

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 Tuesday, 7 September 2010.

PRESENT: Mr J F London (Vice-Chairman, in the Chair), Mr R Brookbank, Mr I S Chittenden (Substitute for Mr M Robertson), Mr A R Chell, Mrs P T Cole (Substitute for Mr T Gates), Mrs V J Dagger, Mr J A Davies, Mr C Hibberd, Mr G A Horne MBE, Mr J D Kirby, Mr R J Lees, Mr S Manion (Substitute for Mr R F Manning), Mr C P Smith, Mr K Smith and Mr A T Willicombe

ALSO PRESENT: Mr J N Wedgbury

IN ATTENDANCE: Mr P Crick (Director Integrated Strategy & Planning), 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

58. Minutes - 27 July 2010

(Item A3)

RESOLVED that, subject to Minute 54 being amended to specify that it refers to the conversion of an existing air raid shelter, the Minutes of the meeting held on 27 July 2010 are correctly recorded and that they be signed by the Chairman.

59. Site Meetings and Other Meetings

(Item A4)

The Committee agreed to hold a training session on the Minerals and Waste Development Framework on 12 October 2010 and that there would be a site visit and public meeting in connection with the Hermitage Quarry application in Maidstone on 7 December 2010. A tour of permitted development sites would be held in November 2010.

60. Application GR/10/412 - Change of use to a waste transfer station with the demolition of the existing portacabin at Unit 4, Apex Business Park, Queens Farm Road, Shorne, Gravesend; R S Skips

(Item C1)

(1) Correspondence from Shorne Parish Council maintaining its objections to the application were tabled.

(2) The Head of Planning Applications Group reported the comments of the Local Member, Mr M V Snelling supporting the objections raised by Shorne Parish Council.

- (3) The Committee unanimously agreed the recommendations of the Head of Planning Applications Group subject to a clarification that vehicle movements would be limited to 12 in and 12 out and to a condition preventing crushing on site.
- (4) RESOLVED that permission be granted to the application subject to conditions including the standard time condition, hours of use and operation; a limit on vehicle movements to 12 in and 12 out; the implementation and maintenance of a dust suppression system; restrictive limits on open storage, stock pile, skip, container and machinery heights; drainage conditions; no crushing taking place on site; and other operational conditions.

61. Proposal MA/10/123 - New Archbishop Courtenay CEP School including demolition of existing buildings and construction of two-storey school building, single-storey nursery building, vehicular access, drop-off zone, car parking, separate service and pedestrian access, sports pitches and play areas at Archbishop Courtenay CEP School, Beaconsfield Road, Maidstone; Diocesan Board of Education and KCC Children, Families and Education
(Item D1)

- (1) Mr I S Chittenden informed the Committee that he had lobbied in support of the proposal in his capacity as the local Borough Councillor. He took no part in the decision-making process for this item.
- (2) Mr C P Smith made a declaration of personal interest as a friend of one of the School Governors.
- (3) Mr A R Chell informed the Committee that he had been lobbied on the proposal as the Local Member. He confirmed that he had no pre-determined view on the proposal.
- (4) The Head of Planning Applications Group agreed to the incorporation of a condition in consultation with the applicants on the hours of use.
- (5) The Committee agreed by 7 votes to 5 that it would require the conversion of the zebra crossing to a puffin crossing.
- (6) The Committee unanimously agreed the recommendations of the Head of Planning Applications Group subject to additional conditions requiring the prevention and suppression of dust during the construction phase and requiring the parking of construction vehicles on site instead of in the adjacent roads.
- (7) RESOLVED that planning permission be granted to the proposal subject to conditions, including conditions covering the standard time limit; the development being carried out in accordance with the permitted details; control on hours of construction and demolition; control on hours of community use; a report/assessment on the bat roost potential of the trees being prepared (including recommendations on the timing of shrub/tree removal); a junction improvement scheme being progressed for the Church Road/Tovil Road junction; the prevention and suppression of dust during the construction phase; a Traffic Regulation Order being progressed and advertised for the

“School Keep Clear” road markings in Eccleston Road and Beaconsfield Road and for parking restrictions around the school service access in Eccleston Road; the regularisation of the signing on the approach to the existing zebra crossing; the conversion of the zebra crossing to a puffin crossing; no mud being deposited on the public highway; construction vehicles parking on site instead of in the adjacent roads; an archaeological watching brief on groundwork on the upper terrace of the site; the proposed hedgerow extension being included in the Planting Plan for the site; an arboricultural condition to be determined in subsequent discussions with the applicant and the County’s Landscape Architect; and a street lighting condition to be determined in the subsequent discussions with the applicant and the County’s Street Lighting Engineer.

62. Proposal AS/10/380 - Extension of Wyvern Special School to form a new primary school wing, construction of a Multi-Agency Specialist Hub (MASH) for disabled children and the construction of a specialist early years centre nursery, together with associated access roads and car parking at The Wyvern School, Great Chart Bypass, Ashford; KCC Property Group
(Item D2)

(1) Mr J N Wedgbury was present for this item pursuant to Committee Procedure Rule 2.24 and spoke.

(2) In agreeing the recommendations of the Head of Planning Applications Group, the Committee specified that there should be arrangements for wheel washing on site during the construction period.

(3) RESOLVED that:-

(a) permission be granted to the proposal subject to conditions, including conditions covering a 5 year implementation period; the development being carried out in accordance with the permitted details; the development being carried out in accordance with submitted Flood Risk Assessment; the provision of compensatory flood storage capacity on site to a 100 year (20% climate change) standard; the finished floor level within both the MASH and Specialist Nursery being set no lower than 40.42m AOD; a Community Use Agreement including the hours of community use of the new playing fields; an assessment of the ground conditions of land proposed for replacement playing fields; a scheme to ensure that new playing fields are provided to an acceptable quality (including appropriate drainage where necessary); the playing field ground level to be agreed in discussions with the Environment Agency; details of external materials; the submission of a detailed landscaping scheme and its implementation within the first planting season following construction activities; measures to prevent mud and debris being tracked out onto the public highway, including arrangements for wheelwashing on site during the construction period; parking being on site for construction operatives and construction vehicles during the construction works period; vehicle and cycle parking (as proposed in the application) being provided prior to the first occupation of the building and being permanently retained on site thereafter; the submission of a site Travel Plan within six months of the first occupation of either and/or both the two buildings (whichever date occurs

first), and on-going monitoring and review thereafter; the submission of badger and bat surveys, with any necessary mitigation measures being provided prior to commencement and during construction activities; the erection of newt and reptile fencing around the construction site prior to and during all construction activities; the submission of biodiversity enhancement measures to be incorporated on site; details of external lighting being agreed; a limit on the hours of construction; further archaeological works and mitigation being agreed by the Planning Authority following findings from pre-determination trial trenching; and surface water drainage measures being agreed; and

- (b) the applicant be reminded by Informative of the requirement to sign up to the Environment Agency's Flood Warning System; the requirement for vehicles to observe the left hand turn in and out of the site entrance/exit slip road with the A28 Great Chart Bypass at all times; and the requirement to ensure that the electricity pole is relocated at a suitable location

63. Proposal MA/10/1209 - Refurbishment of schoolhouse into a proposed children's centre at Marden Primary School, Goudhurst Road, Marden; KCC Children, Families and Education

(Item D3)

- (1) Mrs C Pavey, a local resident spoke in opposition to the proposal. Mr S Flook from AECOM spoke in reply on behalf of the applicants.
- (2) The Committee unanimously agreed to defer consideration of this matter pending a Members' site visit.
- (3) RESOLVED that consideration of this proposal be deferred pending a Members' site visit.

64. Proposal TH/10/227 - Multi-Agency Specialist Hub (MASH) for disabled children, together with associated access roads and car parking at land annexed from Garlinge Primary School and Nursery, Westfield Road, Margate; KCC Property Group

(Item D4)

- (1) Mr J D Kirby informed the Committee that the local Member, Mr R B Burgess fully supported the proposal.
- (2) RESOLVED that permission be granted to the proposal subject to conditions, including conditions covering a 5 year implementation period; the development being carried out in accordance with the permitted details; Sport England's compensatory measures including: *(i) provision of replacement U14 junior football pitch within Garlinge Recreation Ground to an agreed specification; (ii) upgrading and refurbishment of the Garlinge Primary School swimming pool and it being made available for community use; (iii) provision of community access to Garlinge Primary School's existing U14 junior football pitch; and (iv) provision of a new pedestrian link between Garlinge Primary School and Garlinge Recreation Ground, being in place prior to the first occupation of the building; a Community Use Agreement covering the usage of the refurbished swimming pool and Garlinge Primary School junior football pitch; a scheme to*

ensure that new playing fields are provided to an acceptable quality (including appropriate drainage where necessary); details of external materials being agreed; the submission of a landscaping scheme and its implementation within the first planting season following construction activities; measures to prevent mud and debris being tracked out onto the public highway; parking being made available on site for construction operatives and construction vehicles during the period of construction works; vehicle and cycle parking (as proposed in the application) being provided prior to the first occupation of the building and permanently retained on site thereafter; the completion of the new vehicular access prior to first occupation of the building and full removal of the existing vehicle crossing and re-instatement of the pedestrian footway; the submission of a Travel Plan (including an implementation programme) prior to the first occupation of the building and on-going monitoring and review thereafter; the implementation of biodiversity enhancement measures; details of external lighting being agreed; a limitation on the hours of construction; a programme of archaeological evaluation prior to commencement of the development and the implementation of any appropriate safeguarding measures (if required); a land contamination study being undertaken together with a verification report; and details of surface water drainage measures being agreed.

65. Proposal DO/10/637 - Detached single storey building for use as a children's centre and nursery at The Downs CEP School, Downs Road, Walmer, Deal; KCC Children, Families and Education
(Item D5)

RESOLVED that, in the light of Sport England's objection, the proposal be referred to the Secretary of State for Communities and Local Government and that, subject to his decision, permission be granted to the proposal subject to conditions, including the standard time condition; the development being carried out in accordance with the submitted details and plans; the hours of use being limited to between 0800 and 1800 hours during the term time; the provision and maintenance of designated vehicle turning and drop off areas and vehicle and cycle parking arrangements at the site prior to occupation of the building; the provision and maintenance of the cycle and footpath to Walmer Science College; precautions to guard against the transfer of mud to the highway during construction; the submission of further details regarding native species to be planted as part of the landscaping scheme; and the submission of the findings of the assessment of the potential for roosting bats at the site prior to the removal of any trees at the site.

66. 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 and 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.