

## KENT COUNTY COUNCIL

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### PLANNING APPLICATIONS COMMITTEE

MINUTES of a meeting of the Planning Applications Committee held at Sessions House, County Hall, Maidstone on Tuesday, 10 October 2006.

PRESENT: Mr R E King (Chairman), Mr A R Bassam (Vice-Chairman), Mr A R Chell (substitute for Mrs V J Dagger), Mr J A Davies, Dr M R Eddy (substitute for Mr W V Newman), Mr J B O Fullarton, Mr T Gates, Mrs E Green, Mrs S V Hohler, Mr S J G Koowaree, Mr J F London, Mr T A Maddison, Mr R A Marsh, Mr J I Muckle, Mr A R Poole and Mrs P A V Stockell.

OTHER MEMBERS: Mrs V J Dagger and Mr D S Daley.

OFFICERS: The Head of Planning Applications Group, Mr W Murphy (with Mr J Crossley); and the Democratic Services Officer, Mr A Tait.

#### UNRESTRICTED ITEMS

**70. Minutes – 12 September 2006**  
(Item A2)

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

**71. Site Meetings and Other Meetings**  
(Item A3)

The Committee agreed that those Members of the Committee who were unable to visit Sandwich Technology School that afternoon should have a second opportunity to visit the site on a date to be arranged.

**72. Planning Applications Group Business Plan 2006/07 – Half Year Progress Report**  
(Item B1 – Report by Head of Planning Applications Group)

(1) The Committee agreed that training should be provided in January and March 2007. Topics identified were Work with the Environment Agency, Climate Change, Flooding and a Tour of permitted developments.

(2) RESOLVED that:-

- (a) the half year progress against the current Business Plan be noted; and
- (b) the proposed minor revisions to the delegation arrangements set out in Appendix 1 of the report be agreed.

**73. Design and Access Statements**  
(Item B2 – Report by Head of Planning Applications Group)

RESOLVED that the report be noted and that further updates on the new requirements be reported to the Committee as part of the half-yearly Planning Applications Group Business Plan reports.

**74. Permission DO/03/477 – Proposed revisions to the Method Statement in relation to the Ecological Management Plan at the integrated waste management facility at Ramsgate Road, Sandwich; Thanet Waste Management Services Ltd.**

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

RESOLVED that:-

- (a) the approval of the revised Ecological Mitigation Statement be noted; and
- (b) approval be given to the Head of Planning Applications Group to formally determine any future details submitted pursuant to outstanding Conditions under Permission DO/03/477 where, following statutory consultations no material planning objections are raised.

**75. Application TM/06/1899 – Variation of Condition 13 of Permission TM/01/3081/MR95 to allow for the retention of storage building and access road for the ongoing maintenance of the land at Land at Pearsons Sandpit, Addington Lane, Addington; Station Haulage Ltd.**

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

- (1) Correspondence from Trottiscliffe Parish Council was tabled.
- (2) RESOLVED that:-

- (a) permission be refused as the application represents inappropriate development in the Green Belt and Area of Outstanding Beauty. The applicant has failed to demonstrate the special circumstances necessary to override presumption against permitting the proposal. It is therefore contrary to Policies SS2, EN1, EN4 and EN5 of the Kent and Medway Structure Plan and Policy P2/16 of the Tonbridge and Malling Borough Local Plan;
- (b) the applicant be advised that the access road and associated buildings and hard standing must be removed and the site restored in accordance with the requirements of Permission TM/01/3081/MR95; and
- (c) close supervision be kept on the restoration of the site, and a final progress report be given to Regulation Committee in respect of any future enforcement action deemed necessary.

**76. Application TM/06/2171 – Recycling of inert waste/crushing and screening to produce secondary aggregate at Borough Green Landfill Site, Wrotham Road, Borough Green; Cemex UK Materials Ltd**

*(Item C3 – Report by Head of Planning Applications Group)*

*(Mrs V J Dagger was present for this item pursuant to Committee Procedure Rule 2.24 and spoke)*

- (1) The Head of Planning Applications Group tabled an amplified recommendation. This included advice received from the Environment Agency.
- (2) The Head of Planning Applications Group agreed to consult the Local Member and Mr J F London concerning the wheel wash Condition.
- (3) RESOLVED that:-
  - (a) permission be granted to the proposed subject to conditions including the standard time condition; the development being carried out in accordance with the plans and specifications for the approved restoration scheme; restriction on overall movements of

traffic associated with the combined operation to the maximum levels associated with the landfill operation; full adherence to all conditions under the original infill consent, including traffic restrictions during school travel periods; wheel washing; and further noise assessments being submitted for written approval from the County Planning Authority should the screening and crushing facilities need to be moved to a different location; and

(b) the applicant be advised of the advice offered by the Environment Agency.

**77. Proposal MA/06/859 – Extension, refurbishment and new build to an existing special needs school, including a new sports hall, secondary school extension and specialist classroom block at Bower Grove School, Fant Lane, Maidstone; Governors of Bower Grove School and 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; external materials being submitted for approval; details of the levels of the re-graded playing field; a scheme for the disposal of foul and surface waters; a scheme of landscaping, its implementation and maintenance; protection of nesting birds; hours of working during construction; prevention of access for construction vehicles at peak school times; and prevention of mud being deposited on the highway.

**78. Proposal TH/06/887 – New multi-use play area with floodlights at Dame Janet Junior School, Newington Road, Ramsgate; Governors of Dame Janet Junior School and KCC Children, Families and Education.**

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

(1) Mrs E Green and Mr A R Poole made declarations of Prejudicial Interest as they had each allocated £1,000 to the project from their Member Community Grants. They left the Chamber and took no part in the debate on this item.

(2) The Head of Planning Applications Group tabled an amplified recommendation.

(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 use of the development being limited to between the hours of 8.00 am and 9.00 pm on Mondays to Fridays only; the use of the development being restricted solely to use by pupils of Dame Janet Junior School between the hours of 8.00 am and 4.30 pm on Mondays to Friday s during term time; on-site car parking being made available during hours of use; inspection of the lighting installation by a qualified lighting engineer; and controls over hours of working during construction.

**79. Proposal DA/06/779 – Retention of temporary access off Heath Lane for construction vehicles in connection with the Westgate School project at Westgate School Dartford Campus, Heath Lane, Dartford; KCC Children, Families and Education**

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

(1) The Head of Planning Applications Group was asked to write to the applicant about the concerns of local residents over noise outside the gates before 7.00 am, and requesting them to take measures to prevent it.

(2) RESOLVED that permission be granted to the proposal subject to conditions including conditions covering the removal of the temporary access and the reinstatement of the land on or before 31 December 2008; the submission of a landscaping scheme for the reinstatement of boundary fencing and planting; details of dust suppression measures; prevention of mud being deposited on the highway; and hours of working during construction.

**80. Proposal MA/06/1584 – Retention of existing mobile classroom with change of use to a nursery unit at Archbishop Courtenay CE (Aided) Primary School, Church Road, Tovil, Maidstone; Governors of Archbishop Courtenay CE Primary School and KCC Children, Families and Education**  
*(Item D4 – Report by Head of Planning Applications Group)*

*(Mr D S Daley was present for this item pursuant to Committee Procedure Rule 2.24 and spoke)*

(1) Mrs A Chew from Tovil Parish Council addressed the Committee in support of the proposal. Mrs M Brookes (Headteacher of Archbishop Courtney CE Primary School) spoke in reply.

(2) Mr A R Poole moved, seconded by Mr T Gates the motion set out in paragraph (5) below.

(3) Mr T Gates moved as an amendment that the year 2009 be substituted for 2008. As there was no seconder, the amendment was lost.

(4) On being put to the vote the original motion was carried by 9 votes to 5.

(5) RESOLVED that:-

- (a) permission be granted for the retention of the mobile, for use as a nursery only, for the period up to 31 December 2008 or until the completion of the new primary school at Eccleston Road, Tovil; and
- (b) the Managing Director of Children, Families and Education be informed of the Committee's decision and the reasoning behind it.

**81. Proposal TM/06/2342 – Redevelopment to provide integrated highway depot comprising offices, garaging, salt barn, and storage areas with associated parking and landscaping at The Poplars Business Park, London Road, Wrotham; KCC Highway Services**  
*(Item D5 – Report by Head of Planning Applications Group)*

(1) The Head of Planning Applications Group recommended to the Committee that consideration of this item should be deferred to enable proper investigation of the effects of reducing the number of principal depots in Kent from three to two. This was agreed.

(2) RESOLVED that consideration of this item be deferred.

**82. Proposal TH/06/464 – Extension to provide 3 classrooms, three-court sports hall and gym with ancillary storage, changing and WC facilities, extension to 3 existing classrooms and provision of new vehicular access and car park at St Anthony's School, St Anthony's Way, Margate; Governors of St Anthony's School and KCC Children, Families and Education**  
*(Item D6 – Report by Head of Planning Applications Group)*

(1) The Head of Planning Applications Group reported the receipt of correspondence from Thanet District Council raising no objection to the proposal.

(2) RESOLVED that permission be granted to the proposal subject to conditions including the standard time limit; the development being carried out in accordance with the permitted drawings; the submission of a desk top study into previous land uses along with further survey works and completion of remedial work as appropriate; hours of operation during construction; no external lighting being installed without prior approval; the provision of car parking spaces prior to first occupation; the provision of appropriate visibility splays; all works to the public highway being completed in accordance with Kent Highway Services specifications; and submission of details covering foul and surface water drainage.

**83. Proposal DO/06/1034 – Retention and renewal of consent for a mobile classroom at Sir Roger Manwood’s School, Manwood Road, Sandwich; Governors of Sir Roger Manwood’s School and KCC Children, Families and Education.**

*(Item D7 – Report by Head of Planning Applications Group)*

(1) A further letter from Christine Daley, a neighbouring resident objecting to the proposal, was circulated to all Members of the Committee.

(2) RESOLVED that:-

- (a) permission be granted to the proposal subject to conditions requiring the removal of the mobile classroom on or before 31 October 2008 with the site being returned to its former use; and the development being carried out in accordance with the approved plans; and
- (b) the school be strongly urged to investigate the provision of permanent accommodation if the school roll remains at its current level or increases; and to also explore the potential for increased car parking provision in that eventuality.

**84. 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 Act 1996 (None)
- (e) screening opinions under Environmental Impact Assessment Regulations 1999 (None); and
- (f) scoping opinions under Environmental Impact Assessment Regulations 1999 (None).