Legislation to amend the terms of reference of planning committees was before Parliament and would impact upon the Council's delegated powers. Further detail would follow and a report would be submitted to a future meeting of the Selection and Member Services Committee.
2. The revised National Planning Policy Framework was expected to be released in the summer.
3. The application from Simon Langton Girls' Grammar School for a multiuse games facility, that had previously been the subject of a Committee site visit, had been withdrawn by the applicant.

C. MINERALS AND WASTE APPLICATIONS

There were no minerals and waste applications for consideration at the meeting.

D. DEVELOPMENTS TO BE CARRIED OUT BY THE COUNTY COUNCIL

52. Item D1 - Demolition of two existing mobile classrooms and erection of single storey detached classroom block including associated external works at Dover Grammar School for Girls, Frith Road, CT16 2PZ DO/26/57 (KCC/DO/0190/2025)
(Item D1)

- 1) Mrs Palmer, Principal Planning Officer, outlined the report.
- 2) It was proposed by Chair and seconded by Mr Brice:

That the officer's recommendation be adopted, namely:

That PERMISSION BE GRANTED SUBJECT TO the imposition of conditions covering (amongst other matters) the following:

- 1. Development shall commence within 3 years of the date of the permission;*
- 2. Development to be carried out in accordance with the submitted details;*
- 3. The two mobiles classrooms shall be removed from the site prior to the occupation of the replacement building;*
- 4. Measures to protect trees to be retained;*
- 5. The submission of a detailed Landscape Scheme prior to commencement of the development;*
- 6. The submission of a detailed Landscape Management Plan within 3 months of the date of planning permission;*

7. *The submission of a bat survey prior to the demolition of the mobile classroom located in Area B, to be carried out during the survey season and to include a Preliminary Roost Assessment, bat emergence survey, and overview of any mitigation required;*

8. *The submission of a lighting plan, to be designed following best practice guidance within Bat Conservation Trust/Institute of Lighting Professional's 'Guidance Note 08/23 Bats and Artificial Lighting at Night, and to include a site plan showing the location and types of lighting, downward facing lighting, and timings of the operational hours, within 3 months of the date of planning permission;*

9. *The submission of a site specific precautionary mitigation strategy the other species present within the site, to be submitted within 3 months of the date of planning permission;*

10. *The submission of a construction management plan prior to commencement of the development, to include routing of construction and delivery vehicles, parking and turning areas for construction and delivery vehicles, timing of deliveries, hours and days of working, provision of wheel washing facilities, measures to prevent the discharge of surface water onto the highway, temporary traffic management/signage and before and after construction highway condition surveys;*

11. *The submission of a Verification Report pertaining to surface water drainage system prior to the occupation of the development.*

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).

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

E. MATTERS DEALT WITH UNDER DELEGATED POWERS

53. County matter applications *(Item E1)*

Mrs Thompson confirmed that no material objections had been received regarding application FH/25/0466 Land at Otterpool Park Development, therefore the application was determined in accordance with the delegated functions detailed in the Council's Constitution.

RESOLVED to note matters dealt with under delegated powers since the meeting on 11 February 2026 relating to:

E1 - County matter applications.

54. County Council developments *(Item E2)*

The importance of minimising highway disruption during works relating to application DA/24/985/R5,6 & 7 was highlighted. It was thought that the application had

conditions to help mitigate against highway disruption, however, this feedback would be passed on to the highways department.

RESOLVED to note matters dealt with under delegated powers since the meeting on 11 February 2026 relating to:

E2 - County Council developments.

55. 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 11 February 2026 relating to:

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

56. Scoping opinions under Town and Country Planning (Environmental Impact Assessment) Regulations 2017
(Item E4)

Mrs Thompson advised that applicants requested scoping opinions before an application was submitted. The information was used to help develop a valid application.

RESOLVED to note matters dealt with under delegated powers since the meeting on 2 February 2026 relating to:

E4 - Scoping opinions under Town and Country Planning (Environmental Impact Assessment) Regulations 2017.