

KENT COUNTY COUNCIL

PLANNING APPLICATIONS COMMITTEE

MINUTES of a meeting of the Planning Applications Committee held in the Council Chamber, Sessions House, County Hall, Maidstone on Tuesday, 7 October 2008.

PRESENT: Mr R E King (Chairman), Mrs V J Dagger, Mr T Gates, Mrs E Green, Mr W A Hayton, Mrs S V Hohler, Mr G A Horne MBE, Mr S J G Koowaree, Mr J F London, Mr T A Maddison, Mr J I Muckle, Mr W V Newman, DL, Mr A R Poole, Dr T R Robinson (Substitute for Mr A R Bassam), Mrs P A V Stockell and Mr F Wood-Brignall.

ALSO PRESENT: Mr I T N Jones, DL.

IN ATTENDANCE: Mrs S Thompson (Head of Planning Applications Group), Mr J Crossley (Principal Planning Officer), Mr J Wooldridge (Principal Planning Officer), Mr R White (Transport and Development Business Manager) and Mr A Tait (Democratic Services Officer).

UNRESTRICTED ITEMS

73. Minutes - 9 September 2008
(Item A3)

RESOLVED that the Minutes of the meeting held on 9 September 2008 are correctly recorded and that they be signed by the Chairman.

74. Site Meetings and Other Meetings
(Item A4)

The Committee agreed to visit the site of the Special School application at Wrotham School on Tuesday, 4 November 2008. The Committee Members would be directed to take a route to the site which would enable them to observe the condition of the roads outside the local quarries.

75. Application TM/07/2545 - Northern extension to Wrotham Quarry (Addington Sandpit), Trottiscliffe Road, Addington, West Malling; Hanson Quarry Products Europe Ltd.

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

- (1) Mrs S V Hohler reported the further views of Addington and Trottiscliffe Parish Councils.
- (2) The Head of Planning Applications Group agreed to inform Trottiscliffe Parish Council of the willingness of the applicants to undertake amelioration work in partnership with them along similar lines to that which was already taking place with Addington Parish Council.
- (3) RESOLVED that permission be granted to the application subject to the prior satisfactory conclusion of a legal agreement to secure the Heads of Terms set out in Appendix 3 of the report and to conditions covering

amongst other matters the duration of the permission; a revised working scheme; hours of working; depth of extraction; slope stability; no importation of materials for restoration purposes; HGV movement restrictions; HGVs only using the Ford Lane access; retention of the height barrier at the old access on Trottiscliffe Road; measures to prevent mud and debris on the highway; HGV sheeting; diversion of public footpaths and creation of a new footpath; dust mitigation; maximum noise levels; adherence to the Code of Operating Practice and a revised protocol dealing with environmental monitoring and risk management; measures to safeguard the water environment; diversion of the watercourse in a new man made channel (incorporating detailed design and an appropriate factor of safety); archaeological and historic landscape recording; a new pond for Great Crested Newts (to ensure no fish); a management plan (including a mitigation and monitoring programme and other arrangements for ecology/biodiversity interests); a revised landscaping scheme (to include proposals for tree planting adjacent to the plant site); hedgerow translocation methodology and implementation; soil handling and storage; restoration levels; a revised restoration scheme; and an aftercare scheme (for a 10 year period).

76. Application TH/08/921 - Motor Control Centre Kiosk, vent stack and extension of parking bay at Glebe Court, Pett's Crescent, Minster, Ramsgate; Southern Water Ltd.

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

(1) In agreeing to the recommendations of the Head of Planning Applications Group, the Committee included a Condition requiring the maintenance and periodic replacement of the vent stack.

(2) RESOLVED that permission be granted to the application subject to appropriate conditions including the standard time condition; noise controls; construction hours; details of parking loading arrangements; measures to prevent mud or debris on the highway; and the maintenance and periodic replacement of the vent stack.

77. Proposal DA/08/982 - Two f.e amalgamated primary school on the site of the existing Sweyne Junior School, Swanscombe, including a new vehicular access off Swanscombe Street and areas of new hard play and car parking to replace the existing at the Manor Community Primary School, Keary Road, Swanscombe; KCC Property Group.

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

(1) Mr I T N Jones was present for this item pursuant to Committee Procedure Rule 2.24. He declared a personal interest as an LEA-appointed Governor of Swanscombe School and spoke.

(2) The Head of Planning Applications Group reported the views of the County Archaeologist raising no objection subject to Conditions. These were agreed.

(3) The Committee recorded its congratulations to the applicants on their aim of achieving a “very good” BREEAM rating in terms of its design proposals.

- (4) RESOLVED that permission be granted to the Proposal subject to conditions, including covering the standard time limit; the development being carried out in accordance with the permitted details; the submission of details of all materials to be used externally; details of all external lighting; a scheme of landscaping, its implementation and maintenance; measures to protect those trees to be retained; details of fencing, gates and means of enclosure, including colour finishes; a contaminated land assessment; details of surface water drainage; the development according with the recommendations made in the submitted Ecological Scoping Survey; revision of the School Travel Plan; the provision of car parking and access prior to occupation; the provision of overflow parking out of school hours, should it be required; details of community use, including hours of use; hours of working during construction; prevention of the deposition of mud on the local highway network; and a programme of archaeological works being undertaken with a subsequent submission of details of design and layout being approved by the County Planning Authority prior to work commencing on site.

78. Proposal DO/08/767 - Two 2-bay mobile units at Kingsdown and Ringwoud CE Primary School, Glen Road, Kingsdown, Deal; KCC Children, Families and Education.

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

(1) In agreeing the recommendations of the Head of Planning Applications Group, the Committee reduced the period of temporary permission from five years to three.

(2) RESOLVED that: -

- (a) permission be granted to the proposal subject to the imposition of a condition requiring the building to be removed and the site restored within 3 years of this permission; and
- (b) the applicant be advised by informative that this Permission is granted for a further temporary period to enable the preparation of a scheme to provide more suitable permanent accommodation at the school.

79. Proposal TM/08/1896 - Multi-use games area and erection of pergolas for sitting and shade at St Mark's CE Primary School, Eccles Row, Eccles, Aylesford; Governors of St Mark's CE Primary School.

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

(1) The Head of Planning Applications Group reported the views of Mr G Rowe, the local Member in support of the Proposal.

(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; no trees, shrubs and hedges being removed, and trees in close proximity being afforded protection during construction works in accordance with British Standard 5837:2005 – Trees in Relation to Construction; hours of use being

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limited to those applied for; i.e. Monday to Friday (term time only): 09.00 – 16.00 with no use on Saturdays, Sundays, or Bank Holidays; and no external lighting being installed on or around the MUGA without the prior written permission of the County Planning Authority.

80. County matter applications dealt with under delegated powers
(Items E1-E5 – 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 (None);
- (c) County Council developments;
- (d) screening opinions under Environmental Impact Assessment Regulations 1999; and
- (e) scoping opinions under Environmental Impact Assessment Regulations 1999 (None).