

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, 8 April 2015.

PRESENT: Mr J A Davies (Chairman), Mr C P Smith (Vice-Chairman), Mr M J Angell, Mr M Baldock, Mrs P Brivio, Mr D L Brazier (Substitute for Mr R J Parry), Mr N J D Chard, Mr I S Chittenden, Mrs V J Dagger (Substitute for Mr T Gates), Mr T A Maddison, Mr S C Manion, 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 M A C Balfour

IN ATTENDANCE: Mrs S Thompson (Head of Planning Applications Group), Mr J Crossley (Principal Planning Officer - County Council Development), Ms A Hopkins (Principal Planning Officer - Enterprise and Environment), Mr A Pigott (Strategic Transport and Development Planner) and Mr A Tait (Democratic Services Officer)

UNRESTRICTED ITEMS

21. Minutes - 11 March 2015
(Item A3)

RESOLVED that the Minutes of the meeting held on 11 March 2015 are correctly recorded and that they be signed by the Chairman.

22. General Matters
(Item)

The Head of Planning Applications Group referred to Minute 82/14 and informed the Committee that the Secretary of State had decided not to call in the Proposal for a 1 FE Primary School at St Mary's Playing Field in Folkestone.

23. Site Meetings and Other Meetings
(Item A4)

The Committee confirmed its visit to Wrotham Quarry on 13 May 2015 and the tour of permitted developments on 29 June 2015. It also set aside the afternoon of 10 June 2015 for a site visit to Charing Quarry.

24. Application SE/15/315 (KCC/SE/0025/2015) - Section 73 application to vary Conditions 3 (to allow additional time for completion of landfill to enable restoration to appropriate levels) and 10 (a) (to update the phasing scheme to reflect the amended operational period) of Permission SE/10/3111 at Greatness Quarry, Bat and Ball Road, Sevenoaks; Cory Environmental Ltd and Ibstock Brick Ltd
(Item C1)

(1) Mr N J D Chard advised the Committee that he was the Local Member for this item. He clarified that he had not pre-determined the planning merits of the application and that he was able to approach its determination with a fresh mind.

(2) In agreeing the recommendations of the Head of Planning Applications Group, the Committee agreed that the Environment Agency would be requested to specifically assess the effectiveness of Odour Control at the site.

(3) The Chairman offered to write to the three local resident objectors to let them know that it would be appropriate for them to raise their concerns about Odour Controls at the Site Liaison Group meetings.

(4) RESOLVED that:-

(a) subject to the applicant entering into and the satisfactory completion of a Section 106 Agreement, permission be granted to the application subject to conditions, including the re-imposition of the conditions previously imposed on Permission SE/10/3111 updated and amended as necessary; a variation of Condition 3 to allow additional time for completion of landfill and restoration operations until September 2019; and a variation of Condition 10 (a) to update the phasing schemes to reflect the amended operational period; and

(b) an Informative be included in the decision notice drawing attention to the concerns raised regarding odour and that, as part of its regular monitoring visits, the Environment Agency be encouraged to assess the effectiveness of odour controls at the site.

25. Proposal TM/15/121 (KCC/TM/0435/2014)- Change of use from agricultural land to recreational playing field to serve The Judd School, together with associated ancillary development, including access, parking and hard landscaping works at Land off Lower Haysden Lane, Tonbridge; Governors of The Judd School and KCC Property and Infrastructure Support
(Item D1)

(1) Mr C P Smith advised the Committee that he was the Local Member for this item. He clarified that he had not pre-determined the planning merits of the application and that he was able to approach its determination with a fresh mind.

(2) Mr David Cure (Local Borough Councillor) addressed the Committee in opposition to the Proposal. Mr I Shokar (Resolution Planning) spoke in reply on behalf of the applicants.

(3) During discussion of this item, the Committee agreed that if permission were granted, it should include additional conditions requiring that no hedgerows would be removed without the consent of the Planning Authority and that some screening would be provided for the containers. There would also be Informatives advising that that there should be toilet facilities on-site and that less conspicuous alternatives to the gravel surface for the car park should be considered.

(4) On being put to the vote, the recommendations of the Head of Planning Applications Group were carried (as amended in (3) above) by 11 votes to 6.

(5) RESOLVED that:-

- (a) permission be granted to the proposal subject to conditions, including conditions covering the standard time limit for implementation; the development being carried out in accordance with the permitted details; the completion and availability of the footpath link prior to first use of the facility, and its subsequent retention; the completion and availability of the vehicular access and car park prior to first use of the facility, and its subsequent retention; the provision and maintenance of the visibility splays; no coaches using the car park; no community use of the facility; tree/hedge protection measures and the development being undertaken in accordance with the recommendations of the Hedgerow Survey; the submission of a detailed planting scheme to include replacement hedge planting and species; the development being undertaken in accordance with the recommendations of the Ecological Scoping Survey; the submission of an ecological mitigation and management plan for the site, which should detail management of the hedgerows to maintain and enhance their ecological value, including the provision of bird and bat boxes, and possible dormice bridges; further details of drainage (specifically any outfall to the adjacent ditch) being submitted for the written approval of the County Planning Authority, in consultation with the Upper Medway Internal Drainage Board; no floodlights or car park/security lighting being installed on site without the submission of a full detailed planning application; hours of working during construction and demolition being restricted to between 0800 and 1800 on 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 compound and operative parking, wheel washing/cleaning facilities, and details of the construction access and management of the site access to avoid conflict with vehicles using Lower Haysden Lane; measures to prevent mud and debris being taken onto the public highway; no hedgerows being removed without the written consent of the County Planning Authority; and the provision of screening for the containers; and
- (b) the applicant be advised by Informative that:-
 - (i) their attention is drawn to the letter from KCC Highways, Transportation and Waste in which it is noted that it is the responsibility of the applicant to ensure that all necessary highway approvals and consents are obtained;
 - (ii) they are to undertake discussions with the Upper Medway Internal Drainage Board, and seek any necessary approvals from them with regard to surface water drainage;
 - (iii) toilet facilities should be provided on site; and
 - (iv) less conspicuous alternatives to the gravel surface for the car

park should be considered.

26. Proposal DO/14/01067 (KCC/DO/0361/2014) - New sports hall including changing rooms, disabled changing rooms, fitness suite, sports office, plant room, viewing galleries, storage and additional on-site parking at Dover Grammar School for Boys, Astor Avenue, Dover; Governors of Dover Grammar School for Boys and KCC Property and Infrastructure Support
(Item D2)

(1) Mrs P Brivio advised the Committee that she was the Local Member for this item. She clarified that she had not pre-determined the planning merits of the application and that she was able to approach its determination with a fresh mind.

(2) The Head of Planning Applications Group informed the Committee of representations received from Dover TC raising no objection to the proposal.

(3) RESOLVED that:-

- (a) 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 submitted details; the submission and approval of a Community Use Agreement before the use commences; the installation of a 34m section of acoustic fence prior to construction work commencing and monitoring during construction work with provision for construction of further sections of acoustic fencing if required; the submission and approval of external lighting details to the proposed building and car park area prior to installation; no external floodlighting to existing pitches being installed; the submission and approval of samples of materials for the external building materials prior to commencement; the submission and approval of details of p v panels including colour, manufacturer, size and orientation; a remediation strategy should contamination not previously identified be found to be present; restriction of construction working hours to between 0800 and 1800 Mondays to Fridays and 0800 to 1300 Saturdays with no work on Sundays and Public Holidays; restriction on construction vehicles delivering materials to between the hours of 0930 and 1430 Mondays to Fridays; the submission of details of the construction management plan to include access routes, vehicle loading, unloading, turning, circulation and parking and details of the location of the construction compound prior to commencement of work on site; the provision of additional vehicle and cycle parking on site; restoration and making good of any disturbed areas of field or planting; the provision of wheel washing facilities prior to commencement of work on site and for the duration of construction; and the provision of swift nest boxes along the eaves of the north eastern elevation; and
- (b) the applicant be advised by Informative of the need to include appropriate management measures within the Community Use Agreement to ensure that parking on site is appropriately managed during community use and of the need for the provision of appropriate details for users of the facility.

27. Proposal MA/14/504946 (KCC/MA/0319/2014) - Refurbishment of existing school and construction of a new two storey extension to existing school, extension to dining hall, relocation of existing car parking facilities and additional car parking with improved access and drop-off circulation within the site and new fenced multi-use games area and associated landscaping at Five Acre Wood School, Boughton Lane, Maidstone; KCC Property and Infrastructure Support.
(Item D3)

(1) Mr I S Chittenden informed the Committee that the Local Member, Mr B E Clark had asked to be consulted on the details of the landscape and lighting conditions.

(2) RESOLVED that:-

(a) permission be granted to the proposal subject to conditions, including conditions covering the standard 5 year time limit for implementation; the development being in accordance with the details submitted; a remediation strategy being submitted should contamination not previously identified be found; the submission of an updated school travel plan; the submission of a detailed lighting strategy; the implementation of an archaeological watching brief; the submission of details of drainage design incorporating site specific infiltration rates; the submission of a mitigation and enhancement plan for woodland and meadow areas; the submission of landscaping, fencing and planting details; no floodlighting of the MUGA area; restoration of site surfaces following removal of the existing mobiles at the site; the submission of details of a precautionary approach to felling tree T53; control over hours of use to between 0730 and 2200 on Mondays to Fridays and 0900 to 2200 at weekends for community use; the provision of further information concerning management and parking arrangements in advance of any community use; control over hours of construction to between 0800 and 1800 on Mondays to Fridays and 0800 to 1300 on Saturdays with no work on Sundays and Public Holidays; the provision of details of construction traffic routing, the location of the construction compound and parking arrangements during construction work; the provision of wheel washing facilities prior to commencement of work on site for the duration of construction works; and the submission of details and samples of external building materials prior to commencement; and

(b) the applicant be advised by Informative of:-

(i) the PROW advice regarding works near to footpaths and ecology advice regarding bats and lighting; and

(ii) the opportunity for working with the North Loose Residents Association/Neighbourhood Planning Forum with regard to traffic issues and with the neighbouring schools on the New Line Learning Complex with regard to the School Travel Plan and good neighbour issues.

28. Proposal TH/14/0027 (KCC/TH/0451/2014) - Conversion of existing store (former garage) and extension to the rear to provide a new nurture room at Holy Trinity and St John's CEP School, St John's Road, Margate; Governors of Holy Trinity and St John's CEP School and KCC Property and Infrastructure Support
(Item D4)

- (1) The Committee noted that the application reference number was TH/14/0027 rather than TH/15/0027 as it appeared in the agenda and on the report heading.
- (2) RESOLVED that permission be granted to the proposal subject to conditions, including conditions covering the standard time limit of 5 years for implementation; the development being carried out as set out in the application; the use of external materials and colours being as submitted; limitation on construction hours to between 0800 and 1800 on Mondays to Fridays and 0800 to 1300 on Saturdays with no work on Sundays and Public Holidays; the requirement for an archaeological watching brief; and the canopy frame being painted black.

29. Proposal TM/15/0500/CR3 (TM/14/1929/R) - Amendment of junction configuration at Junction of new access road and Gibson Drive at Land at Gibson Drive, Kings Hill, West Malling; KCC Education and Young People's Services
(Item D5)

- (1) Mr M A C Balfour was present for this item pursuant to Committee Procedure Rule 2.27 and spoke.
- (2) Mrs Sarah Barker from Kings Hill PC addressed the Committee in opposition to the proposal.
- (3) During discussion of this item, the Chairman agreed to write to Kent Police on the Committee's behalf to urge that enforcement of the one way section of Gibson Drive be undertaken.
- (4) RESOLVED that approval be given to the proposal.

30. 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).