

## 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, 14 February 2006.

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

ALSO PRESENT: Mr M J Angell.

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

#### UNRESTRICTED ITEMS

**7. Minutes**  
(Item A2)

RESOLVED that the Minutes of the meeting held on 17 January 2006 are correctly recorded and that they be signed by the Chairman.

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

(1) The Committee agreed to hold a site meeting at St Edmund's Catholic School, Dover at 10.30 am on Tuesday, 14 March 2006.

(2) The Committee also agreed to visit the sites of the Ashford and Aylesford Waste Water Treatment Works applications on Tuesday, 21 March 2006.

**9. Proposal TH/05/1341 - 6 badminton court sports hall and climbing wall at Ursuline College, Canterbury Road, Westgate-on-Sea; Governors of Ursuline College and KCC Education and Libraries**  
(Item D1 – Report by Head of Planning Applications Group)

(1) The Head of Planning Applications Group informed the Committee of the views of the local Member, Mr R B Burgess. These contained suggestions to ameliorate the impact of the proposal, especially with regard to restricting the use of the rear access from Linksfield Road.

(2) During discussion of this item, Members expressed concerns over the design of the building in terms of its external appearance and the importance of ensuring the provision of site landscaping and the dedicated right turn from the A28. The Committee agreed not to amend the Head of Planning Application Group's recommendations on the grounds that the proposed conditions addressed those concerns satisfactorily.

(3) RESOLVED that the proposal be referred to the First Secretary of State as a departure from the Development Plan and that subject to him giving no direction to the contrary 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 external materials being submitted; a scheme of landscaping, its implementation and maintenance; external lighting; a programme of archaeological work and building recording; restrictions on hours of use and type of use; the installation of the right turn lane from the A28 Canterbury Road; preparation, implementation and ongoing review of a revised School Travel Plan; and hours of working during construction.

**10. Proposal SW/05/1426 – Retention of mobile classroom at Tunstall CE (Aided) Primary School, Tunstall; Canterbury Diocesan Board of Education and KCC Education and Libraries**

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

Resolved that permission be granted to the proposal subject to a condition requiring details of a 2m high fence being erected along a section of the School boundary with The Oast to be submitted; a condition requiring that obscured glazing film be installed on the windows on the south-west elevation of the mobile classroom; and the development being carried out in accordance with the approved plans.

**11. Proposal AS/05/2121 – Change of use from Residential to Education for use as an Alternative Curriculum Centre at Rosemount, Mill Hill, Kingsnorth, Ashford; KCC Alternative Curriculum**

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

*(Mr M J Angell was present for this item pursuant to Committee Procedure Rule 2.24 and spoke)*

(1) The Head of Planning Applications Group reported the views of Kingsnorth Parish Council.

(2) Resolved that permission be refused for the proposal on the following grounds:-

- (a) the proposed development would have an unacceptable impact on the amenity of nearby residential properties by virtue of the increased level of activity and intensity of use within this residential area, and from the increased traffic movements within the site, contrary to Policy ENV15 of the Kent Structure Plan and Policies DP2 and EN2 of the Ashford Borough Local Plan; and
- (b) the proposal provides inadequate parking and turning facilities for the delivery and picking up of students, resulting in intensification of the use of the access and likely to lead to on-street parking of vehicles on a classified road at peak times to the detriment of highway safety, contrary to Policy DP2 of the Ashford Borough Local Plan.

**12. Proposal TH/05/1263 – Demolition of existing building and erection of new building to accommodate 7 supported apartments and communal facilities for those with mental health issues at former Tram Shed and garden of Westbrook House, 150 Canterbury Road, Margate; KCC Social Services**  
*(Item D4 – Report by Head of Planning Applications Group)*

(1) The Head of Planning Applications Group reported the view of the local Member, Mr R B Burgess.

(2) Mr Broom, a local resident addressed the Committee in opposition to the proposal. Mr D Weiss from KCC Social Services spoke in reply.

(3) The Committee agreed to advise the applicants to consider very carefully the design along the boundary of 144 and 146 Canterbury Road, including the suggestion of moving the parking further into the area of the development.

(4) Resolved that:-

(a) permission be granted to the proposal subject to conditions including the standard outline time conditions; the submission of reserved details relating to external appearance, landscaping and design; the development being carried out in accordance with the approved plans; a programme of building recording; a programme of archaeological work; the retention of the cobbled entrance and tram tracks; tree protection measures; the submission of a further ground contamination report and completion of remedial work; further ground contamination conditions as recommended by the Environment Agency; all fenestration in the south eastern elevation being obscured or high level; hours of operation during construction and demolition; dust suppression measures; measures to ensure no mud is deposited on the public highway; no external lighting being installed without prior approval; the provision of car parking spaces prior to the first occupation; the permanent closures of the existing vehicle access to the tram shed site from Canterbury Road; the provision of cycle parking; the height of the building not exceeding 20 metres; and the use of the building being restricted solely to the uses applied for.

(b) the applicant be advised by informative of the concerns raised about loss of amenity and privacy; the need to limit the number of facing windows and to provide strong boundary screening to the east through hard and soft landscaping. The landscaping scheme should seek to retain as much of the existing vegetation as possible; and special consideration should be paid to the boundary treatment to the east of the site, with a view to reducing the impact of the access road, car parking and apartment block on residential property. The applicants should consider very carefully the design along the boundary of 144 and 146 Canterbury Road, including moving the parking further in to the area of the development.

**13. 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 matter 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;
- (e) screening opinions under Environmental Impact Assessment Regulations 1999; and
- (g) scoping opinions under Environmental Impact Assessment Regulations 1999 (None).