

KENT COUNTY COUNCIL

PLANNING APPLICATIONS COMMITTEE

MINUTES of a meeting of the Planning Applications Committee held in the Council Chamber - Sessions House on Wednesday, 6 February 2019.

PRESENT: Mr R A Marsh (Chairman), Mr R A Pascoe (Vice-Chairman), Mrs R Binks, Mr A Booth, Mr I S Chittenden, Mr P C Cooper, Mr P M Harman, Mr M D Payne, Mr H Rayner, Mr C Simkins, Mrs P A V Stockell and Mr J Wright

ALSO PRESENT: Mr R L H Long, TD

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

UNRESTRICTED ITEMS

9. Minutes - 16 January 2019

(Item A3)

RESOLVED that the Minutes of the meeting held on 16 January 2019 are correctly recorded and that they be signed by the Chairman.

10. Application TM/18/1924 (KCC/TM/0443/2018) - 1FE expansion involving an extension to an existing building, new multi-use games areas, new "exit only" footpath link to Mabledon Road, 14 additional car parking spaces and landscaping works at The Judd School, Brook Street, Tonbridge; KCC Property and Infrastructure Support

(Item D1)

(1) Mr M D Payne informed the Committee that although he was the Local Member for the proposal, he had neither discussed it with his constituents and was able to approach its determination with an open mind.

(2) Mr R L H Long was present for this item pursuant to Committee Procedure Rule 2.27 and spoke.

(3) Mr Daniel Alexander and Mr Paul Smith addressed the Committee on behalf of Mabledon Road Residents in opposition to the proposal. Mr Indy Shokar (Resolution Planning) and Mr Jonathan Wood (Head Teacher of Judd School) spoke in reply.

(4) The Committee decided to amend the recommendation to specify that the updated Travel Plan was to be approved before occupation of the extended building.

(5) On being put to the vote, the recommendations of the Head of Planning Applications Group as amended in (4) above were carried by 8 votes to 3 with 1 abstention.

- (6) RESOLVED that the application be referred to the Secretary of State for Housing, Communities and Local Government on Sport England grounds and that subject to his decision :-
- (a) permission be granted to the application subject to conditions, including conditions covering the standard 3 year time limit for implementation; the development being carried out in accordance with the permitted details; the development being carried out using external materials and colour finishes as specified within the planning application documents to match those existing, unless otherwise agreed; the submission of a scheme of landscaping, including the relocation of the garden area that would be lost to create the additional car parking, soft landscaping, and any additional hard surfacing; the submission of a precautionary mitigation strategy for reptiles and an enhancement plan, prior to the commencement of the development; the submission and approval of an updated Travel Plan prior to occupation, to include reference to the pedestrian exit gate onto Mabledon Road and an assessment of its effectiveness in splitting pedestrian traffic on route to Tonbridge Train Station; the provision and retention of 14 car parking spaces; the gate onto Mabledon Road only being used as a pedestrian exit for The Judd School pupils and only being unlocked between 3.45pm and 4.15pm on school days during term time unless otherwise approved in writing by the County Planning Authority; no floodlighting being installed on the MUGAs; hours of working during construction and demolition being restricted to between the hours of 0800 and 1800 on Mondays to Fridays and between the hours of 0900 and 1300 on Saturdays, with no operations on Sundays and Bank Holidays; and the submission and approval of a construction management strategy prior to the commencement of the development, including details of the location of site compounds and operative/visitors' parking, details of site security and safety measures, lorry waiting and wheel washing facilities, details of how the site access would be managed to avoid conflict with peak school times, and details of any construction accesses; and
- (b) the applicants be advised by Informative that:-
- (i) they should register with Kent County Council's "Jambusters" Travel Plan Management system in respect of the requirement to prepare and submit a revised School Travel Plan; and
- (ii) consideration should be given to the inclusion of species that encourage bees when fulfilling the requirement to prepare and submit a scheme of landscaping.

11. Application DO/18/01015 (KCC/DO/0446/208) - Classroom extension to replace a timber mobile at Kingsdown and Ringwoud Primary School, Glen Road, Kingsdown, Deal; KCC Property and Infrastructure Support
(Item D2)

- (1) The Head of Planning Applications Group reported correspondence from the Local Member, Mr S C Manion in support of the application.

(2) In unanimously agreeing the recommendations of the Head of Planning Applications Group, the Committee added an Informative that the applicants should take the opportunity to explore renewable energy options for the application.

(3) RESOLVED that:-

- (a) permission be granted to the application subject to conditions, including conditions covering the standard three year time limit; the development being carried out in accordance with the permitted details; the submission and approval of an updated Travel Plan prior to occupation; and the submission and approval of a Construction Management Plan; and
- (b) the applicants be advised by Informative that:-
 - (i) no furniture may be erected on or across Public Rights of Way without the express consent of Highway Authority;
 - (ii) there must be no disturbance of the surface of the right of way, or obstruction of its use, either during or following any approved development without the express consent of the Highway Authority;
 - (iii) no hedging or shrubs should be planted with 1.5 metres of the edge of the public paths; and
 - (iv) they should take the opportunity to explore renewable energy options for the application.

12. Matters dealt with under delegated powers

(Item E1)

(1) 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 2017; and
- (d) Scoping Opinions under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (None).