

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, 15 July 2015.

PRESENT: Mr J A Davies (Chairman), Mr C P Smith (Vice-Chairman), Mr M J Angell, Mr M Baldock, Mr D L Brazier, Mrs P Brivio, Mr L Burgess, Mr N J D Chard, Mr T Gates, Mr T A Maddison, 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

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

UNRESTRICTED ITEMS

43. Minutes - 10 June 2015
(Item A3)

RESOLVED that the Minutes of the meeting held on 10 June 2015 are correctly recorded and that they be signed by the Chairman.

44. Site Meetings and Other Meetings
(Item A4)

It was noted that a training session on Environmental Impact Assessment would be held immediately after the Committee meeting finished.

45. General Matters
(Item B1)

The Head of Planning Applications Group informed the Committee that the Public Inquiry into Application DA/13/967 (Minute 15/9) would be held over a three week period in Hollingbourne, starting on 21 July 2015.

46. Proposal 15/503584/COUNTY (KCC/SW/0123/2015) - Relocation of Halfway Houses Primary School including expansion from two form entry to three form entry at Land at Danley Road, Sheerness.
(Item D1)

(1) Mr M Baldock informed the Committee that he was a Member of Swale BC's Planning Committee. He had not taken part in any discussion of the application in this forum and was able to approach its determination with a fresh mind.

(2) Mr T A Maddison informed the Committee reported the views of the Local Member, Ms A Harrison. She broadly supported the application but drew the Committee's attention to the need to ensure that traffic congestion was properly ameliorated.

(3) In agreeing the recommendations of the Head of Planning Applications Group, the Committee included an additional Informative strongly recommending that the applicants should explore the scope for the incorporation of photovoltaic panels on the roofing as a means of harnessing renewable energy for the development.

(4) RESOLVED that:-

(a) permission be granted to the Proposal subject to the receipt of no additional issues from Swale BC that have not already been addressed in the report; the payment of appropriate funds for the progression of a Traffic Regulation Order to create a formal one-way system to Danley Road; and to the imposition 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; the advertisement of a Traffic Regulation Order required to make Danley Road within 2 months of the commencement of development; the submission of a School Travel Plan prior to occupation of the new school and its ongoing review; 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 on 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 how the site access would be managed, details of the methods and hours of working, location of site compounds and operative/visitor parking, details of site security and safety measures, lorry waiting and wheel washing facilities and details of any construction access; the provision of the on-site parking areas prior to occupation of the school and their retention thereafter; the provision of cycle parking prior to the occupation of the school; the provision of 2m x 2m pedestrian visibility splays at the access with no obstruction over 0.6m from the footway level, and that this be maintained thereafter; the submission of a fully detailed sustainable surface water drainage scheme for the site and the written approval of such a scheme and its ongoing maintenance; the submission of a native species landscape scheme to supplement details submitted with the application, and details of a maintenance scheme for such landscaping; the relocation of all reptiles from the site to the area indicated on drawing number 3344_SK_014 being undertaken in accordance with the ecological report submitted; prior to the commencement of the development; the submission of a detailed lighting design strategy for written approval prior to occupation of the school; and the submission and written approval of a specification for a programme of archaeological work; and

(b) the applicants be notified by Informative:-

(i) to register the School Travel Plan with Kent County Council through the "Jambusters" website;

- (ii) to submit a memorandum of Understanding confirming that the funds required for the Traffic Regulation Order to change Danley Road to one-way only, of £3,000 together with those required for the associated highway improvement works and signage will be submitted to the County Highway Authority;
- (iii) of the need to ensure that all necessary highway approvals and consents are obtained; and
- (iv) of the Committee's strong recommendation that they should explore the scope for the incorporation of photovoltaic panels on the proposed roofing as a means of harnessing renewable energy for the development.

47. 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 (Environment Impact Assessment) Regulations 2011; and
- (d) Scoping Opinions under the Town and Country Planning (Environment Impact Assessment) Regulations 2011 (None).