

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 Tuesday, 6 October 2009.

PRESENT: Mr R E King (Chairman), Mrs P Cole (Substitute for Mr R Brookbank), Mrs V J Dagger, Mr W A Hayton, Mr C Hibberd, Mr P J Homewood (Substitute for Mr J D Kirby), Mr G A Horne MBE, Mr R J Lees, Mr S Manion (Substitute for Mr J F London), Mr R F Manning, Mr M Robertson, Mr C P Smith and Mr K Smith

ALSO PRESENT: Ms S J Carey

IN ATTENDANCE: Mrs S Thompson (Head of Planning Applications Group), Mr J Crossley (Team Leader - County Council Development), Mr R White (Transport and Development Business Manager) and Mr A Tait (Democratic Services Officer)

UNRESTRICTED ITEMS

69. Minutes - 8 September 2009
(Item A3)

RESOLVED that subject to the amendment of Minute 67 (4) to clarify that the windows of the sports should not be "openable", the Minutes of the meeting held on 8 September 2009 are correctly recorded and that they be signed by the Chairman.

70. Minutes - 14 July 2009
(Item)

(1) In respect of Minute 42 (4) from the meeting of 14 July 2009, the Head of Planning Applications Group informed the Committee that the date for the completion of the works at Greatness Quarry, Sevenoaks should have been 15 August 2015 rather than 2017 as set out in the agreed Minutes. She quoted passages from her report to that meeting which clearly showed that the applicants had applied for the former date rather than the latter and that the report had been compiled with the closing date of 2015 in mind. The 2017 date which appeared in the recommendations had demonstrably been a misprint. She also explained that the Permission had not been issued at this stage.

(2) RESOLVED to agree that:-

- (a) the Committee had intended to set the date for the completion of the works at Greatness Quarry for 15 August 2015; and

- (b) approval be given to the Head of Planning Applications Group to issue the Permission giving 15 August 2015 as the date for the completion of the works.

71. Site Meetings and Other Meetings

(Item A4)

The Committee agreed to hold a visit to Otterpool Quarry, Sellindge on Tuesday, 3 November 2009. It was subsequently agreed to hold a site visit and public meeting on a different date in November 2009.

72. Proposal AS/09/259 -Outline application for extra care apartments for older people, including one-bed and two-bed apartments, residents' communal areas and staff facilities at Little Hill, St Michael's, Tenterden; Kent Adult Social Services

(Item D1)

(1) The Head of Planning Applications Group informed the Committee of the views of Mr P M Hill, the Local Member.

(2) Mr R Evans and Mrs S Maxwell-Scott (local residents) addressed the Committee in opposition to the proposal. Mr D Weiss (KCC Head of Public Private Partnerships and Property Team) spoke in reply.

(3) In agreeing the recommendations of the Head of Planning Applications Group, the Committee included an additional Condition limiting the number of additional apartments to a maximum of 41, together with an Informative that it would expect a detailed plan for the relocation of residents to be produced prior to the commencement of the construction works.

(4) The Committee agreed that it would visit the site when the detailed application came forward.

(5) RESOLVED that: -

- (a) permission be granted to the proposal subject to conditions, including conditions covering the standard outline time limit; the standard outline planning conditions relating to the reserved matters of scale appearance and landscaping details; the submission of an amended remediation strategy should any unsuspected contamination be encountered; the protection of existing trees and vegetation during construction; controls over the hours and days of construction activity; the inclusion of provision for mobility scooters in the detailed design; the number of additional care apartments being limited to a maximum of 41; and the development being carried out in accordance with the permitted details; and

(b) the applicants be advised by Informative:-

- (i) that the reserved matters of the proposed development must accord with the proposed re-grading of the application site;
- (ii) of the comments of the Environment Agency relating to the maintenance of drainage and sustainable urban drainage systems, together with measures to prevent ground contamination from fuels, oils and any other potentially contaminating materials; and
- (iii) of the Committee's expectation that a detailed plan for the relocation of residents will be produced prior to the commencement of the construction works.

73. Proposal DA/09/895 - Placement of a 6-bay mobile classroom unit at Barn End Centre, 189 High Road, Wilmington, Dartford; Barn End Centre and KCC Children, Families and Education
(Item D2)

RESOLVED that permission be granted to the proposal subject to conditions including conditions requiring the mobile classroom to be removed from the site no later than one year from the date of the permission; the restriction of the use of the mobile building to school hours and term time only; and requiring translucent film to be applied to and maintained on the windows in the eastern elevation.

74. Proposal SH/09/773 - Relocation of mobile classroom permitted under Permission SH/09/332 at Saltwood CEP School, Grange Road, Saltwood, Hythe; Governors of Saltwood CEP School
(Item D3)

(1) Mrs S C Carey was present for this item pursuant to Committee Procedure Rule 2.24 and spoke.

(2) In agreeing the recommendations of the Head of Planning Applications Group's report, the Committee agreed to an additional condition requiring the planting and maintenance of soft screening to a height of 3m between the School and The Sandlings.

(3) RESOLVED that permission be granted to the proposal subject to conditions including conditions covering the standard time condition; the hours of use being restricted to normal school hours; the development being carried out in accordance with the permitted details; the rear windows being obscured glazing and sealed shut; the unit being set down as shown in the section drawing 08-086/07; and the planting and maintenance of soft screening to a height of 3m between the School and The Sandlings.

75. Proposal SW/09/389 - Timber gazebo and two multi-use goal areas (MUGAs) at Graveney Primary School, Seasalter Road, Graveney, near Faversham; Governors of Graveney Primary School
(Item D4)

- (1) The Head of Planning Applications Group informed the Committee that the multi-use goal area element of the proposal had been withdrawn.
- (2) RESOLVED that permission be granted to the proposal for the timber gazebo subject to conditions including conditions covering the standard time condition; the proposed roofing felt being dark brown coloured; and the development being carried out in accordance with the permitted details.

76. 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) consultations on applications submitted by District Councils or Government Departments;
- (c) County Council developments;
- (d) Screening opinions under Environmental Impact Assessment Regulations 1999; and
- (e) Scoping opinions under Environmental Impact Assessment Regulations 1999 (None).