

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 Monday, 19 June 2017.

PRESENT: Mr R A Marsh (Chairman), Mr A Booth, Mr P C Cooper, Miss E Dawson (Substitute for Mr R A Pascoe), Mr K Gregory, Mr P M Harman, Mr B H Lewis, Mr M D Payne (Substitute for Mr H Rayner), Mr C Simkins, Mrs P A V Stockell, Mr B J Sweetland and Mr J Wright

ALSO PRESENT: Mr D Farrell

IN ATTENDANCE: Mrs S Thompson (Head of Planning Applications Group), Mrs A Hopkins (Principal Planning Officer), Mr P Hopkins (Principal Planning Officer), Mrs S Bengé (Strategic Transport and Development Planning) and Mr A Tait (Democratic Services Officer)

UNRESTRICTED ITEMS

27. Election of Vice-Chairman
(Item A2)

Mr B J Sweetland moved, seconded by Mr C Simkins that Mr R A Pascoe be elected Vice-Chairman of the Committee.

Carried nem con.

28. Minutes - 19 April and 25 May 2017
(Item A4)

RESOLVED that the Minutes of the meeting held on 19 April 2017 and 25 May 2017 are correctly recorded and that they be signed by the Chairman.

29. Dates of future meetings
(Item A5)

(1) The Committee noted that its next meeting would be held on Wednesday, 12 July 2017.

(2) RESOLVED that the following future meeting dates be noted:-

Wednesday, 12 July 2017;
Wednesday, 9 August 2017 (provisional);
Wednesday, 13 September 2017;

Wednesday, 11 October 2017;
Wednesday, 8 November 2017;
Wednesday, 6 December 2017;
Wednesday, 17 January 2018;
Wednesday, 7 February 2018;
Wednesday, 14 March 2018;
Wednesday, 18 April 2018; and
Wednesday, 16 May 2017.

30. Site Meetings and Other Meetings
(Item A6)

The Committee noted that there was a strong possibility that the 12 July meeting would not need to be held. It was agreed that, in this eventuality, this date would be used for a training tour of permitted development sites.

31. Application KCC/SH/0070/2017 - Variation of Conditions A4 and C1 of Permission SH/99/1003/MR69 to retain the access to Kerton Road and delay reinstatement of the land until 31 December 2024, extend the date for completion of sand and gravel extraction until 31 December 2023 and remove all plant, machinery equipment and complete restoration of the site by 31 December 2024, together with amended plant and method of working pursuant to Conditions A9 and C2 of Permission SH/99/MR69 at Denge Quarry, Kerton Road, Lydd; Cemex UK Operations Ltd
(Item C1)

(1) Mr K Gregory informed Committee that he was acquainted with one of the objectors as a former work colleague. This did not constitute a close personal relationship and he was able to approach the determination of this application with a fresh mind.

(2) Mr M Payne informed the Committee that although he had recently been appointed as the Deputy Cabinet member for Environment and Transport, he had no personal knowledge of this application beyond what was in the report. He was therefore able to approach its determination with a fresh mind.

(3) The Head of Planning Applications Group informed the Committee that the proposed completion of extraction date set out in paragraph 82 of the report should read "31 December 2023."

(4) RESOLVED that subject to the prior completion of an amended unilateral undertaking as set out in paragraphs 55-56 of the report permission be granted to the application subject to conditions, including conditions covering the extraction being completed by 31 December 2023, with the removal of plant and equipment and site restoration being completed by 31 December 2024; access to the site being via Kerton Road only, with this access being removed and the land restored by 31 December 2024; the site being worked and restored

followed by aftercare in accordance with the approved drawings; the sheeting of vehicles; the hours of operation being 0700 to 1800 on Mondays to Fridays and 0700 to 1300 on Saturdays with no working on Sundays and Bank Holidays; no more than 4 pre-loaded HGVs leaving the site between 0600 and 0700 on Mondays to Fridays; vehicles, plant and machinery being fully maintained together with the use of effective silencers; the processing plant, buildings and weighbridge being permitted only as identified in the drawings, together with the removal of Permitted Development rights for any other built development, appropriate handling and storage of fuel, oil and lubricants; noise from operations being within specified limits; the retention of noise bunds; the dust risk assessment, monitoring and mitigation measures being as identified in Chapter 10.10 and Appendix 4 of the Environmental Statement; and maintenance of the concrete surface of the access road to keep it free of mud and debris.

32. Proposal AS/17/00236 (KCC/AS/0044/2017) - New 2 F.E. two-storey primary school with nursery facility within the existing Academy School site with associated soft and hard landscaping and access to form a 3 to 19 years through school at the John Wallis CE Academy, Millbank Road, Kingsnorth; KCC Education and Governors of John Wallis CE Academy
(Item D1)

- (1) The Local Member, Mr D Farrell was present for this item pursuant to Committee Procedure Rule 2.27 and spoke.
- (2) 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 native species landscape scheme further to the submitted landscape masterplan (drawing number LLD1046/L01 Rev 05), the requirement for it to be planted in the first planting season following completion of the development, details of a maintenance scheme for such landscaping, and details of a hard landscape scheme including fencing and gates; the replacement of the retained or new planting with plants of a similar size and species if any it should any of it be removed or become damaged or diseased within 5 years of planting; the submission of a revised School Travel Plan prior to occupation of the new school 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 vehicle parking

spaces shown on the submitted site layout prior to occupation, and their permanent retention thereafter; the provision of the cycle shelter shown on the submitted site layout plan prior to occupation and their permanent retention thereafter; the drop off facility shown on drawing PL013 Rev 1 being available prior to the occupation of the new school, and being permanently retained for use by the primary school; the submission for approval in writing of a detailed sustainable surface water strategy prior to commencement of construction; the submission for approval in writing of a scheme of archaeological field evaluation work prior to commencement of development, together with the recording and reporting of any findings; the submission of details of roof plant and other equipment; and the external lighting scheme set out in Drawing WD/EC9008/008 Rev P2 (as part of the submitted External Lighting Assessment) being implemented as shown, with the lighting being controlled using a solar time clock and photocell arrangement, and timed to be switched off when the school is not in use; and

- (b) the applicants be advised by Informative that:-
- (i) the registration with Kent County Council of the School Travel Plan should be 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, an ecologist should examine the site prior to works commencing; and
 - (iv) the development should take account of the Bat Conservation Trust’s “Bats and Lighting in the UK” guidance.

33. Proposal 17/501720/County (KCC/SW/0083/2017) - Part two, part single storey building including new vehicle access, drop-off loop and parking to facilitate a 1FE expansion at Regis Manor Primary School, Middletune Avenue, Sittingbourne ; KCC Property
(Item D2)

(1) The Head of Planning Applications Group informed the Committee of the views of the Local member, Mrs S Gent in support of the proposal.

(2) In agreeing the recommendations of the Head of Planning Applications Group, the Committee included an Informative encouraging the applicants to consider rainwater harvesting as part of their detailed sustainable surface water management strategy.

(3) 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; measures to prevent the discharge of surface water onto the highway; the submission of a detailed sustainable surface water strategy for approval in writing prior to commencement of construction; the provision of the vehicle parking spaces, cycle parking facilities and the vehicle pick up and drop off facilities shown on the submitted site layout prior to occupation of the site, and their permanent retention thereafter; the completion and maintenance of the access shown on the submitted layout plan prior to the occupation of the new classroom block; the provision and maintenance of 2.4m x 43m x 43m visibility splays at the accesses with no obstruction above 1.05m above carriageway level, with the splays being provided prior to the occupation of the new classroom block; the advertisement of a Traffic Regulation Order to introduce parking restrictions to prevent residents parking in the new car park and drop off facility on North Street and, once confirmed, the works being implemented to the satisfaction of the County Planning Authority in association with Kent Highway Services; the submission of details prior to construction of the site of the protection measures for the hedge along the eastern boundary during the construction period; the submission of a native species landscape scheme, which should incorporate ecological enhancements for the site, the requirement for it to be planted in the first planting season following completion of development, and details of a maintenance scheme for such landscaping; the replacement of the retained or new planting with plants of a similar size and species if any it should any of it be removed or become damaged or diseased within 5 years of planting; the undertaking of an archaeological evaluation in accordance with the submitted Written Scheme of Investigation, and the subsequent submission for approval by the County Planning prior to the commencement of groundworks of any safeguarding measures to ensure preservation in situ of important archaeological remains and/or further archaeological investigation and recording, together with a specification and timetable; and the submission of a detailed external lighting scheme (including hours of operation) for approval in writing within 3 months of the commencement of 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) the development should take account of the Bat Conservation Trust's "Bats and Lighting in the UK" guidance;
- (iv) they should ensure that works to trees are carried out outside of the breeding bird season and, if this is not possible, an ecologist should examine the site prior to works commencing; and
- (v) they are encouraged to consider rainwater harvesting at this site as part of their detailed sustainable surface water management strategy.

34. Proposal DA/17/00648/CPO (KCC/DA/0091/2017) - Section 73 application to vary Condition 2 of Permission DA/16/1328 to allow an increase in the ridge and eaves height of the building to accommodate the steel frame modules, other minor alterations to the roofscape and elevations and the addition of air source heat pumps to the west elevation enclosed with timber fencing at Wentworth CP School, Wentworth Drive, Dartford; KCC Property
(Item D3)

(1) the Head of Planning Applications Group informed the Committee that the applicants had agreed that the external staircase would be constructed to provide a second route of escape. The proposal was therefore considered on that basis.

(2) In agreeing the recommendations of the Head of Planning Applications Group, the Committee included an additional Informative recommending the applicants to consider rainwater harvesting as part of their sustainable water management strategy.

(3) RESOLVED that:-

- (a) permission be granted to the proposal subject to conditions, including conditions covering the development being carried out in accordance with the permitted details; and all other conditions on Permission DA/16/1328 continuing to apply; and
- (b) the applicants be advised by Informative that:-
 - (i) they should comply with planning permission requirements;
 - (ii) they should comply with fire safety requirements and Building Regulations;
 - (iii) they should give further consideration to the use and purpose of the pedestrian access and associated road

markings to the south of James Road within the School Travel Plan review; and

- (i) they are encouraged to consider rainwater harvesting at this site as part of their sustainable surface water management strategy.

35. 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 Council 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.