

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, 15 February 2011.

PRESENT: Mr R E King (Chairman), Mr J F London (Vice-Chairman), Mr R Brookbank, Mr A R Chell, Mrs V J Dagger, Mr J A Davies, Mr T Gates, Mr C Hibberd, Mr P J Homewood, Mr J D Kirby, Mr R J Lees, Mr R F Manning, Mr R A Pascoe, Mr M B Robertson, Mr C P Smith, Mr K Smith and Mr A T Willicombe

IN ATTENDANCE: Mrs S Thompson (Head of Planning Applications Group), 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

9. Minutes - 20 January 2011

(Item A3)

RESOLVED that the Minutes of the meeting held on 20 January 2011 are correctly recorded and that they be signed by the Chairman.

10. Site Meetings and Other Meetings

(Item A4)

(1) The Committee noted that the site visit to the proposed Incinerator at Charing had been cancelled, and that the training session on 12 April would be on minerals and waste issues.

11. South East Plan Update

(Item)

(1) The Chairman declared this item to be Urgent as the Committee needed to be aware of the latest developments when it determined applications.

(2) The Head of Planning Applications Group informed the Committee that the Government had won its case in the High Court against Cala Homes. As a consequence, the Government's intention to abolish the South East Plan was a material planning consideration for the determination of planning applications - as were relevant policies in the South East Plan. The Judgement made clear that the weight to be afforded to any material consideration depended on the individual circumstances and was a matter for the decision maker, who needed to act reasonably and consistently.

12. Application TM/10/3056 - Renewable electricity generating equipment with associated alterations to the design of part of consented southern composting

hall building with additional car parking spaces at Blaise Composting Facility, Kings Hill, West Malling; New Earth Solutions (Kent) Ltd and William Riddle
(Item C1)

The Chairman informed the Committee that he had agreed to the applicants' request that consideration of this application should be deferred for three months.

13. Proposal CA/10/1790 - State of the art educational building together with outdoor sports pitches, a new three court multi-use games area, new parking provision, drop-off zones, new circulatory access and landscaping and ancillary works for Spires Academy at Land at Bredlands Lane, Westbere, Canterbury; KVV Children, Families and Education
(Item D1)

(1) The Head of Planning Applications group informed the Committee that Sport England had withdrawn its concern over the loss adequacy of storage space for the proposed sports hall. As a consequence, the condition requiring its design to accord with their specifications was no longer needed.

(2) The Head of Planning Applications Group informed the Committee that the local Member, Mr R A Marsh had expressed his support for the recommendations and that two local City Council Members had also written in to express their support.

(3) In agreeing the recommendations (as amended in (1) above, the Committee asked for the inclusion of a condition advising that the existing building and its site needed to be secured once vacated.

(4) RESOLVED that:-

- (a) 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; the submission of details of all materials to be used externally; details of all external lighting; a scheme of landscaping, including hard surfacing, its implementation and maintenance; measures to protect those trees to be retained; details of fencing, gates and means of enclosure, including colour finishes; no tree removal during the bird breeding season; the development according with the recommendations of the ecological surveys; the submission of a reptile mitigation strategy; archaeological field evaluation works and subsequent safeguarding measures; a BREEAM rating of 'Very Good' being achieved; the submission of a detailed surface water drainage scheme; the submission of details regarding ground conditions and playing field quality; retention of playing field land to the north of the existing buildings on the west of Bredlands Lane; the MUGA being constructed in accordance with Sport England Technical Design Guidance Notes; the submission of a report setting out expected community use of the indoor and outdoor facilities, including hours of use; the provision of a pedestrian and vehicular visibility splay; the provision of access, car parking, pick-up/drop-off, circulatory space, and cycle parking prior to first occupation, and subsequent retention; car parking on site being available out of school hours to accommodate evening and weekend use; a combined footway

and cycle route being provided prior to first occupation, its subsequent retention and availability for public use; the submission of a revised School Travel Plan, its implementation and ongoing review; no flood lighting being erected on the multi-use games area (or elsewhere on the site) without the written permission of the County Planning Authority; hours of working during construction and demolition being restricted to between 0800 and 1800 Monday to Friday and between the hours of 0900 and 1300 on Saturdays, with no operations on Sundays and Bank Holidays; a construction management plan, including access, parking and circulation within the site for contractors and other vehicles related to construction and demolition operations; adequate measures being taken to ensure the security of the existing buildings and their site once vacated; and measures to prevent mud and debris being taken onto the public highway; and

(b) the applicants be advised by Informative that:-

- (i) account should be taken of Environment Agency's advice relating to flood risk, land contamination, drainage, and the storage of fuel, oil and chemicals; and
- (ii) planning permission does not convey any approval for the required vehicular crossing or any other works within the highway for which a licence must be obtained.

14. Proposal DO/10/507 - Removal of a mobile classroom unit and construction of a single storey building at Goodnestone CEP School, The Street, Goodnestone, Canterbury; Governors of Goodnestone CEP School
(Item D2)

(1) Mr K Smith made a declaration of Personal Interest as he had formerly been Chairman of Governors at Goodnestone CEP School.

(2) Mr C Hibberd informed the Committee of the strong support of Mr L B Ridings, the Local Member for the proposal.

(3) RESOLVED that permission be granted to the proposal subject to conditions, including conditions covering the standard time limit condition; the development being completed in accordance with the approved plans; details of external materials being submitted and approved prior to commencement; adequate facilities being provided during construction to prevent the deposit of mud on the highway; and no border trees, hedgerows or shrubs being removed without written approval from the County Planning Authority.

15. Proposal SE/10/1416 - Multispan green house and roof garage at The Milestone School, Ash Road, New Ash Green; Governors of The Milestone School
(Item D3)

(1) In agreeing the recommendations, the Committee requested the inclusion of an Informative advising the applicants of the need to ensure that the poly-tunnel should be kept in good repair.

(2) RESOLVED that:-

- (a) permission be granted to the proposal subject to conditions including conditions covering the standard time condition; and the development being completed in accordance with the approved plans; and
- (b) the applicants be advised by Informative of the Committee's view of the need to ensure that the poly-tunnel is kept in good repair.

16. Proposal TW/10/3477 - Mew Maths, English and Languages building on The Mascalls School site providing 24 new classrooms, 2 media suites, hall and dining area, kitchen, servery, staff area and toilet provision. Demolition of existing A Block at Phase 2 of the development at The Mascalls School, Paddock Wood; Governors of The Mascalls School
(Item D4)

(1) The Head of Planning Applications Group informed the Committee of the views of the Local Member, Mr A J King in strong support of the proposal; of late comments from Tunbridge Wells BC, welcoming the planned planting scheme on the southern side of the site; and the further views of Paddock Wood Town Council raising no further issues.

(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; full implementation of the tree planting scheme (associated with the proposed development) as proposed within the application within the first planting season following the completion of Phase 1; implementation of the original Riley building landscaping measures (as originally agreed pursuant to Permission TW/04/1935) within the first planting season following completion of Phase 1; the submission for approval of the details of internal site landscaping measures, including proposed allotments, orchard, sculpture garden and wildflower meadow and their subsequent implementation within the first planting season following completion of Phase 2; the erection and subsequent maintenance of tree protection fencing (in accordance with the relevant British Standard) around all the trees and groups of trees to be retained during construction activities; the approval of details of all external materials to be used in Phases 1 and 2 prior to construction; appropriate measures being installed on site to prevent mud and debris being tracked out of the site to the public highway; the submission and approval of a Construction Management Plan prior to commencement of construction activities; the existing Caretaker's House and Caretaker's Workshop being demolished upon completion of Phase 1; the existing 'A' Block being demolished upon completion of Phase 2; ecological mitigation measures being undertaken in full as detailed in paragraph 18 of the report ; and the submission and approval of foul and surface water drainage schemes prior to commencement.

17. County matter applications 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 (None);
- (c) County Council developments;
- (d) Screening opinions under Environmental Impact Assessment Regulations 1999; and
- (e) Scoping opinions under Environmental Impact Assessment Regulations 1999 (None).