

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, 18 November 2015.

PRESENT: Mr J A Davies (Chairman), Mr C P Smith (Vice-Chairman), Mr M J Angell, Mr M Baldock, Mr R H Bird (Substitute for Mr I S Chittenden), Mr L Burgess, Mr N J D Chard, Mr T Gates, Mr P M Harman, 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

61. Minutes - 21 October 2015

(Item A3)

RESOLVED that subject to the clarification in Minute 57 (1) that Mr Baldock is a Member of Swale Borough Council, the Minutes of the meeting held on 21 October 2015 are correctly recorded and that they be signed by the Chairman.

62. Site Meetings and Other Meetings

(Item A4)

The Committee noted that the training session on Design Matters and the implications of the recent Kelton vs Wiltshire Council judgement was to be held following the Committee meeting.

63. A review of delegated powers to Head of Planning Applications Group to reflect Government expectation for timely planning decisions to deliver sustainable development

(Item B1)

(1) The Head of Planning Applications Group presented a review of the powers delegated to her by the Committee in the light of the Government's expectation for timely planning decisions to deliver sustainable development.

(2) In agreeing the proposed delegation arrangements, the Committee made three amendments. These were a clarification in section 4 that a decision would be taken by the Committee on any matter referred by the Local Member with the agreement of the Committee Chairman; the substitution of "group" for "party" in section 5; and clarification that all decisions to refuse applications given in section 5 would be reported to the Committee, including the reason that (exceptionally) it had

been impractical to consult the Chairman, Vice-Chairman and Lead Spokesperson for each political group.

(3) RESOLVED that approval be given to the revised officer delegations set out in Appendix 2 of the report as amended and appended to these Minutes.

64. Proposal GR/15/20150893 (KCC/GR/0287/2015) - New building to accommodate 8 classrooms, new studio hall, staff room, ICT suite, group room, plant room and associated storage and WC facilities, a new hard play area with access ramps and steps and new car park at Singlewell Primary School, Mackenzie Way, Gravesend; KCC Property and Infrastructure
(Item D1)

(1) The Committee amended the proposed conditions by requiring ongoing monitoring and review of the updated Travel Plan condition on an annual basis; and the provision and permanent retention of car parking, cycle parking and circulatory routes. It also added an Informative that the applicants should explore the potential for solar panels at the site to support the environmental performance of this community development.

(2) The Committee decided to augment the updated Travel Plan condition through the inclusion of an expectation of engagement with school parents and the local community over parking behaviour and a review of the need for additional on-site parking as school rolls increased.

(3) On being put to the vote, the revised recommendations of the Head of Planning Applications Group were carried by 15 votes to 2.

(4) RESOLVED that:-

- (a) permission be granted to the proposal subject to condition, 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; a scheme of landscaping, including hard surfacing, its implementation and maintenance; the submission of a Tree Protection Plan; no tree removal taking place during the bird breeding season; the submission of an updated Travel Plan prior to occupation of the site, and its ongoing monitoring and review on an annual basis thereafter. It is expected that development of the updated Travel Plan will take place through engagement with school parents and the local community and that it will include (amongst other matters) measures to promote safer and more considerate parking by parents associated with the school and a review of the need for additional on-site parking as school rolls increase; the provision and permanent retention of car parking, cycle parking and circulatory routes; measures to address any land contamination; the implementation of archaeological field evaluation works and any subsequent safeguarding measures; hours of working during construction being restricted to between 0800 and 1800 on Mondays to Fridays and between 0900 and 1300 on Saturdays, with no operations on Sundays and Bank Holidays; a construction management strategy, including access, lorry routing, parking and circulation within the site for contractor's vehicles and other

vehicles related to construction and development vehicles; and measures to prevent mud and debris being taken onto the public highway; and

- (b) the applicants be advised by Informative that:-
 - (i) they should register the School travel Plan with Kent County Council through the “Jambusters” website;
 - (ii) their attention is drawn to the letter from KCC Highways and Transportation in which it is noted that it is their responsibility to ensure that all necessary highway approvals and consents are obtained;
 - (iii) their attention is drawn to the letter from the Environment Agency in which advice and guidance is provided with regard to surface water drainage; and
 - (iv) they should explore the potential for solar panels at this site to support the environmental performance of this community development.

65. 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).