

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 June 2014.

PRESENT: Mr J A Davies (Chairman), Mr C P Smith (Vice-Chairman), Mr M Baldock, Mr M A C Balfour, Mrs P Brivio, Mr L Burgess, Mrs V J Dagger (Substitute for Mr M J Angell), Mr I S Chittenden, Mr T Gates, Mr P M Harman, Mr S C Manion, Mr R J Parry, Mrs E D Rowbotham, Mr T L Shonk, Mr C Simkins, Mrs P A V Stockell, Mr A Terry and Mr J N Wedgbury

ALSO PRESENT: Mr R Truelove

IN ATTENDANCE: Mrs S Thompson (Head of Planning Applications Group), Mr J Crossley (Principal Planning Officer - County Council Development), Mr C Nwanosike (Strategic Transport and Development Manager), Mrs V Clothier (Senior Solicitor) and Mr A Tait (Democratic Services Officer)

UNRESTRICTED ITEMS

42. Membership
(Item A1)

The Committee noted the appointment of Mrs P A V Stockell in place of Mr P J Homewood.

43. Minutes - 14 May 2014
(Item A4)

(1) RESOLVED that subject to a minor amendment to Minute 38 (6) to clarify that Mr S Harwood spoke on behalf of local supporters of the application including "Tunstall Mums", the Minutes of the meeting held on 14 May 2014 are correctly recorded and that they be signed by the Chairman.

44. Site Meetings and Other Meetings
(Item A5)

(1) The Committee noted that a provisional additional meeting had been arranged to take place on Thursday, 2 October 2014.

(2) The Committee agreed to hold a half day training session on heritage and conservation issues on Wednesday, 15 October 2014.

45. Proposal SW/14/192 (KCC/SW/042/2014) - Renewal of Permission SW/11/1451 for the retention of a single and double mobile classroom unit at Tunstall Primary School, Tunstall; KCC Property and Infrastructure Support
(Item D1)

(1) Mr L Burgess informed the Committee that he was the Chairman of Tunstall PC, which had submitted its views on the proposal to the Head of Planning Applications Group. He had not, however, been present at the meeting which had considered it.

(2) Representations from Tunstall PC had been circulated before the meeting. At the request of the Parish Council, these were read out by the Head of Planning Applications Group.

(3) The Head of Planning Applications Group reported additional correspondence from Mrs Senior, Mrs Mourland, Mrs Stephen, Mrs Spicer and Ms Bond (local residents) in opposition to the proposal as well as from another local resident, Mr Fincham in support.

(4) Mrs A Spicer, a local resident, spoke in opposition to the proposal. Mr R Stevenson (John Bishop and Associates) spoke in reply on behalf of the applicants.

(5) Mrs P A V Stockell moved, seconded by Mr C P Smith that the recommendations of the Head of Planning Applications Group be agreed.

(6) Mrs P A V Stockell, with the agreement of her seconder accepted the following amendment:

“That an Informative be added to advise the applicant to note the views expressed by Tunstall Parish Council in its statement of 10th June 2014 and by others in terms of the quality and health and safety concerns raised by the continued use of the temporary buildings for educational purposes. The Committee’s support is given for regular inspection and appropriate maintenance to be undertaken to meet health and safety responsibilities.”

(7) On being put to the vote, the motion as amended was carried by 14 votes to 2 with 2 abstentions

(8) RESOLVED that:-

- (a) temporary permission be granted to the proposal subject to conditions, including conditions covering the removal of the units from the site by the end of December 2015; and the satisfactory restoration of the site following the submission and approval by the Planning Authority of a restoration plan; and
- (b) the applicants be advised by Informative to note the views expressed by Tunstall Parish Council in its statement of 10th June 2014 and by others in terms of the quality and health and safety concerns raised by the continued use of the temporary buildings for educational purposes. The Committee’s support is given for regular inspection and appropriate maintenance to be undertaken to meet health and safety responsibilities.

46. Proposal SW/14/0394 (KCC/SW/0091/2014) - Four classroom extension, new hall, link corridor, additional toilets and TA room and new playground at Queenborough Primary School and Nursery, Edward Road, Queenborough; KCC Property and Infrastructure Support
(Item D2)

(1) The Head of Planning Applications Group reported correspondence from Swale BC and from Ms A Harrison, the Local Member raising no objection to the proposal.

(2) 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 permitted details; the submission and approval of details of all construction materials to be used externally; measures being taken to prevent mud and debris being deposited on the public highway; hours of working during construction being restricted to between the hours of 0800 and 1800 Mondays to Fridays and between the hours of 0900 and 1300 on Saturdays, with no operations on Sundays or Bank Holidays; the submission of a Construction Management Plan, providing details of access, parking and circulation within the site for contractors, site personnel and other operatives; management of the site access to avoid peak school times; the submission of an updated School Travel Plan prior to occupation, its implementation and on-going review; the development being carried out in accordance with the precautionary measures, recommendations, and mitigation works detailed in the submitted Ecological Appraisal and supplementary information; and the removal of the two single mobile classrooms within 1 month of first occupation of the extension; and

(b) the applicants be advised by Informative that:-

(i) with regard to the requirement to prepare and submit a revised School Travel Plan, they are advised to register with Kent County Council's Travel Plan Management system 'Jambusters' using the link <http://www.jambusterstpms.co.uk>. Further information and advice can be obtained from the County Council's Transport Planner (Schools), Annette Bonner, who can be contacted at mytravelplan@kent.gov.uk. Jambusters is a County Wide initiative aiding Schools in the preparation and ongoing monitoring of School Travel Plans;

(ii) a formal Traffic Regulation Order application should be made to Kent County Council for the introduction of corner protection (12m double yellow lines) at the junctions between Main Road and Castlemere Avenue and Castlemere Avenue and Edward Road;

(iii) account should be taken of the Environment Agency's advice relating to the waste hierarchy, which can be found at: www.gov.uk/government/uploads/system/uploads/attachment_data/file/69403/pb_13530-waste-hierarchy-guidance.pdf; and

(iv) the potential for biodiversity enhancements should be explored.

47. Proposal SE/14/13 (KCC/SE/0375/2013) - Redevelopment of the former Wildernesse School site: demolition of existing school buildings, retention and refurbishment of Sports Centre, erection of two new secondary schools (6 f.e. Sevenoaks GS Annexe and 4 f.e Trinity School) new vehicular and pedestrian accesses, rearranged and extended car park providing 242 car parking spaces and dedicated child drop off/collection and bus zones, relocation of tennis courts into two new MUGAs and associated detailed landscaping works at Knole (east) Academy, Seal Hollow Road, Sevenoaks; KCC Property and Infrastructure Support
(Item D3)

(1) Mr Simon Randall (Wildernesse Residents Association) spoke in opposition to the proposal. Mr Indy Shokar (Resolution Planning) and Mr Mike Seare (MLM Consulting) spoke in reply on behalf of the applicants.

(2) In agreeing the recommendations of the Head of Planning Applications Group, the Committee decided that the recommended external lighting scheme Informative would be incorporated as a condition.

(3) RESOLVED that:-

- (i) the application be referred to the Secretary of State as a departure from the Development Plan on Green Belt grounds, and that subject to his decision permission be granted to the proposal subject to conditions, including conditions covering the standard 5 year time limit for implementation; the development being carried out in accordance with the permitted details; the submission and approval of details of all materials to be used externally; the submission and approval of details of all external lighting, including hours of operation; the submission and approval of a scheme of landscaping, including replacement tree planting, soft landscaping, hard surfacing, its implementation and maintenance; the submission and approval of details of all gates, fences and means of enclosure, including a fence to the southern site boundary adjoining 'Greensleeves' (to be agreed in consultation with the occupants of 'Greensleeves'); the submission and approval of an Arboricultural Method Statement (AMS) prior to commencement of the development to explain how the demolition would be carried out in respect of the retained trees; the submission and approval of a scaled Tree Protection Plan (TPP) prior to the commencement of the development; the development according with the recommendations of the submitted ecological surveys/reports; the submission and approval of a detailed Landscape and Ecological Management Plan (LEMP); the submission and approval of a detailed mitigation strategy in respect of reptiles during clearance of the southern site boundary; the submission and approval of a specification and timetable for a programme of archaeological works; the submission and approval of details of measures to minimise the risk of crime; a BREEAM rating of 'Very Good' being achieved; the submission and approval of a Community Use Scheme relating to use of the indoor and outdoor facilities, including hours of use; the provision of replacement tennis courts and proposed new sports hall, activity studio and changing rooms prior to

occupation, unless otherwise agreed by the County Planning Authority; the submission and approval of details of cycle route signage, including location, type of signage, and a timeframe for implementation; the submission and approval of details of on-site cycle parking and access routes; staggered/offset school start and finish times; the submission and approval of a Travel Plan for each school prior to occupation, the submission of a review within six months of occupation, with ongoing monitoring and review thereafter; the submission and approval of details of widening of the pedestrian island on the A25, including a time frame for implementation; the submission and approval of details of a signalised crossing on Seal Hollow Road, including a time frame for implementation; the provision and retention of car parking, coach/bus parking/waiting, cycle parking, access, circulatory routes and turning areas; the provision of the required visibility splays at the new entrance; the submission and approval of an On Site Traffic Management Strategy; the submission and approval of a revised car parking layout; the development being carried out in strict accordance with the approved Flood Risk Assessment; the submission and approval of further works in respect of contaminated land; the submission and approval of details of a surface water drainage scheme; 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 and approval of a construction management strategy, including access, lorry routing, parking and circulation within the site for contractor's and other vehicles related to construction, site hoarding/fencing details, and demolition operations, and the provision of site hoardings/screening (particularly with regard to 'Greensleeves') along the southern site boundary; measures to prevent mud and debris being taken onto the public highway; and the external lighting scheme adhering to the Bat Conservation Trust's "Bats and Lighting in the UK" guidance; and

- (b) the applicant be advised by Informative that account should be taken of the Environment Agency's advice regarding waste on site, waste to be taken off site, and regarding storage of fuels and chemicals.

48. Proposal DA/13/1703 (KCC/DA/0372/2013) - New two storey and part single storey classroom block incorporating welfare facilities and storage; extension of school hall; provision of parents' drop off facility and 10 off-site parking spaces; 7 additional car parking spaces in the school car park at Stone CEP School, Hayes Road, Greenhithe; KCC Property and Infrastructure Support.

(Item D4)

(1) The Chairman informed the Committee of correspondence he had received from the Local Member, Mrs P M Cole, in support of the proposal.

(2) On being put to the vote, the recommendations of the Head of Planning Applications Group were carried by 13 votes to 2.

(3) Mr M Baldock asked, pursuant to Committee Procedure Rule 2.26 (3) that his vote against the decision of the Committee be recorded.

(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 permitted details; the submission and approval of details of all materials to be used externally; a programme of archaeological work being submitted and approved; no vegetation clearance taking place during the bird breeding season; control of surface water drainage and infiltration to ground; the submission of a remediation strategy to deal with the risks associated with any contamination not previously identified being found on site; 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/visitor parking, details of site security and safety measures, lorry waiting and wheel washing facilities, details of any construction accesses and management of the site access to avoid peak school times; the submission of an updated School Travel Plan within 3 months of the date of the decision notice, its implementation and ongoing annual review; the provision and retention of the proposed parents' drop off facility, off-site parking bays and on-site parking bays; and the use of vehicle cleansing and wheel washing equipment during construction to prevent mud and other debris being deposited on the public highway; and
- (b) the applicant be advised by informative that:-
 - (i) the provision of £3,000 shall be made before the development hereby approved is commenced, in order to pursue a Traffic Regulation Order to control the use of the off-site parking bays;
 - (ii) the comments and advice provided by Kent County Council's School Travel Plan Advisor in the e.mail received on 11 March 2014 should be taken into consideration in the updated School Travel Plan;
 - (iii) the School should look into implementing actions mentioned in the School Travel Plan including the formalising of the unofficial one-way system along Hayes Road, extending the "School – Keep Clear" zig-zag road markings, and negotiating with Stone PC about the possibility of using the car park associated with the Stone Pavilion facility for additional parking; and
 - (iv) the School Travel Plan should be registered on-line with Kent County Council's School Travel Plan site "Jambusters" by accessing the link www.jambusterstpms.co.uk to assist with the updating, monitoring and future review of the Travel Plan.

49. 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.