

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 Wednesday, 11 September 2013.

PRESENT: Mr J A Davies (Chairman), Mr C P Smith (Vice-Chairman), Mr M J Angell, Mr M Baldock, Mr M A C Balfour, Mrs P Brivio (Substitute for Mrs E D Rowbotham), Mr T Gates, Mr M Heale, Mr P M Harman, Mr P J Homewood, Mr S J G Koowaree (Substitute for Mr I S Chittenden), Mr T A Maddison, Mr S C Manion, Mr T L Shonk, Mr C Simkins, Mr A Terry, Mr R Truelove and Mr J N Wedgbury

ALSO PRESENT: Mrs P T Cole

IN ATTENDANCE: Mrs S Thompson (Head of Planning Applications Group), Mr M Clifton (Principal Planning Officer - Waste Developments), Mr J Crossley (Principal Planning Officer - County Council Development), Mr P Rosevear (Senior Transportation Engineer) and Mr A Tait (Democratic Services Officer)

UNRESTRICTED ITEMS

53. Membership

(Item 2)

The Committee noted the appointment of Mr P M Harman.

54. Minutes - 17 July 2013

(Item A4)

RESOLVED that, subject to the amendment of Minute 49 (1) by the replacement of "standards of building design" by "standards of building environmental performance", the Minutes of the meeting held on 17 July 2013 are correctly recorded and that they be signed by the Chairman.

55. Site Meetings and Other Meetings

(Item A5)

(1) The Committee noted that its meeting on 6 November 2013 would be followed by a presentation on shale gas. Future sessions would be arranged to cover the topics of Landscape/Ecology and Architectural Considerations.

(2) The Committee agreed to hold a public meeting during the evening of Thursday, 7 November in respect of the three exploratory borehole drilling applications in the Dover area.

(3) The Committee also noted the following Committee meeting dates in 2014:-

Friday, 24 January 2014;
Wednesday, 12 February 2014;
Wednesday, 12 March 2014;
Wednesday, 9 April 2014;
Wednesday, 14 May 2014;
Wednesday, 11 June 2014;
Wednesday, 16 July 2014;
Wednesday, 13 August 2014 (reserved);
Wednesday, 10 September 2014;
Wednesday, 22 October 2014;
Wednesday, 19 November 2014; and
Wednesday, 10 December 2014.

56. Application DA/13/0140 (KCC/DA/0031/2013) - Importation and recovery of 490k cubic metres of inert material to achieve a sustainable landform with restoration to green amenity space with biodiversity at Stone Pit 1, Cotton Lane, Dartford; S Walsh and Sons Ltd
(Item C1)

(1) Mrs P T Cole was present for this item pursuant to Committee Procedure Rule 2.24 and spoke.

(2) The Committee agreed to specify that the proposed vehicle routing would include a requirement on the applicants to submit access details for approval which would preclude vehicles entering or leaving the site from and to the east. It also added an Informative that the applicants should instruct all HGV drivers to access the site via the west section of Cotton Lane, the B3228 and the M25.

(3) RESOLVED that:-

- (a) permission be granted to the application subject to conditions, including conditions covering a 5 year time limit for completion of operations; hours of working; access improvements; a pre – condition survey of the carriageway; vehicle movements; an ecological mitigation strategy; groundwater protection; surface water storage; noise restrictions and monitoring; and vehicle routing including a requirement on the applicants to submit access details for approval which will preclude vehicles entering or leaving the site from and to the east; and
- (b) the applicants be informed by Informative that they should should instruct all HGV drivers to access the site via the west section of Cotton Lane, the B3228 and the M25.

57. Proposal TH/13/517 (KCC/TH/0184/2013) - Replacement bow top fencing and gates at Drapers Windmill, St Peter's Footpath, Margate; KCC Heritage Conservation
(Item D1)

(1) Mr M A C Balfour informed the Committee that he was the Deputy Cabinet Member for Transport and Environment. He took no part in the decision making process for this application because the Cabinet Portfolio Holder for Transport and Environment had the responsibility for decisions relating to the County Council's Heritage Conservation Team.

(2) RESOLVED that permission be granted to the proposal subject to conditions, including conditions covering the standard time limit; and the development being carried out in accordance with the submitted details, plans and specifications.

58. Proposal SW/13/0633 (KCC/SW/0153/2013) - Extension to school to provide 3 classrooms, toilets, link corridor and 6 additional car parking spaces at Westlands Primary School, Homewood Avenue, Sittingbourne; KCC Property and Infrastructure Support and Governors of Westlands Primary School
(Item D2)

(1) Mr R Truelove informed the Committee that he was a resident of the Berkeley Park Estate. He lived at its furthest point from the site and, although he was acquainted with a number of the local people who had objected to the proposal, he did not have any close acquaintanceships. He was therefore able to participate fully in the decision-making process.

(2) The Chairman read out correspondence sent to him by the Local Member, Mr L Burgess supporting the proposal subject to a robust travel plan.

(3) In agreeing the recommendations of the Head of Planning Applications Group, the Committee decided to strengthen the travel plan condition by clarifying that it needed to be approved and implemented before the buildings became operational.

(4) RESOLVED that:-

(a) permission be granted to the proposal subject to conditions, including conditions covering the standard 5 year time limit; the development being carried out in accordance with the submitted details; provision of a remediation strategy for contamination should it be necessary during development; provision of surface water management; provision and retention of vehicle parking spaces before the premises are occupied; provision of a cycle shelter and pedestrian/ cycle access improvements; a restriction on construction hours; details of the temporary construction compound, parking, turning and storage areas; and the submission of a revised travel plan for approval by the County Planning Authority before the buildings become operational, with subsequent annual review; and

(b) the applicant be advised by Informatives covering :-

(i) general advice regarding tree protection measures during construction;

(ii) general advice from the Environment Agency and Southern Water with regard to site drainage and foul sewer connection;

- (iii) that discussion with the local community is encouraged with regard to considering the community's suggestions on parking and school travel issues;
- (iv) that use of recyclable materials should be to the maximum and that waste should be minimised.

59. Proposal SE/13/2187 (KCC/SE/0221/2013) - Single storey extension comprising 1 classroom and library at Lady Boswell's CEP School, Plymouth Drive, Sevenoaks; KCC Property and Infrastructure Support
(Item D3)

- (1) The Committee agreed the head of Planning Applications Group's recommendations by 17 votes to 1.
- (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; the submission of details of all materials to be used externally; the submission of a scheme of landscaping; tree protection measures; the development being undertaken in accordance with the recommendations of the previously submitted Ecological Scoping Survey; surface water drainage and infiltration to ground; land contamination; the provision of car parking prior to the occupation of the development; the submission of a revised School Travel Plan within 6 months of the date of this permission, its implementation and ongoing review. This document is to be prepared in liaison with local residents, and should include mechanisms for ongoing liaison in the future. Continuation and expansion of the parent permit scheme and increased supervision of the drop-off at the Suffolk Road car park should also be included; hours of working during construction and demolition being restricted to between 0800 and 1800 Mondays to Fridays and between the hours of 0900 and 1300 on Saturdays, with no operations on Sundays and Bank Holidays; the submission of a Construction Management Strategy, including the location of site compounds and operative/visitors parking, details of site security and safety measures, lorry waiting and wheel washing facilities, community liaison and contact arrangements, and details of any construction accesses and management of the site access to avoid peak school times; the submission of pre construction and post construction road condition surveys, and the making good of any damage; and measures to prevent mud and debris being taken onto the public highway.

60. Proposal TW/13/2046 (KCC/TW/0219/2013) Temporary planning renewal for existing modular building at Bishops Down Primary School, Rydal Drive, Tunbridge Wells; KCC Property and Infrastructure Support
(Item D4)

- (1) The Chairman declared that he had already stated his views on the Proposal. He vacated the Chair and left the meeting.
- (2) The Vice-Chairman, Mr C P Smith chaired the remainder of the meeting.

(3) RESOLVED that:-

- (a) permission be granted to the proposal subject to conditions, including conditions covering the development being carried out in accordance with the permitted details; and the modular building being removed from the site at the expiration of 3 years from the date of the decision, or upon completion of permanent accommodation, whichever is the sooner; and
- (b) the applicant be advised by Informative that the School should consider asking for more regular vigilance of local roads by Police Community Support Officers to encourage consistently responsible use of the public highway.

61. County matters dealt with under delegated powers

(Item E1)

RESOLVED to note matters dealt with under delegated powers since the last meeting relating to:-

- (a) County matter applications;
- (b) County Council developments;
- (c) Screening opinions under the Town and Country Planning (Environmental Impact Assessment) Regulations 2011; and
- (d) Scoping opinions under the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (None).