

KENT COUNTY COUNCIL

PLANNING APPLICATIONS COMMITTEE

MINUTES of a meeting of the Planning Applications Committee held at Sessions House, County Hall, Maidstone on Tuesday, 11 April 2006.

PRESENT: Mr R E King (Chairman), Mr A R Chell (substitute for Mr J A Davies), Mr J B O Fullarton, Mr T Gates, Mrs E Green, Mr C Hibberd (substitute for Mrs V J Dagger), Mr G A Horne, Mr S J G Koowaree, Mr J F London (substitute for Mr A R Bassam), Mr T A Maddison, Mr R F Manning, Mr R A Marsh, Mr J I Muckle, Mr W V Newman, Mr A R Poole, Ms B J Simpson, Mrs P A V Stockell and Mr F Wood-Brignall.

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

UNRESTRICTED ITEMS

23. Minutes
(Item A2)

RESOLVED that the Minutes of the meeting held on 21 March 2006 are correctly recorded and that they be signed by the Chairman.

24. Site Meetings and Other Meetings
(Item A3)

The Committee agreed to visit Maplesden Noakes School, Maidstone on Tuesday, 9 May 2006; Ursuline College, Broadstairs on Thursday, 16 May 2006; and Conways Waste Facility, Dartford on Thursday, 18 May 2006.

25. Proposal CA/06/193 – Construction of a DDA compliant access ramp to the frontage of the property at Adult Support Unit, 88 Whitstable Road, Canterbury; KCC Adult Services
(Item D1 – Report by Head of Planning Applications Group)

(1) Mrs P Cherry addressed the Committee in opposition to the proposal.

(2) RESOLVED that planning permission be refused on the following grounds:-

(a) the proposed access ramp, due to its scale and massing, would have a detrimental impact on the surrounding Whitstable Road Conservation Area and the adjoining semi-detached property, contrary to Policy ENV17 of the Kent Structure Plan and Policy D17 of the adopted Canterbury City Council Local Plan;

(b) the proposed development would give rise to an increased amount of intrusive visual clutter from the over-engineered and inappropriately scaled access ramp that would detract from the character of the front gardens of

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properties in the Whitstable Road Conservation Area, contrary to Policy D16 of the adopted Canterbury City Council Local Plan; and

- (c) the Chairman be requested to write to the Adult Services Portfolio Holder to ask why this application had not been withdrawn following the advice of the Head of Planning Applications Group

26. Proposal TW/06/270 – Provision of mobile office for use by the Special Educational Needs Co-ordinator and other agencies at Sandhurst Primary School, Rye Road, Sandhurst; Governors of Sandhurst Primary School
(Item D2 – Report by Head of Planning Applications Group)

(1) The Committee agreed that the school should only be granted permission for a temporary period of two years and that it should report back to the Planning Authority on the provision of alternative accommodation within 1 year.

(2) RESOLVED that:-

- (a) permission be granted to the proposal subject to conditions requiring the paving of the mobile office to match the adjoining mobile nursery building; the removal of the mobile officer from the site by 31 March 2008 and the development being carried out in accordance with the approved plans; and
- (b) the School be urged to investigate the provision of alternative accommodation within the main school building and report back to the Planning Authority by 31 March 2007.

27. Proposal CA/05/423/R5 – Details of a landscaping scheme pursuant to Condition 5 of Permission CA/05/423 at Wickhambreaux CE Primary School, The Street, Wickhambreaux; Governors of Wickhambreaux CE Primary School and KCC Children, Families and Education
(Item D3 – Report by Head of Planning Applications Group)

(1) The Head of Planning Applications Group reported correspondence from the Planning Consultant representing the neighbouring objectors. This requested a Members' site visit should the Committee be minded to approve the scheme.

(2) RESOLVED that the details be approved.

28. Proposal SE/03/2186/R6 and 7 – Details of external lighting and landscaping pursuant to Conditions 6 and 7 of Permission SE/03/2186 for a new arts and media centre, additional car parking, bus and drop off laybys at Hextable School, Egerton Avenue, Hextable; Governors of Hextable School and KCC Children, Families and Education
(Item D4 – Report by Head of Planning Applications Group)

(1) Mrs D Morris and Miss N Avis addressed the Committee in opposition to the proposal.

(2) The Committee agreed to approve the landscaping scheme but to defer consideration of the external lighting scheme until the next meeting of the Committee.

(3) RESOLVED that:-

- (a) the submitted landscaping scheme be approved;
- (b) consideration of the external lighting scheme be deferred to the next meeting of the Committee to enable further details of light spill to be gathered; and
- (c) the Head of Planning Applications Group be requested to take steps to have the lighting switched off overnight pending the outcome of the proposal.

29. County Matters Dealt with under Delegated Powers

(Items E1-6 – 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 Matters applications;
- (b) consultations on applications submitted by District Councils or Government Departments;
- (c) County Council developments;
- (d) detailed submissions under the Channel Tunnel Rail Link Act 1996 (None);
- (e) screening opinions under Environmental Impact Assessment Regulations 1999; and
- (f) scoping opinions under Environmental Impact Assessment Regulations 1999 (None)