

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 February 2017.

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

IN ATTENDANCE: Mrs S Thompson (Head of Planning Applications Group), Mr P Hopkins (Principal Planning Officer), Mr D Joyner (Transport & Safety Policy Manager), Mr P D Wickenden (Democratic Services Manager (Members)) and Mr A Tait (Democratic Services Officer)

UNRESTRICTED ITEMS

7. Minutes - 18 January 2017
(Item A3)

RESOLVED that the Minutes of the meeting held on 18 January 2017 are correctly recorded and that they be signed by the Chairman.

8. Review of Training to Planning Applications Committee
(Item B1)

(1) The Head of Planning Applications Group introduced a report on the training that had been provided to Members since the Local Government elections in May 2013. She asked for comments from Members to help facilitate the development of the training programme for future Members and Substitutes of the Committee following the elections in May 2017.

(2) The Committee noted that the Training Day in October 2014 had taken place at Trosley Country Park and that there had also been a session on School Design and Renewables in 2015.

(3) Committee Members commented favourably on the overall programme. They agreed that full training should be mandatory for all Members of the Committee and nominated Substitutes, even if they had received training as District Councillors, and suggested that:

- (a) the initial Induction could be held over a period of 1^{1/2} days instead of the concentrated training that had taken place on a single day in 2013;
 - (b) a site tour of permitted developments should take place early in the lifetime of the new Council;
 - (c) topics covered should include Transport, Public Rights of Way; Probity (Including predetermination and bias); Conditions and Informatives; “Grey areas and Judgement issues”;
 - (d) contributions from Statutory Consultees such as the Environment Agency and Sport England, the KCC Flood Risk Project Officer, the County Archaeological Officer, and the KCC Travel Plan Officer would aid understanding of their roles; and
 - (e) the need for planning training should be included in the Members’ Personal Development Plans and set out in the Constitution; and
 - (f) early advance notice of training should be sent to nominated substitutes and, if appropriate, all Members of the Council;
- (4) RESOLVED that the views of Committee Members expressed in (3) above be noted to help facilitate the development of the training programme for future Members and Substitutes of the Committee following the Local Government elections in May 2017.

9. Update on the Committee's concern on Sport England Advice
(Item B2)

- (1) The Head of Planning Applications Group introduced the report which set out the letter from the Chairman to the Secretary of State and the content of the response from the Minister of State for Housing and Planning.
- (2) RESOLVED that:-
 - (a) the response to the Chairman’s letter from the Minister of State for Housing and Planning be noted; and
 - (b) the Head of Planning Applications Group be supported in her aim of seeking a meeting with Sport England to discuss how the Committee’s concerns can be jointly addressed in order to speed up the planning process and ensuring that sporting facilities are appropriately maintained.

10. Proposal SE/16/03272/KCCRG3 (KCC/SE/0273/2016) - Stand-alone teaching block to provide three new classrooms and associated facilities, new entrance lobby to existing school and expansion of car park at Edenbridge Primary School, High Street, Edenbridge
(Item D1)

(1) Mr C R Pearman was present for this item pursuant to Committee Procedure Rule 2.27 and spoke. He also addressed the Committee as a representative of Edenbridge TC. Mr Lee Carroll from Bailey Partnership spoke in reply.

(2) The Head of Planning Applications Group informed the Committee that Edenbridge TC supported the proposal.

(3) In agreeing the recommendations of the Head of Planning Applications Group, the Committee added an Informative that the applicants should consider installing PV panels on the roof of the main school building.

(4) RESOLVED that the application be referred to the Secretary of State for Communities and Local Government and that subject to his decision:-

(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; the submission of a revised School Travel Plan prior to occupation of the new classroom building and its ongoing review via the 'Jambusters' system for 5 years with the monitoring results being posted on the school's website; the submission of a Construction Management Plan, providing details of (amongst other matters) times of access to the site (to avoid school peak times), operative parking, wheel washing and delivery vehicle unloading and turning; the provision of the revised parking spaces shown on the site layout prior to occupation, and their permanent retention thereafter; the submission of a scheme of archaeological field evaluation work for approval in writing prior to commencement of the development, as well as the recording and reporting of any findings; and the School undertaking the planting of four native replacement trees in the first planting season following completion of the development; 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) they should ensure that all necessary highway approvals and consents are obtained;

(iii) they should ensure that works to trees are carried out outside of the breeding bird season and, if this is not possible, that an ecologist examines the site prior to works commencing; and

(iv) they should consider installing PV panels on the roof of the main school building.

11. 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.