

KENT COUNTY COUNCIL

PLANNING APPLICATIONS COMMITTEE

MINUTES of a meeting of the Planning Applications Committee held at Sessions House, County Hall, Maidstone on Tuesday, 18 March 2008.

PRESENT: Mr R E King (Chairman), Mr A R Bassam (Vice-Chairman), Mrs V J Dagger, Mr J A Davies, Mr T Gates, Mrs E Green, Mr C Hibberd, Mrs S V Hohler, Mr G A Horne, Mr S J G Koowaree, Mr J F London, Mr T A Maddison, Mr R A Marsh, Mr J I Muckle, Mr W V Newman, Mr A R Poole and Mr F Wood-Brignall.

ALSO PRESENT: Mr N J D Chard.

OFFICERS: The Head of Planning Applications Group, Mrs S Thompson (with Mr J Crossley); the Development Manager, Mr R White (with Mr A Ash); and the Democratic Services Officer, Mr A Tait.

UNRESTRICTED ITEMS

15. Mr Fullarton

The Chairman agreed to write to Mr Fullarton on behalf of the Committee to wish him a speedy recovery.

16. Minutes

(Item A3)

RESOLVED that the Minutes of the meeting held on 12 February 2008 are correctly recorded and that they be signed by the Chairman.

17. New Validation requirements for planning applications

(Item B1 – Report by Head of Planning Applications Group)

(1) The Committee agreed to the inclusion of Public Art in the list of Local Requirements that were likely to apply to County Matter and Regulation 3 developments.

(2) RESOLVED that the introduction of the new planning application forms on 6 April 2008 be noted and that approval be given to:-

- (a) the draft local list of validation requirements (including Public Art) for the planning applications that the County Planning Authority is responsible for determining; and
- (b) the carrying out of consultations on the draft local list of validation requirements with relevant stakeholders.

18. Application TM/07/4535 – Removal of Condition 14 of Permission TM/06/762 at Blaise Farm Quarry Composting Facility, Kings Hill, West Malling; New Earth Solution Ltd.

(Item C1 – Report by Head of Planning Applications Group)

- (1) The comments of Mrs T Dean, the local Member were circulated to Members of the Committee.
- (2) RESOLVED that (for the reasons set out in paragraph 47 of the report) permission be granted to the rewording of Condition 14 of Permission TM/06/762 to read as follows:-

“14. No more than 100,000 tonnes of waste shall be imported to the site for composting in any calendar year.”

19. Application SH/07/1655 – Temporary use of the site (weekends only) to provide an area for the stationing of a refuse freighter and an open-back collection vehicle for the purpose of accepting bulky household waste, and the placing of recycling containers outside the boundary fence for collection by Shepway DC at Land at former goods yard, Station Road, Lydd; KCC Waste Management.

(Item C2 – Report by Head of Planning Applications Group)

- (1) In agreeing to the recommendations of the Head of Planning Applications Group, the Committee agreed to include a condition requiring the applicants to ensure that any waste that was fly tipped outside the site was removed.
- (2) RESOLVED that permission be granted to the application subject to conditions, including conditions covering use of the site ceasing within a year of the date of the permission; details of site restoration upon vacating the site; the development being carried out in accordance with the permitted details; hours of operation; the installation and maintenance of temporary signage and a traffic island; the installation of permanent signage and a traffic island should a second application be submitted for further retention of the site; the securing of the site and ensuring that the site is cleared of all equipment, vehicles or waste outside of operating hours; and the removal of any waste fly-tipped outside the site.

20. Proposal SH/07/1496 – Single storey modular building with a flat roof for use as a Children’s Centre, including installation of a canopy, storage units, fencing and external impact absorbent play area plus replacement of toilet facilities connected to existing nursery at St Nicholas Primary School, Fairfield Road, New Romney, Romney Marsh; KCC Children, Families and Education.

(Item D1 – Report by Head of Planning Applications Group)

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; details of all external materials, fencing and safety surfacing being submitted to and approved by the County Planning Authority prior to any development commencing on site; a School Travel Plan being produced and implemented within 3 months of the date of first occupation of the Centre; hours of use 08:00 to 18:00 Monday to Friday; a full landscaping scheme (including replacement trees and boundary

hedge planting) being submitted to and approved by the County Planning Authority prior to any development commencing on site; a surface water drainage scheme being submitted to and approved by the County Planning Authority prior to any development commencing on site; removal of further permitted development rights in association with the Centre unless otherwise agreed in writing by the County Planning Authority; and a programme of archaeological works.

21. Proposal CA/08/78 – Single storey modular building for Children’s Centre at Swalecliffe Community Primary School, Bridgefield Road, Whitstable; KCC Children, Families and Education.

(Item D2 – Report by Head of Planning Applications Group)

RESOLVED that permission be granted to the proposal subject to conditions, including conditions covering the standard time restriction for hours of operation; protection of existing trees and hedges; the fencing being finished in powder coated green to blend in with the landscaped setting; a Travel Plan being submitted for approval, or the existing School Travel Plan being revised to include the Centre; details of cycle parking being submitted for approval, in accordance with Kent Vehicle Parking Standards; all spaces within the existing school car park being made available to the Centre users outside of operational school hours; hours of use for the Children’s Centre being restricted to 8.00 to 18.00 Monday to Friday; hours of use for the nursery being restricted to 9.00 to 15.00 Monday to Friday term time; and the development being carried out in accordance with the permitted details.

22. Proposal TW/07/4011 – Floodlit synthetic turf hockey pitch, including fencing at Tunbridge Wells Girls Grammar School, Southfield Road, Tunbridge Wells; KCC Children, Families and Education.

(Item D3 – Report by Head of Planning Applications Group)

(1) The comments of Mr J Edwards, a local resident in opposition to the proposal were circulated and read out to the meeting.

(2) Mr J A Davies moved, seconded by Mr C Hibberd that the recommendations of the Head of Planning Applications Committee be agreed subject to the hours of use being limited to a finishing time of 7.30 pm on Monday to Saturday.

Motion Lost 3 votes to 12.

(3) Mr A R Bassam moved, seconded by Mr J I Muckle that the recommendations of the Head of Planning Applications Committee be agreed.

Carried Unanimously

(4) 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; details of the fencing colour finish; timber kick boards being covered in artificial grass; an amended scheme of landscaping, its implementation and maintenance; tree protection; protection of nesting birds; recommendations of ecological Surveys/Reports; pre-commencement survey of the site for badgers; biodiversity enhancement measures; hours of use including limit on number of weekends per year; no commercial community use of the pitch; level of use of the pitch to accord with submitted details; lighting to be installed in accordance with approved details and checked on site; lighting levels not exceeding those specified within the application; extinguishing of lighting when pitch not in use; hours of working during construction; measures to prevent mud and debris on the highway; and no vehicles associated

with construction entering or leaving the site between 8.30 and 9.30 am and 3.30 and 4.30 pm.

- 23. Proposal SE/07/3859 – Single storey extension and improvements to access in accordance with the Disability Discrimination Act at Leigh Primary School, The Green, Leigh, Tonbridge; Governors of Leigh Community Primary School and KCC Children, Families and Education.**

(Item D4 – Report by Head of Planning Applications Group)

RESOLVED that permission be granted to the proposal subject to conditions including conditions covering the standard time condition for implementation; samples of materials to be used externally being submitted for prior approval; detailed 1:20 section drawings of the windows being submitted; and the development being carried out in accordance with the permitted details.

- 24. Proposal TM/08/211 – Two storey extension to St Peter's Lodge to provide additional learning space on both floors at St Peter's CE Primary School, Mount Pleasant, Aylesford; Governors of St Peter's CE Primary School and KCC Children, Families and Education.**

(Item D5 – Report by Head of Planning Applications Group)

RESOLVED that permission be granted to the proposal subject to conditions, including conditions covering the standard time condition for implementation; the external materials including brick type, roof slate, windows and eaves matching the adjacent building; an archaeological watching brief being secured; and the development being carried out in accordance with the permitted details.

- 25. Proposal SE/08/132 – Front lobby extension at Seal Primary School, Zambra Way, Seal, Sevenoaks; Governors of Seal Primary School and KCC Children, Families and Education.**

(Item D6 – Report by Head of Planning Applications Group)

- (1) Mr N J D Chard was present for this item pursuant to Committee Procedure Rule 2.24 and spoke. He said that Sevenoaks District Council had responded to the consultation on the proposal without consulting the local Members in accordance with its protocols.

- (2) 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; and details of handrails and external materials of the DDA access ramp being submitted to and approved in writing by the County Planning Authority prior to any operations on site.

- 26. County Matters dealt with under Delegated Powers**

(Items E1-E6 – Reports by Head of Planning Applications Group)

RESOLVED to note reports on items dealt with under delegated powers since the last meeting relating to:-

- (a) County matter applications;
- (b) Consultations on applications submitted by District Councils or Government Departments;
- (c) County Council developments;
- (d) Detailed submissions under Channel Tunnel Rail Link Act 1996 (None);

Tuesday, 18 March 2008

- (e) Screening opinions under Environmental Impact Assessment Regulations 1999; and
- (f) Scoping opinions under Environmental Impact Assessment Regulations 1999 (None).

08/aa/pa/031808/Minutes