KENT COUNTY COUNCIL

PLANNING APPLICATIONS COMMITTEE

MINUTES of a meeting of the Planning Applications Committee held in the on Wednesday, 22 July 2026.

PRESENT: Mr M Logen (Chair), Mr W Chapman (Vice-Chair), Ms S Emberson, Mr S Heaver, Mrs S Hudson, Mr T Mallon, Mr R Mayall, Mr T Mole, Mr G R Samme, Mr C Sefton, Mr T L Shonk, Mr P Thomas and Mr D Truder.

IN ATTENDANCE: Mrs S Thompson (Head of Planning Applications), Mrs S Bonser (Deputy Head of Law), Mrs M Palmer (Principal Planning Officer), Mrs H Edwards (Planning Officer), Mr T Harris (Senior Transport & Development Planner) and Mr J Clapson (Democratic Services Officer).

UNRESTRICTED ITEMS

A. COMMITTEE BUSINESS

57. Apologies
(Item A1)

Apologies were received from Mr Brice and Mr Burns.

58. Declarations of Interest
(Item A2)

There were no declarations of interest.

59. Minutes of the Meeting Held on 17.6.2026
(Item A3)

RESOLVED that the minutes of the meeting held on 17 June 2026 were correctly recorded and that they be signed by the Chairman.

60. Site Meetings and Other Meetings
(Item A4)

Mrs Thompson advised that there were two upcoming site visits for Members to be aware of. Members will visit a waste-to-hydrogen facility in Manston on 11 September and will visit a quarry proposal in West Malling, the date for which is yet to be finalised.

B. GENERAL MATTERS

Mrs Thompson advised that the new National Planning Policy Framework (NPPF) had not been issued before the Government summer recess. Therefore, Members would continue to use the existing NPPF when determining the application at this meeting.

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

61. Item D1 Extension of existing Science Block; erection of 3 Court Sports Hall and General Teaching Block; installation of 4 court MUGA and 22 space parking area to facilitate a 1FE expansion at Oakwood Park Grammar School, Maidstone - MA/26/501988 (KCC/MA/0020/2026)

(Item D1)

1) Mrs Palmer, Principal Planning Officer, outlined the report.

2) A local resident wished to address the Committee to raise points of concern but was not in attendance. Mrs Palmer gave the Committee a summary of points from the written representation that was previously submitted

3) It was proposed by Chair and seconded by Mrs Emberson:

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. 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 (Design and Access Statement) and application drawings;
4. All construction and demolition works shall be undertaken in accordance with the submitted Construction Management Plan, Site Delivery Plan and Site Logistics Plan;
5. The provision and permanent retention of the vehicle parking spaces shown on the submitted plans prior to the first use/occupation of the development;
6. The provision and permanent retention of the vehicle loading/unloading and turning facilities shown on the submitted plans prior to the first use/occupation of the development;
7. The provision of 21 cycle parking spaces installed on site prior to the first use of the MUGA or Sports Hall;
8. The EV charging facilities, in line with Part S of the Building Regulations, to be installed in the car park prior to the first use of the MUGA or Sports Hall;
9. The School Travel Plan shall be monitored annually for the first 5 years 'post occupation' and the monitoring details shall be provided to the County Council via 'Jambusters';
10. Works shall be carried out in accordance with the precautionary mitigation method statement in the Preliminary Ecological Appraisal;
11. Prior to any works above slab level, the submission of a Biodiversity Enhancement Plan to secure features beneficial to wildlife such as bat/bird nest boxes;

12. Within 6 months of completion of the development a completion report to be submitted demonstrating the implementation of the biodiversity enhancement features;
13. Prior to any works above slab level, the submission of a lighting plan showing location, style and brightness of any lights on site, and hours of lighting operation, designed to minimise impacts on biodiversity and protect residential amenity;
14. Prior to the commencement of development the submission of a Habitat Management and Monitoring Plan condition to secure the maintenance of the Biodiversity Net Gain for 30 years;
15. Tree protection barriers to be installed on site and retained for the duration of the construction period;
16. All works undertaken within the root protection areas of trees to be retained to be carried out in accordance with the approved Arboricultural Impact Assessment and Tree Protection Plan;
17. Submission of a landscape plan within 6 months of commencement of development;
18. Development to be carried out in accordance with the submitted detailed drainage design;
19. The submission of a verification report prior to the use of the development to demonstrate the drainage design has been implemented as approved.
20. The use of the sports hall, car park and MUGA shall be restricted to Oakwood Park Grammar School only and shall not be let for community use.
21. Prior to the commencement of development the submission of details for archaeological field evaluation works in accordance with a written specification and timetable.

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

E. MATTERS DEALT WITH UNDER DELEGATED POWERS

62. County matter applications
(Item E1)

RESOLVED to note matters dealt with under delegated powers since the meeting on 17 June 2026 relating to:

E1 County matter applications.

63. County Council developments
(Item E2)

RESOLVED to note matters dealt with under delegated powers since the meeting on 17 June 2026 relating to:

E2 County Council developments, Subject to the removal of application DO/26/57, relating to Dover Grammar School for Girls.

64. 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 17 June 2026 relating to:

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

65. 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 17 June 2026 relating to:

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