

KENT COUNTY COUNCIL

PLANNING APPLICATIONS COMMITTEE

MINUTES of a meeting of the Planning Applications Committee held at Sessions House, County Hall, Maidstone on Tuesday, 15 May 2007.

PRESENT: Mr R E King (Chairman), Mr A R Bassam (Vice-Chairman), Mrs V J Dagger, Mr J A Davies, Mr T Gates, 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 W V Newman, Mr A R Poole and Mr F Wood-Brignall.

OTHER MEMBERS: Mrs E Tweed.

OFFICERS: The 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

44. Membership

The Committee noted the appointment of Mr C Hibberd and Mr F Wood-Brignall in place of Mrs P A V Stockell and Ms B J Simpson.

45. Minutes (A3)

RESOLVED that subject to the seconder of the amendment in Minute 42(3) being amended to "Mrs E Green", the Minutes of the meeting held on 17 April 2007 are correctly recorded and that they be signed by the Chairman.

46. Site Meetings and Other Meetings (Item A4)

The Committee agreed to visit the site of the proposed Oldborough Manor/Senacre Academy in Maidstone on Tuesday, 19 June 2007.

47. Planning Applications Group Business Plan (Item B1 - Report by Head of Planning Applications Group)

(1) The Committee unanimously supported the Chairman's offer to request the Portfolio Holder for Environment, Highways and Waste to make funding available to enable proper electronic access for planning applications.

(2) RESOLVED that:-

(a) the report be noted and the Planning Applications Group be congratulated on its excellent work; and

- (b) the Chairman's offer to speak to the Portfolio Holder for Environment, Highways and Waste be supported as set out in (1) above.

48. Proposal TH/06/1317 - Contractor's compound for use during the rebuilding of Ramsgate Library at Corner of Effingham Street and Guildford Lawn, Ramsgate; KCC Communities

(Item D1 – 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) Mr A R Poole made a declaration of personal interest as a Member of the Libraries Steering Group which had considered the design of the proposal. He addressed the Committee in his capacity as local Member but did not take part in the decision-making process.

(2) The Head of Planning Applications Group reported the receipt of correspondence from the Divisional Transportation Manager withdrawing his objections to the proposal; the views of Thanet District Council on the current proposal, indicating a preference for four portakabin units, stacked in pairs. She also reported receipt of a letter from an Effingham Street resident requesting parking permits in Cavendish Street and appealing against non-determination of another application. She advised that neither of these points was of material concern in relation to the determination of this particular proposal.

(3) The Committee agreed to the inclusion of an informative as set out in (4) below.

(4) RESOLVED that:-

(a) permission be granted to the proposal subject to conditions, including conditions covering temporary use of the compound during the rebuilding of the Ramsgate Library site; restoration of the site to a clean flat surface following the removal of the compound prior to the first occupation and use of the rebuilt Ramsgate Library; hours of operation being limited to those applied for; details of any lighting being submitted to and approved by the County Planning Authority prior to their erection and use on site; obscured glazing being fitted to all first floor portakabin windows and ground floor windows fronting Effingham Street prior to the use of the site; no vehicular access being created into the site, and only a single pedestrian access gate being erected along Guilford Lawn; and

(b) the applicants be reminded by informative that vehicular deliveries to the Ramsgate Library site are restricted during school peak hours.

49. Proposal TM/07/199 – Demolition of entrance and office extension and 4 timber classrooms, and construction of new two-storey extension including 6 classrooms, staff room and head teacher’s office, with provision of temporary classrooms and administration facilities during construction at Sussex Road School, Sussex Road, Tonbridge; Governors of Sussex Road School and KCC Children, Families and Education
(Item D2 – Report by Head of Planning Applications Group)

(1) The Head of Planning Applications Group reported correspondence from Tonbridge and Malling Borough Council indicating that the structural engineer’s report on the potential on the oak trees was acceptable, subject to measures to protect the rootzones.

(2) RESOLVED that permission be granted to the proposal subject to conditions, including the development being commenced within 3 years; the development being carried out in accordance with the permitted details; the submission of a tree protection plan for prior approval; the submission of full details of the branding proposed and its positioning on the building; elevation drawings at an appropriate scale detailing the final finish of the wood panelling to the entrance extension; the development being constructed using the materials detailed in the application; submission of details of all external lighting proposed for prior approval; hours of working during construction; no discharge of foul or contaminated drainage into groundwater; requirements for the treatment of ground contamination not previously identified on site; and removal of temporary buildings upon completion of the works.

50. County Matters dealt with under Delegated Powers
(Item E1-E6 – Reports by Head of Planning Applications Group)

(1) The Head of Planning Applications Group tabled a revised version of Item E5 (b) indicating that the proposed development does constitute EIA development.

(2) 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).