

PLANNING APPLICATIONS COMMITTEE

MINUTES of A meeting of the Planning Applications Committee held in the Council Chamber, Sessions House, County Hall, Maidstone on Tuesday, 8 December 2009.

PRESENT: Mr R E King (Chairman), Mr J F London (Vice-Chairman), Mr R Brookbank, Mr A R Chell, Mrs V J Dagger, Mr P J Homewood (Substitute for Mr W A Hayton), Mr G A Horne MBE, Mr J D Kirby, Mr R J Lees, Mr R F Manning, Mr R J Parry, Mr R A Pascoe, Mr M Robertson, Mr C P Smith, Mr K Smith and Mr A Willicombe

IN ATTENDANCE: Mrs S Thompson (Head of Planning Applications Group), Mr M Clifton (Team Leader - Waste Developments), Mr J Crossley (Team Leader - County Council Development), Mr R White (Transport and Development Business Manager) and Mr A Tait (Democratic Services Officer)

UNRESTRICTED ITEMS

84. Minutes - 3 November 2009
(Item A3)

RESOLVED that the Minutes of the meeting held on 3 November 2009 are correctly recorded and that they be signed by the Chairman.

85. Site Meetings and Other Meetings
(Item A4)

The Committee noted that the tour of permitted development sites would be held on Wednesday, 16 December 2009 and that the site visit and public meeting in respect of the Otterpool application in Sellindge would take place on Wednesday, 13 January 2010.

86. Application SH/09/870 - MCC kiosk to be sited in excavated alcove on the coastal slope to the south of the Leas and two vent stacks for air pressure equalisation of underground pumping station at Land between Clifton Crescent and the Leas, Folkestone; Southern Water Ltd.
(Item C1)

(1) In granting permission to the application, the Committee asked for three additional Conditions which are listed in (2) below.

(2) RESOLVED that permission be granted to the application subject to conditions including the standard time condition; maintenance of the carbon filter; noise controls; construction hours and measures to prevent mud or debris on the highway; contamination; disposal of soil; drainage and fuel; oil and chemical storage; design; maintenance of the external appearance of the vent stack; the kiosk being painted in a colour to enable it to blend in with its surroundings; and vandal-proofing.

87. Application CA/09/55 - Extension of Certificate of Lawful Use to include the mechanical sorting and crushing of incoming generally inert waste material to recover a greater percentage of reusable materials at Land to the rear of Kemberland, Fox Hill, Sturry, Canterbury; Mr Martin J Thomas
(Item C2)

(1) Mr R Mansfield from Jacobs Babbie (the County Council's Noise Consultant) was present for this item and answered questions on the application.

(2) Mr R Stevenson addressed the Committee in opposition to the application.

(3) The Head of Planning Applications Group informed the Committee of discussions he had held with the Environment Agency. These confirmed that there had been substantiated complaints about noise levels emanating from the site. These were, however, unrelated to the substance of this particular application. The Environment Agency had also confirmed that should permission be granted, the developer would need to successfully apply for an updated permit before he could commence operations.

(4) The Committee sought re-assurance on the question of noise emissions and asked for close monitoring of noise levels emanating from the site, particularly in respect of peak levels.

(5) RESOLVED that permission be granted to the application subject to conditions, including conditions covering hours of working; noise controls (including monitoring of peak noise levels); details of acoustic screening; landscaping; waste types and maximum throughputs; maximum traffic movements; sorting and storage of waste to be sited on a hardstanding; fuel storage; implementation and maintenance of the dust suppression system; the site layout including the location and use of the screener and crusher being in accordance with drawing WMG 2a; details of the screener and crusher being submitted and approved prior to being introduced on site; and stockpile heights.

88. Proposal AS/09/643 - Retention of a mobile classroom unit and replacement with a single storey modular building at Brook Community Primary School, Spelders Hill, Brook, Ashford; KCC Children, Families and Education
(Item D1)

(1) The Committee agreed to grant temporary permission for a period of 7 years.

(2) The Committee amended the proposed use of the new building condition so that its use would be permitted outside normal school hours on special occasions only.

(3) RESOLVED that permission be granted to the proposal subject to Conditions including conditions requiring the permission being for a temporary period of 7 years; the development being carried out in accordance with the permitted details; limiting the use of the new building as a hall to during normal school

hours and term-time only except on special occasions; and the retained mobile unit being painted dark green within six months.

89. Proposal TH/09/122 - Outline application for 40 extra care apartments for the elderly including 20 one-bed and 20 two-bed apartments, 20 two-bed apartments, residents' communal areas, staff facilities, car parking and internal access arrangements at former Newington Primary School Infants' site, Melbourne Avenue, Ramsgate; Kent Adult Social Services
(Item D2)

(1) Mr J D Kirby made a Declaration of Personal Interest as the Cabinet Member for Planning at Thanet DC. He took no part in the decision making on this item.

(2) RESOLVED that:-

(a) Outline permission be granted to the proposal subject to conditions, including conditions to covering the standard time limit for an outline permission; the submission of reserved matters relating to scale, design and landscaping; the development being carried out in accordance with the permitted layout and access arrangements; the height of the building not exceeding that set out in the development hereby permitted (ridge-height not exceeding 11 metres); details of proposed site levels being submitted for approval; the submission of a site investigation and verification plan into risks associated with contamination of the site and measures being taken if contamination not previously identified on the site is found; protection measures for those trees that are to be retained; details of all hard landscaping, including fencing proposed on site; details of foul and surface water drainage; details of pedestrian access arrangements on site; submission of a code of practice covering construction, including measures to mitigate for noise and dust generated by the development and the hours of operation during construction; details of construction vehicle loading/unloading and turning facilities being agreed prior to commencement of the development; details of parking areas for construction vehicles being agreed prior to commencement of the development; measures to ensure that no mud is deposited on the public highway; permanent retention of the vehicle parking spaces and loading/unloading area shown within the application for the lifetime of the site, including the provision of vehicle parking and cycle parking spaces prior to first occupation; removal of the existing 'School Keep Clear' markings and associated signage prior to the use of the development commencing; no external lighting being installed without prior approval; the use of the building being restricted solely for the use applied for; and the implementation of an archaeological watching brief; and

(b) an Informative be added to the decision notice drawing the applicant's attention to the concerns of the District Council and the need to ensure that the detailed design minimises the opportunities for a bland and bulky visual appearance of the extra care apartments through the use of a mix of varying materials and building forms to

break up long elevations, and that consideration should be given to the inclusion of gable features.

90. Proposal SW/09/851 - New pre-school and nursery facility, together with a School-run Extended Hours Club using three existing mobile classroom buildings at St George's CE Primary School, Chequers Road, Minster-on-Sea; Governors of St George's CE Primary School
(Item D3)

(1) The Head of Planning Applications Group reported two letters of correspondence in support of the Proposal.

(2) The Committee requested that the parking arrangements be monitored in order to ensure that they were not impacting on the local residents.

(3) RESOLVED that:-

temporary planning permission be granted to the Proposal subject to conditions, including the temporary consent for being for a period of 5 years from the date of permission; removal of the mobile buildings at the expiration of the 5 year period and the subsequent restoration of the site thereafter; the development being carried out in accordance with the permitted details; the use of the mobile buildings being restricted to the use applied for; the car parking facilities on site being retained and kept available for use by the Pre School and Nursery; and the School Travel Plan being updated to include the Pre-School and Nursery within 6 months of first occupation of the building.

91. County 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) consultations on applications submitted by District Councils or Government Departments;
- (c) County Council developments;
- (d) Screening opinions under Environmental Impact Assessment Regulations 1999; and
- (e) Scoping opinions under Environmental Impact Assessment Regulations 1999.