

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, 26 July 2011.

PRESENT: Mr J F London (Vice-Chairman, in the Chair), Mr R E Brookbank, Mr H J Craske (Substitute for Mr R E King), Mr J A Davies, Mr T Gates, Mr W A Hayton, Mr C Hibberd, Mr J D Kirby, Mr R J Lees, Mr R F Manning, Mr R J Parry, Mr R A Pascoe, Mr M B Robertson, Mr C P Smith Mr A T Willicombe

ALSO PRESENT: Mrs C J Waters

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

UNRESTRICTED ITEMS

35. Minutes - 14 June 2011

(Item 4)

RESOLVED that the Minutes of the meeting held on 14 June 2011 are correctly recorded and that they be signed by the Chairman.

36. Site Meetings and Other Meetings

(Item A4)

(1) The Committee noted that its training session on Highways Considerations would take place on the rising of the meeting.

(2) The Head of Planning Applications Group advised that Members should hold the afternoons of future Planning Applications Committee meetings free for training.

37. General Matters

(1) The Committee noted that the County Council had agreed that the votes of each individual member of the Planning Applications Committee (whether for, against or in abstention) would be recorded whenever the Committee voted against the Head of Planning Applications Group's recommendation for permission or refusal of a planning application, together with the grounds and reasons for overturning the recommendation.

(2) The Head of Planning Applications Group informed the Committee of the very recent publication by the Government of the "Draft National Planning Policy Framework" for consultation. This document was a key part of the Government reforms to the planning system and would replace Planning Policy Guidance and Planning Policy Statements.

38. Proposal SH/11/189 - Inclusion and Family Centre at The Marsh Academy, Station Road, New Romney; Governors of The Marsh Academy
(Item D1)

(1) Mrs C J Waters was present for this item pursuant to Committee Procedure Rule 2.24 and spoke.

(2) Correspondence from New Romney Town Council was tabled. This contained a response from the Democratic Services Officer to its complaint that it had had insufficient opportunity to properly consider the report.

(3) 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 applicant following the terms of the statement regarding a one off payment to the Internal Drainage Board, or other licensed or approved maintenance body regarding 'the pumping station'; 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, including the vehicular access gate on Dymchurch Road; no tree removal during the bird breeding season; the development to accord with the recommendations of the ecological surveys; the submission of a bat survey, and details of any required mitigation and enhancement; the implementation of a programme of archaeological work; a BREEAM rating of 'Very Good' being achieved; the provision of vehicular visibility splays; the provision of access, car parking, and circulatory space, prior to first occupation, and their subsequent retention; the gated access on Dymchurch Road being locked at all times, and only opened to allow access to minibuses and emergency vehicles; car parking on the main Academy site being available out of school hours to accommodate evening and weekend use; hours of use of the facility being restricted to 0800-2100 Monday to Friday, 0930-1800 on Saturdays, Sundays and Bank Holidays; control of surface water drainage; control of contaminated land; 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; and measures to prevent mud and debris being taken onto the public highway; and

(b) the applicant be advised by Informative that account should be taken of the Environment Agency's advice relating to flood risk, land contamination, drainage, and the storage of fuel, oil and chemicals.

39. Proposal AS/11/594 - Installation of two classrooms in a pre-fabricated unit at Challock Primary School, Church Lane, Challock; KCC Capital and Premises Development Unit

(Item D2)

(1) The Head of Planning Applications Group reported the views of Mr R E King, the Local Member, in support of the Proposal.

(2) Following advice from the Development Planning Manager, the Committee agreed to the inclusion of a Condition requiring the School Travel Plan to be updated to include the applicants taking practical steps to ensure that vehicles parked in the vicinity of the site at dropping-off and picking-up times minimised the impact upon local residents.

(3) RESOLVED that 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 the colour finish of the building; no lighting, including security lighting, being installed on the southern elevation of the building, facing properties in Kiln Close; hours of working during construction being restricted to between the hours of 0800 and 1800 Monday to Friday and between the hours of 0900 and 1300 on Saturdays, with no operations on Sundays and Bank Holidays; measures to prevent mud and debris being taken onto the public highway; and the updating of the School Travel Plan to include the applicants taking practical steps to ensure that vehicles parked in the vicinity of the site at dropping-off and picking-up times minimise the impact upon local residents.

40. Proposal SE/11/20 - Habitat pond to store flood water from the highway at Land opposite Field Cottage, Stone Street Road, Seal; KCC Kent Highways Services

(Item D3)

(1) The Head of Planning Applications Group reported correspondence from Mr N J D Chard, the Local Member, raising no objection to the Proposal.

(2) The Head of Planning Applications Group reported correspondence from the applicants confirming that the reptile survey was now underway and emphasised that any permission would be subject to its satisfactory completion and the submission of any necessary mitigation measures.

(3) RESOLVED that subject to the satisfactory completion of the reptile survey and the submission of any necessary mitigation measures, 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 an archaeological watching brief; the submission of details for prior approval of the biodiversity enhancement measures recommended by the Phase 1 Habitat Survey; the submission of details for prior approval of the proposed pollution prevention control measures to be installed; the submission of details for prior approval of the landscape works and planting scheme proposed; the re-instatement of hedgerows affected during construction; the ongoing maintenance of the

landscape scheme; controls over hours of operation during construction; and measures to prevent mud and other debris being deposited on the public highway.

41. 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 Regulations 1999 (None).