

KENT COUNTY COUNCIL

PLANNING APPLICATIONS COMMITTEE

MINUTES of a meeting of the Planning Applications Committee held at Sessions House, County Hall, Maidstone on Tuesday, 16 January 2007.

PRESENT: Mr R E King (Chairman), Mr T J Birkett (substitute for Mr T A Maddison), Mrs V J Dagger, Mr D S Daley (substitute for Mr S J G Koowaree), Mr J B O Fullarton, Mrs E Green, Mr T Gates, Mrs S V Hohler, Mr G A Horne, Mr C J Law (substitute for Mr A R Bassam), Mr J F London, Mr R A Marsh, Mr J I Muckle, Mr W V Newman, Mr A R Poole and Mrs P A V Stockell.

OTHER MEMBERS: Mrs E Tweed.

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

UNRESTRICTED ITEMS

1. Minutes

RESOLVED that the Minutes of the meeting held on 12 December 2006 are correctly recorded and that they be signed by the Chairman.

2. Site Meetings and Other Meetings (Item A3)

(1) The Committee agreed to visit the proposed composting plant in Lydden, Dover on Tuesday, 20 March 2007.

(2) The Committee also noted that the training on 13 February 2007 would be on Sustainable Construction, Energy Issues and new Planning requirements.

3. Application TW/06/1646 – Change of use from agricultural to new green waste open windrow composting facility at Little Bayhall Farm, High Woods Lane, Tunbridge Wells; Bowman and Sons (Item B1 - Report by Head of Planning Applications Group)

RESOLVED that permission be refused on the following grounds:-

- (a) the proposal represents inappropriate development in the Green Belt and Area of Outstanding Natural Beauty and the applicant has failed to demonstrate the special circumstances necessary to override presumption against permitting the proposal. The proposal is therefore contrary to Policies WM2, E1 and E4 of the Adopted Kent and Medway Structure Plan 2006, and Policies W2 and W4 of the Kent Waste Local Plan; and
- (b) the applicant has failed to demonstrate that he has control over the passing places required to be maintained for the duration of operations applied for to ensure vehicular and pedestrian safety along High Woods Lane. The proposal is therefore contrary to Policy QL17 (c) of the Kent and Medway

Structure Plan and Policies W22, W27 and W33 of the Kent Waste Local Plan.

4. Application SE/06/2415 – Variation of Condition 8 of Permission SE/87/1468 to extend operating hours for bagging plant to between 1800 and 2400 Mondays to Fridays between 1 April and 30 September at Sevenoaks Quarry, Sevenoaks; Tarmac Ltd
(Item B2 – Report by Head of Planning Applications Group)

(1) Mr J F London moved, seconded by Mrs PAV Stockell that the recommendation of the Head of Planning Applications be agreed subject to the deletion of Recommendation (c) and the operating hours at the bagging plan being extended to 2000 only.

(2) Mr J I Muckle moved, seconded by Mr T J Birkett as an amendment that the recommendations of the Head of Planning Applications Group be agreed as written subject to the inclusion of a condition requiring that there be no vehicle movements in, out and within the site after 1800. This amendment was carried by 13 votes to 1, became the substantive motion and was in turn carried with no opposition.

(3) RESOLVED that:-

(a) permission be granted to extend the operating hours for the bagging plant for the period between 1800 to 2200 hours, Monday to Friday, during the months from April to September (inclusive) subject to conditions including conditions limiting the use of the site for these hours up to 31 December 2018; restricting noise between these hours to no more than 50dB L_{Aeq} 1 hour (free field); and requiring no vehicle movements (except for personal use) in, out or within the site after 1800.

(b) permission be refused for the proposed extended operating hours for the bagging plant between 2200 and 2400 hours on the grounds that the applicant has not demonstrated that the required 42dB L_{Aeq} 1 hour (free field) limit can be achieved between these hours; and

(c) the applicants be informed that should they be able to satisfactorily demonstrate that the new 42dB L_{Aeq} 1 hour (free field) limit can be achieved during the period 2200 to 2400 hours, the County Council may favourably view an application to extend the hours during this period on a similar basis subject to the imposition of such a limit.

5. Proposal SW/06/1137 – Extension and modernisation to 1 F.E School, including parking area and temporary works, including mobile classroom at Boughton under Blean Methodist Primary School, School Lane, Boughton under Blean, Faversham; Governors of Boughton under Blean Methodist Primary School and KCC Children, Families and Education
(Item B3 – Report by Head of Planning Applications Group)

(1) A letter from Mr and Mrs Mayes was tabled objecting to the application on ecological, parking and access grounds.

(2) The Committee agreed to the addition of an Informative that it would prefer the installation of an internal sprinkler system to address fire safety aspects.

(3) RESOLVED that:-

(a) Permission be granted to the proposal subject to conditions including the standard time condition; submission of details of all external materials; submission of a detailed landscaping scheme to include details of trees to

be removed and replaced, shrubbery to minimise pollution impacts, fencing details and bunding details; temporary consent for mobile classrooms; the temporary access road being removed upon completion of the development and the land reinstated to its former state; a minimum 1200 mm landscape buffer zone to the southern boundary being created between the extended car park and neighbouring property; and details of any external lighting being submitted for prior approval; and

- (b) the applicants be informed that the Committee would prefer the installation of an internal sprinkler system.

6. Proposal CA/06/1392 – Demolition of existing buildings and erection of a detached 3 storey block of 40 extra care apartments for the elderly with associated communal facilities together with car parking and landscaping at King Edward Court, King Edward Avenue, Herne Bay; KCC Adult Services and Housing 21

(Item B4 – Report by Head of Planning Applications Group)

(1) Mr C J Law informed the Committee that as he had previously given his views on this application he would not participate in the decision-making process.

(2) The Acting Head of Planning Applications Group reported that the submitted Tree Protection Plan had been supported by Canterbury City Council and Jacobs Landscaping.

(3) The Committee agreed to the incorporation of a condition requiring low level lighting for the car park.

(4) RESOLVED that permission be granted to the proposal subject to conditions including the standard time condition; submission of details of materials; submission of a detailed landscaping scheme, including fencing details; provision of cycle parking; hours of use for construction, including use of machinery and plant; measures to minimise dust disturbance; measures to ensure mud is not deposited on the highway; the provision of low level lighting for the car park; a programme of archaeological work; and the development being carried out strictly in accordance with approved plans.

7. Proposal AS/06/1422 – Integrated highways depot comprising offices, garaging, salt barn and storage areas with associated car parking and landscaping at Land adjacent to Henwood Industrial Estate, Ashford; Kent Highways Services

(Item B5 – Report by Head of Planning Applications Group)

(Mrs E Tweed was present for this item pursuant to Committee Procedure Rule 2.24 and spoke)

(1) The Acting Head of Planning Applications Group reported correspondence from CPRE objecting to the application and from both Natural England and Mid Kent Water raising no objection. She also referred to a letter received from Barton Willmore acting on behalf of Taylor Woodrow. This raised concern that the Borough Council had not requested a contribution be made by the applicant to highway infrastructure improvements in accordance with its adopted Supplementary Planning Guidance 6 “Providing for Transport Needs arising from the South Ashford Study”.

(2) Correspondence from Jones Homes and Jacobs Engineering was tabled.

(3) RESOLVED that subject 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; external materials being submitted for

approval; external lighting details being submitted for approval; a detailed scheme of landscaping, its implementation and maintenance being developed in line with the Method Statement proposals; tree protection and a methodology for working in close proximity to trees; provision of a 2 metre high noise barrier to the southern boundary; details of a scheme for the disposal of foul and surface waters; implementation of an archaeological watching brief; implementation and ongoing review of the Travel Plan; use of smart alarms; provision and safeguarding of parking and vehicular access routes within the site; location of and construction of contractors site compound and provision of vehicle parking; on site mitigation work being carried out in accordance with the submitted Method Statement; reptile capture not commencing until a suitable receptor site is found; identification of a suitable receptor site and its long term protection; enhancement, translocation and monitoring plans for the receptor site; protection of nesting birds; hours of working during construction; and measures to prevent mud and debris being taken onto the public highway.

8. Proposal TM/06/2488 – Construction of new art and drama block and sports centre, introduction of a one-way traffic management system with new exit and slip road onto Pembury Road and refurbishment of the existing reception (Collectively Phase 2) at The Weald of Kent Grammar School for Girls, Tudeley Lane, Tonbridge; Governors of The Weald of Kent Grammar School and KCC Children, Families and Education
(Item B6 – Report by Head of Planning Applications Group)

(1) The Acting Head of Planning Applications Group reported correspondence from the applicant confirming that the hours of use would complement those for the outdoor tennis facility. Weekend use would be from 9.00 am to 4.30 pm on Sundays. She also reported the further views of Jacobs (Landscaping) withdrawing their objection and a letter from a local resident withdrawing his objection subject to the imposition of a 30 mph speed limit.

(2) RESOLVED that the application be referred to the Secretary of State for Communities and Local Government and that subject to her decision, 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; external materials; tree protection and methodology for working in close proximity to trees; implementation of a scheme of landscaping and maintenance; new egress and slip road being constructed in accordance with the permitted details and/or as otherwise amended in accordance with stage 2 safety audit; subject to Traffic Regulation Orders, extension of parking restrictions and for the relocation of the 30mph speed limit nearer to the roundabout prior to use of the new egress; provision of new one-way access arrangements before the construction of the Sports Centre and safeguarding of vehicular access, drop-off and parking; external lighting; continuing implementation and ongoing review of the School Travel Plan; ecological surveys prior to work commencing on the relevant phases and submission for approval of any necessary mitigation measures; details of the hours of use relating to community use outside of normal school hours for the Sports Centre; measures to prevent mud and debris being taken onto the public highway; hours of working during construction; details of construction access; and removal of the temporary building (maths mobile) and the 2 standard mobiles at the front of the site within 3 months of the completion and first occupation of the new Arts and Drama block.

9. Proposal SW/06/836 – Erection of a 1.5m high weldmesh fence around the school playground and stock fence around the playing field at Rodmersham Primary School, Rodmersham Green, Rodmersham, Sittingbourne; Governors of Rodmersham Primary School and KCC Children, Families and Education

(Item B7 – Report by Head of Planning Applications Group)

- (1) The Acting Head of Planning Applications Group reported correspondence from Swale BC raising no objection to the proposal.
- (2) RESOLVED that permission be granted to the proposal subject to conditions, including the weldmesh fence being finished in black and at a maximum height of 1.5m; the development being carried out in accordance with the approved plans; and the development being carried out in accordance with the 3-year timescale.

10. Proposal TW/06/3473 – Retrospective application for the widening of access road and addition of a footpath at the Meadows School, London Road, Southborough, Tunbridge Wells; KCC Adult Services

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

- (1) Correspondence from Mr Neil Heilpern of the Southborough Society was tabled together with colour photographs of the access.
- (2) The Acting Head of Planning Applications Group reported the views of the Mr J R Bullock, local Member in support of the recommendation for refusal.
- (3) RESOLVED that:-
 - (a) permission be refused for the proposal on the grounds that the development is contrary to Structure Plan Policies SP1, QL1 and QL6 and Tunbridge Wells Borough Local Plan Policies EN1, EN5, EN20 and EN21 given the scale, materials used and poor landscaping of the development and the effect that it has upon the Southborough Conservation Area and the important landscape approach to Southborough; and
 - (b) due to the retrospective nature of the application the applicant be advised to take urgent steps to regularise the breach of planning control and that the matter be referred to the Council's Regulation Committee.

11. Proposal TH/06/1170 – Demolition of existing buildings and erection of a detached part two and part three storey block of 40 extra care apartments for the elderly together with communal facilities, car parking and landscaping at Appleton Lodge, Rumfields Road, Broadstairs; KCC Adult Services and Housing 21

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

- (1) Mr J B O Fullarton addressed the Committee in his capacity as local Member but did not take part in the decision-making process.
- (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; external materials being submitted for approval; a scheme of landscaping, its implementation and maintenance; protection of nesting birds; archaeological watching brief; parking being completed in accordance with approved plans prior to occupation; the provision of cycle parking; hours of working during construction; prevention of access for construction vehicles at peak school times; prevention of mud being deposited on the highway; and measures to suppress dust.

12. Proposal TM/06/3385 – Two storey detached building comprising 7 supported apartments for people with learning difficulties, with communal space together with access, car parking and landscaping at Land at the former Mill Stream School, Mill Street, East Malling; KCC Adult Services and Housing 21
(Item D3 – Report by Head of Planning Applications Group)

- (1) Correspondence from Mrs E A Simpson and Mr R Brookes was tabled.
- (2) RESOLVED that the application be referred to the Secretary of State for Communities and Local Government as a departure from the Development Plan, and that subject to her decision 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; external materials being submitted; details of windows design being submitted; a scheme of landscaping, its implementation and maintenance; recommendations of ecological scoping survey being adhered to; details of external lighting; details of access, turning car parking; details of refuse storage and collections points; hours of working during construction; and measures to prevent mud and debris being taken onto the public highway.

13. Proposal DO/06/1247 – Demolition of existing buildings and erection of a detached three storey block of 40 extra care apartments for the elderly with associated communal facilities, a two storey block of 7 supported apartments for people with learning difficulties and two replacement bungalows for the elderly, together with access, car parking and landscaping at Roly Eckhoff House, Roosevelt Road, Dover; KCC Adult Services and Housing 21
(Item D4 – Report by Head of Planning Applications Group)

RESOLVED that subject to Dover District Council's views and no adverse views on the submitted Tree Protection Plan permission be granted to the proposal subject to conditions including the standard time condition; submission of details of materials; submission of a detailed landscaping scheme, including habitat enhancement methods; hours of use for construction, including use of machinery and plant; measures to minimise dust disturbance; measures to ensure mud is not deposited on the highway. and the development being carried out strictly in accordance with approved plans.

14. County Matters dealt with under Delegated Powers
(Item 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 1996 (None);
- (e) screening opinions under Environmental Impact Assessment Regulations 1999; and
- (f) scoping opinions under Environmental Impact Assessment Regulations 1999 (None).