

KENT COUNTY COUNCIL

PLANNING APPLICATIONS COMMITTEE

MINUTES of a meeting of the Planning Applications Committee held at Sessions House, County Hall, Maidstone on Tuesday, 24 June 2008.

PRESENT: Mr R E King (Chairman), Mr A R Bassam (Vice-Chairman), Mr A R Chell (substitute for Mr J A Davies), Mr J Curwood (substitute for Mr F Wood-Brignall), Mr T Gates, Mrs E Green, Mr C Hibberd, Mr D A Hirst (substitute for Mr W A Hayton), Mrs S V Hohler, Mr G A Horne, MBE, Mr S J G Koowaree, Mr J F London, Mr T A Maddison, Mr R A Marsh, Mr W V Newman and Mr A R Poole.

OFFICERS: The Head of Planning Applications Group, Mrs S Thompson (with Mr J Crossley); the Development Planning Manager, Mr A Ash; and the Democratic Services Officer, Mr A Tait

UNRESTRICTED ITEMS

41. Membership

The Committee noted the appointment of Mr W A Hayton in place of Mr J B O Fullarton.

42. Minutes

RESOLVED that the Minutes of the meeting held on 13 May 2008 are correctly recorded and that they be signed by the Chairman.

43. Update on new Validation requirements for planning applications. *(Item B1 - Report by Head of Planning Applications Group)*

RESOLVED to:-

- (a) note the comments received from respondents to the public consultation, and agree that adjustments be made to the "Validation of Planning Applications" document in the light of the points raised before its publication on the County Council's website; and
- (b) delegate to the Head of Planning Applications Group the authority to validate or invalidate planning applications on the basis of the County Planning Authority's published information requirements.

44. Planning Applications Group Business Plan
(Item B2 - Report by Head of Planning Applications Group)

(1) The Committee thanked the staff of the Planning Applications Group for its excellent work in producing well researched, professional reports and recommendations in the year 2007/08.

(2) RESOLVED that the report be endorsed.

45. Proposal TH/08/522 - Multi play area with floodlights on existing playground area at Newington Community Primary School and Nursery, Princess Margaret Avenue, Ramsgate; Governors of Newington Community Primary School and Nursery and KCC Children, Families, Health and Education.
(Item D1 - Report by Head of Planning Applications Group)

(1) In agreeing the Head of Planning Applications Group's recommendations, the Committee asked for a report to a future meeting setting out suggested criteria for determining hours of use for community sports facilities in schools.

(2) RESOLVED that permission be granted to the proposal subject to conditions covering the standard time restriction for hours of operation; all spaces within the existing school car park being available during the operation of the Multi Play Area; hours of use of the Multi Play Area being 0800 – 2100 Mondays to Fridays and 1000 – 1700 Saturdays, with no use on Sundays and Bank Holidays; a Community Use Scheme being submitted and approved by the County Planning Authority prior to the commencement of the use of the facility; no trees, shrubs and hedges being removed; and the development being carried out in accordance with the permitted details.

46. Proposal DA/06/868/R10 - Further details of walls, fencing, gates and other means of enclosure pursuant to Condition 10 of Permission DA/06/868 at Westgate Primary School, Summerhill Road, Dartford; KCC Children, Families, Health and Education.
(Item D2 - Report by Head of Planning Applications Group)

RESOLVED that the additional details submitted pursuant to Condition 10 of Permission DA/06/868/R10 be approved subject to further conditions, including conditions covering the fencing being installed within 2 months of the date of the decision; the development being carried out in strict accordance with the submitted plans; and controls over the hours of working during construction.

- 47. Proposal CA/08/316 - Partial demolition of existing school buildings with alterations and extensions to form new entrance block, roofing over existing courtyard and new sports hall, together with associated hard and soft landscaping and the provision of temporary mobile accommodation during construction period at Herne Bay High School, Bullockstone Road, Herne Bay; Land Securities and KCC Children, Families, Health and Education.**
(Item D3 - Report by Head of Planning Applications Group)

(1) Mr D A Hirst made a declaration of personal interest as he was representing the views of his constituents. He addressed the Committee in his capacity as local Member but took no part in the decision-making process.

(2) RESOLVED that:-

- (a) permission be granted to the proposal subject to conditions, including conditions covering the standard time limit; the development being carried out in accordance with the permitted details; full details of all external materials being submitted to and approved prior to the commencement of operations; site levels and finished floor levels being submitted to and approved prior to any works commencing; details of contractor's compound and associated welfare facilities being submitted to and approved by the County Planning Authority prior to the commencement of any development on site; details of temporary mobile classrooms being submitted to and approved by the County Planning Authority prior to commencement of operations on site; all temporary accommodation (including both teaching and contractor's areas) being removed from the site, and the land being fully reinstated to its former condition within one month of the completion of the construction works; temporary construction access road being removed and land fully restored in accordance with previous contour levels upon completion of construction activities; the School Travel Plan being updated prior to first occupation of the development; parking being made available within the site for the contractor's vehicles associated with construction works; parking being made available out of school hours within the site in connection with community use; adequate measures being taken to ensure that vehicles leaving the site engaged in the construction work do not deposit mud or other debris on the public highway; construction works only taking place between the hours of 0800 to 1800 Mondays to Fridays, 0900 to 1300 Saturdays, and no working on Sundays or Bank Holidays; a landscaping scheme being submitted to and approved prior to the commencement of operations on site (to include a strong regard to soft landscaping measures as opposed to hard landscaping), and thereafter being fully implemented as approved within the first planting season following the completion of works; no development taking place until the applicant has secured the implementation of a programme of archaeological works; no development taking place until the applicant has secured the implementation of a programme of building recording; no development taking place until the applicant has submitted and had approved details of foundation design and below-ground works; a Community Use Scheme and Sports Development Plan being submitted to and approved in writing by the County Planning Authority

in conjunction with Sport England within 6 months of the date of first occupation; details of foul and surface water drainage being submitted to and approved prior to any development taking place; no discharge of foul or contaminated drainage from the site into groundwater or any surface waters; if during development, contamination is found to be present, development ceasing until the applicant has obtained written consent from the County Planning Authority; details of external lighting and CCTV being submitted to and approved prior to installation on site; and the development being carried out in accordance with the precautionary measures and mitigation strategies detailed in the Ecological Scoping Survey; and

- (b) the applicant be advised by Informative that the detailed landscaping should include a strong emphasis on soft landscaping measures to be submitted to and approved by the County Planning Authority prior to the commencement of operations on site.

48. Proposal SE/08/1067 - Temporary mobile classroom at Amherst School, Witches Lane, Sevenoaks; Governors of Amherst School and KCC Children, Families, Health and Education.
(Item D4 - Report by Head of Applications Group)

(1) Mr J F London made a declaration of personal interest as his grand-daughter was a pupil at the School.

(2) The Head of Planning Applications Group reported further correspondence from the Head Teacher in support of the proposal.

(3) RESOLVED that permission be granted to the proposal subject to conditions, including conditions covering the mobile classroom being permitted for a temporary period of 3 years from the date of permission or being removed sooner upon the first occupation of a new classroom extension at the school; the development being carried out in accordance with the permitted details; and the mobile classroom being finished in dark green to match adjacent units.

49. Proposal SH/08/502 - Additional classroom at Bodsham CE Primary School, School Hill, Bodsham, Ashford; Governors of Bodsham CE Primary School.
(Item D5 - Report by Head of Planning Applications Group)

(1) Correspondence from the Headteacher of Bodsham CE Primary School was tabled.

(2) The Head of Planning Applications Group reported the views of the local Member, Miss S J Carey in support of the proposal.

(3) In agreeing the recommendations of the Head of Planning Applications Group, the Committee asked for a letter to be sent to the school congratulating it on achieving the Platinum Travel Award.

(4) RESOLVED that:-

- (a) permission be granted to the proposal subject to conditions, including conditions covering the standard time condition for implementation;

trees and shrubs along the north and north-east boundary being retained; preparation of an updated School Travel Plan; and the development being carried out in accordance with the permitted details; and

- (b) the Chairman write to the school on behalf of the Committee congratulating it on achieving the Platinum Travel Award.

50. Proposal DA/08/228 - Extension and refurbishment of existing school buildings, erection of minibus garage and boundary fencing and alterations to existing car park area (for relocation of Rowhill School) at Woodview Campus, Main Road, Longfield; KCC Children, Families, Health and Education.

(Item D6 - Report by Head of Planning Applications Group)

(1) Mr A R Bassam made a declaration of personal interest as he had already given his views on the proposal. He took no part in the decision-making process.

(2) RESOLVED that the application be referred to the Secretary of State for Communities and Local Government as a departure from the Development Plan and that subject to her decision, and subject to the undertaking and submission of a written agreement to ensure that the planning permission at Rowhill School, Wilmington, is not implemented permission be granted to the proposal subject to conditions, including conditions covering the standard time limit; the development being carried out in accordance with the permitted details; details of external materials being submitted, including those for the garage; details of external lighting; a scheme of landscaping and tree planting, its implementation and maintenance; the protection of all trees being retained; protection of nesting birds; submission of a surface water drainage scheme; submission of a scheme detailing flood damage prevention methods; land contamination; provision and retention of car parking, cycle parking and turning area as indicated; implementation and ongoing review of a Travel Plan; and hours of working during construction.

51. Proposal CA/08/271 - Partial demolition of existing school buildings, construction of new teaching and ancillary accommodation, car parking and landscaping, and the provision of temporary accommodation at The Community College Whitstable, Bellevue Road, Whitstable; Land Securities Trillium and KCC Children, Families, Health and Education.

(Item D7 - Report by the Head of Planning Applications Group)

RESOLVED that permission be granted to the proposal subject to conditions, 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, its implementation and maintenance; measures to protect all trees being retained; details of surface water drainage; the development according with the recommendations made in the submitted Ecological Scoping Survey; a programme of archaeological work; revision of the School Travel Plan and subsequent annual review; submission of details of parking, turning and access; submission of a condition survey and subsequent repair of local roads; hours of working during construction; measures to suppress dust; and prevention of the deposition of mud on the local highway network.

52. Proposal GR/08/138 - Replacement of existing secondary school on the site with a new two-storey school building, together with revised access arrangements, new car park, hard play areas, landscape works and the demolition of the existing school buildings (with the exception of the sports pavilion) on completion of the development at Northfleet Technology College, Colyer Road, Northfleet; Land Securities Trillium and KCC Children, Families, Health and Education.

(Item D8 - Report by Head of Planning Applications Group)

(1) The Chairman declared this item to be urgent as it was necessary for the applicants and the financial sponsors to have the application determined in June so that it could meet the requirements of the PFI Project and minimise the risk to all three applications involved in the PFI Project of which it was a part.

(2) The Head of Planning Applications Group reported the views of the local Member, Mr R J E Parker in support of the proposal.

(3) The Head of Planning Applications Group informed the Committee that the last sentence of Paragraph 39 of the report should be amended to read that the proposal would not have an unacceptable impact in terms of the position, scale or massing in relation to the surrounding environment.

(4) RESOLVED that subject to the further views of Sport England, permission be granted to the proposal subject to conditions 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; the submission of details of all external plant; the submission of a scheme of landscaping, its implementation and maintenance; measures to protect all trees being retained; the submission of details of the fencing arrangements proposed; the submission of details of surface water drainage; the submission of details of a combined Stage 1&2 Safety Audit on the access arrangements proposed; the submission of details of the cycle parking proposed; the submission of details of further site investigation, mitigation measures, and a closure report in line with the Environment Agency's recommendations on ground conditions; the development being carried out in accordance with the precautionary measures and mitigation strategies detailed in the Biodiversity Assessment; a programme of building recording; a programme of archaeological work; the submission of details of all below-ground excavation; the submission of details of all external lighting; the provision of a Community Use Agreement and Sports Development Plan, including details of types of activities, scale and hours of use; the School Travel Plan being updated to reflect the proposed development and the plan subsequently reviewed annually with KHS; hours of working during construction; week day construction traffic movements being restricted to a time period which does not conflict with peak hour school movements; the submission of details of a method statement to control noise and dust generated during construction; the submission of details of the contractor's compound, access, storage areas, vehicle parking and associated facilities; measures to prevent the deposit of mud on the public highway; noise controls on plant and equipment associated with building; and the access onto Colyer Road serving the playing field facilities being restricted to maintenance use only, with details being provided as to how this would be facilitated and policed.

53. County matters dealt with under delegated powers
(Items E1 – E6 – Reports by Head of Planning Applications Group)

RESOLVED to note reports on items dealt with under delegated powers since the last meeting relating to:-

- (a) County matter applications;
- (b) Consultations on applications submitted by District Councils or Government Departments (None);
- (c) County Council developments;
- (d) detailed submissions under Channel Tunnel Rail Link Act 1996 (None);
- (e) Screening opinions under Environmental Impact Assessment Regulations 1999; and
- (f) Scoping opinions under Environment Impact Assessment Regulations 1999.