

## KENT COUNTY COUNCIL

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### PLANNING APPLICATIONS COMMITTEE

MINUTES of a meeting of the Planning Applications Committee held in the Council Chamber, Sessions House, County Hall, Maidstone on Wednesday, 25 January 2023.

PRESENT: Mr A Booth (Vice-Chairman), Mr P Cole, Mr D Crow-Brown, Mr M Dendor, Peter Harman, Ms J Meade, Mr H Rayner, Mr O Richardson, Mr T Bond and Mrs S Hudson

IN ATTENDANCE: Mrs S Thompson (Head of Planning Applications), Ms M Green (Principal Planning Officer), Mrs H Edwards (Senior Planning Officer), Ms E Kennedy (Democratic Services Officer), and Ms S Bonser (Senior Solicitor, Invicta Law)

#### UNRESTRICTED ITEMS

##### **1. Election of Chairman**

*(Item A1)*

- 1) Mr Crow-Brown proposed, Mr Rayner seconded and Members AGREED that Mr Booth be elected as Chair.
- 2) Mr Booth proposed, Mr Crow-Brown seconded and Members AGREED that Mr Rayner be elected as Vice Chair.

##### **2. Announcement**

- 1) The Chairman announced the passing of Cameron Beart.
- 2) Members paid tribute to Mr Beart.

##### **3. Apologies**

*(Item A2)*

Apologies were received from Mr Chittenden, Mrs Binks, Mr Simkins for whom Mr Bond was present and Mrs S Hudson was also present as a substitute.

##### **4. Minutes of the Planning Applications Committee on 7 December 2022**

*(Item A4)*

RESOLVED that the minutes of the meeting held on 7 December 2022 were correctly recorded and that they be signed by the Chairman, subject to it being noted that Mary Green was not present.

##### **5. Site Meetings and Other Meetings**

*(Item A5)*

Members of the Planning Applications Committee were invited to a site visit at Hermitage Quarry, Maidstone and a potential site visit to the M2 works at Junction 5 with arrangements to be confirmed.

## **6. General Matters**

*(Item B1)*

A short training session on the Government's Prospectus for revising the National Planning Policy Framework would take place on the rising of Committee.

## **7. Proposed 1FE expansion of school involving demolition of blocks N & T, and the erection of a new part 2 and part 3 storey school building and visitors centre with associated landscaping works - Maidstone Grammar School for Girls, Buckland Road, Maidstone, Kent ME16 0SF**

*(Item D1)*

1) Mary Green, Principal Planning Officer outlined the report.

2) Mr Rayner proposed, Mr Dendor seconded and Members RESOLVED that:

*Permission be granted, subject to:*

The signing of the Memorandum of Understanding (securing funding for the monitoring of the School Travel Plan and the agreement to fund additional bus services for the school should they be needed) and conditions covering (amongst other matters) the following:

1. The standard 3-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. Retention/maintenance of at least 30 car parking spaces being kept available for the use of the development outside of school times;
5. All construction and demolition works shall be undertaken in accordance with the submitted Construction Management Plan (Rev 1.3 dated 10/01/23);
6. Provision and implementation of a revised School Travel Plan that has been approved by the Planning and Highway Authorities prior to occupation, to include monitoring of bus users, encouragement of staff members to travel by non-car means, monitoring of cycle spaces, and monitoring and managing the arrival and departure of pupils, amongst other matters;
7. Travel Surveys of both staff and pupils to be undertaken annually in accordance with the submitted School Travel Plan (via the Jambusters website) and compared to the targets given. Any further mitigating measures, if the targets are not met, to be submitted to and approved by the County Planning Authority. Any identified shortfall in the bus services to be appropriately addressed in accordance with the submitted MOU regarding provision of bus services;

8. The provision of 22 secure and weatherproof cycle parking spaces prior to occupation, details of which to be agreed by the Planning and Highway Authorities;
9. Permanent retention of the on-site car parking, vehicle loading/unloading and turning facilities shown on the submitted plans;
10. Provision of measures to prevent the discharge of surface water onto the highway;
11. Provision of wheel washing facilities prior to the commencement of works on site;
12. Submission on an Ecological Enhancement Plan within 3 months of work commencing on site to be and agreed in writing by the County Planning Authority;
13. The installation of tree protection fencing prior to the commencement of development;
14. The external lights shall be controlled by a daylight sensor control and shall be switched off by 9pm at the latest;
15. Roof lights shall only be used for emergency access;
16. No infiltration of surface water drainage into the ground, other than with the written approval of the County Planning Authority and shall only be used in those areas where there would be no unacceptable risk to controlled waters or ground stability;
17. If during development contamination not previously identified is found to be present, then no further development shall take place until a remediation strategy has been agreed with the County Planning Authority;
18. No piling shall take place on site without the written approval of County Planning Authority;
19. The surface water drainage system shall be implemented as set out in the approved documents;
20. Submission of a verification report covering the surface water drainage scheme, to be approved in consultation with the Lead Local Flood Authority prior to occupation of the development;
21. Prior to commencement of development, the submission of archaeological field evaluation works to be submitted and approved by the County Planning Authority;
22. Implementation of a phased programme of archaeological interpretation work, prior to occupation.
23. Within 6 months of the occupation of the new School Building, Blocks N and T shall be demolished and the site made good in accordance with the approved drawings and documents.

And the following INFORMATIVES being added:

1. The registering with Kent County Council of the School Travel Plan through the “Jambusters” website following the link <http://www.jambusterstpms.co.uk>;
2. Advice that planning permission does not convey any approval to carry out work on or affecting a public highway and that engagement with KCC Highways and Transportation would be required at an early stage
3. The applicant be reminded of the need to protect breeding and nesting birds under the Wildlife and Countryside Act
4. Advice on risks caused by piling resulting in contamination of ground water
5. That disposal of contaminated soil should be carried out in accordance with waste management legislation
6. That the developers should refer to the Definition of Waste: Development Industry Code of Practice
7. The applicant be encouraged to explore the potential for relocation of the covered seating area displaced by the development, to elsewhere on the site and explore the possibility of moving the covered seating area to the grassed areas provided by the demolition of buildings N and T.

**8. E1-E4**  
*(Item E1)*

RESOLVED to note matters dealt with under delegated powers since the meeting on 7 December 2022 relating to:

E1 County matter applications

E2 County Council developments

E3 Screening Opinions under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017

E4 Scoping Opinions under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017

**9. Planning Application Ref: PA/2022/2772 - Land south of Asda, Kimberley Way, Ashford**  
*(Item F1)*

RESOLVED to note Kent County Council’s response to Planning Application Ref: PA/2022/2772 - Land south of Asda, Kimberley Way, Ashford.

**10. Planning Application Ref: EDC/22/0168 – Ebbsfleet Central East, Land adjacent to Ebbsfleet Railway Station, Thames Way, Ebbsfleet**  
*(Item F2)*

RESOLVED to note Kent County Council's response to Planning Application Ref: EDC/22/0168 – Ebbsfleet Central East, Land adjacent to Ebbsfleet Railway Station, Thames Way, Ebbsfleet.

**11. Maidstone Borough Council Design and Sustainability Development Plan Document Consultation**

*(Item F3)*

RESOLVED to note Kent County Council's response to Maidstone Borough Council Design and Sustainability Development Plan Document Consultation.

**12. Dover District Council Local Plan Regulation 19 Consultation**

*(Item F4)*

RESOLVED to note Kent County Council's response to Dover District Council Local Plan Regulation 19 Consultation.

**13. Sevenoaks District Council Plan 2040 Regulation 18 Consultation**

*(Item F5)*

RESOLVED to note Kent County Council's response to Sevenoaks District Council Plan 2040 Regulation 18 Consultation.

- (a) **FIELD**
- (b) **FIELD\_TITLE**