

PLANNING APPLICATIONS COMMITTEE

MINUTES of a meeting of the Planning Applications Committee held in the Council Chamber, Sessions House, County Hall, Maidstone on Tuesday, 12 October 2010.

PRESENT: Mr R E King (Chairman), Mr J F London (Vice-Chairman), Mr R Brookbank, Mr A R Chell, Mrs V J Dagger, Mr J A Davies, Mr T Gates, Mr C Hibberd, Mr P J Homewood (Substitute) (Substitute for Mr J D Kirby), Mr R J Lees, Mr R F Manning, Mr R J Parry, Mr R A Pascoe, Mr M Robertson, Mr K Smith and Mr A T Willicombe

ALSO PRESENT: Mr A D Crowther and Mrs P A V Stockell

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

58. Minutes - 7 September 2010

(Item 4)

RESOLVED that the Minutes of the meeting held on 7 September 2010 are correctly recorded and that they be signed by the Chairman.

59. Site Meetings and Other Meetings

(Item A4)

The Committee agreed to undertake a tour of permitted development sites on Tuesday, 16 November 2010.

60. Revised and updated Validation requirements for Planning Applications

(Item B1)

RESOLVED that:-

- (a) the proposed revision and updates to the County Council Development and Waste Planning Applications Validation documents be noted;
- (b) the Head of Planning Applications Group be authorised to carry out consultations with relevant stakeholders on the revised documents, including via the County Council's website; and
- (c) the more regular updating of the references to current policy documents be delegated to the Head of Planning Applications Group, together with the technical and policy guidance cited in the validation documents when published on the County Council's website, to ensure that they remain technically up to date between the formal reviews of their contents.

61. Proposal MA/10/1209 - Refurbishment of existing school house and conversion into a self-contained Children's Centre, with parking to the front and fire escape to the rear at Marden Primary School, Goudhurst Road, Marden; KCC Children, Families and Education

(Item D1)

(1) The Head of Planning Applications Group tabled a revised plan of proposed site layout showing a new proposed positioning of the fire escape, the parking bay behind the School and the retained front garden and railings.

(2) Mrs P A V Stockell was present for this item pursuant to Committee Procedure 2.24 and spoke.

(3) The Head of Planning Applications reported correspondence from Mr and Mrs J Pavey (local residents) raising no objection to the revised proposal.

(4) The Committee noted that the Member listed as having attended the site visit in the Appendix to the report was Mr R A Pascoe.

(5) In agreeing the recommendations of the Head of Planning Applications Group, the Committee asked for an Informative to the applicants setting out its Health and Safety concerns over the height and glazing of the upper windows.

(6) RESOLVED that:-

(a) permission be granted to the proposal as shown on the amended plans (Drawing 60096914-116/001) subject to conditions, including conditions covering the standard 3 year time limit for implementation; the specifications for external building materials matching the existing materials; the use of the fire escape staircase being restricted to emergency use only with measures included to prevent its unauthorised use; the reservation of car parking within the school car park meeting the requirements of the Children's Centre; the use of the premises being restricted to between 0800 and 1800 hours, Mondays to Fridays (as applied for); the use of the rear garden area by the school pupils being restricted to supervised activities only; the use of the premises being restricted solely to the uses applied for; and the development being carried out in accordance with the permitted details; and

(b) the applicants be informed by Informative of the Committee's Health and Safety concerns over the height and glazing of the upper windows.

62. Proposal SW/10/1003 - Cycle track along the "Canal Bank" (Queensborough Lines) at Halfway Road, Sheerness; KCC Chief Executive's Department Regeneration and Economy Division

(Item D2)

(1) Mr A D Crowther was present for this item pursuant to Committee Procedure Rule 2.24 and spoke.

(2) The Head of Planning Applications Group informed the Committee that Minster-on-Sea Parish Council had written to withdraw its objections subject to the recommendations of the Kent Police Architectural Liaison Officer being incorporated.

(3) In agreeing the recommendations of the Head of Planning Applications Group, the Committee asked for an Informative to the applicants suggesting that the term “greenway” should be used instead of “cycle track”.

(4) RESOLVED that:-

- (a) permission be granted to the proposal subject to conditions, including conditions covering a 5 year implementation period; the development being carried out in accordance with the permitted details; ecological mitigation measures being undertaken as detailed within the planning application; a programme of archaeological works prior to commencement of construction activities; motor vehicle mitigation measures being fully installed as detailed within the planning application prior to the cycle track being first brought in to use, and then retained in perpetuity thereafter; and measures to prevent mud and debris being tracked out onto the public highway during construction activities; and
- (b) the applicants be informed by Informative of the Committee’s view that the term “greenway” should be used instead of “cycle track”.

63. Proposal TM/10/345 - Floodlit synthetic turf pitch, including fencing on School playing fields at Tonbridge Grammar School, Deakin Leas, Tonbridge; Governors of Tonbridge Grammar School and KCC Children, Families and Education

(Item D3)

RESOLVED that permission be granted to the proposal subject to conditions, including a 3 year time limit for implementation; the development being carried out in accordance with the permitted details; the colour and specification of fencing and surfacing; precise details of the levels being submitted (existing and proposed); protection of the trees which are to be retained; hours of use being restricted to be between 0830 and 2000 Monday to Friday, and between 0900 and 1800 on Saturdays, Sundays and Bank Holidays; all lighting on site, except security lighting, being extinguished by 2000, or 15 minutes after last use of the facility if earlier; lighting being extinguished when the pitch is not in use; the level of use of the facilities according with the submitted details; lighting being installed in accordance with the approved details, and checked on site; lighting levels not exceeding those specified within the application; no further lighting being installed without planning permission; a land contamination condition; a Community Use Agreement being submitted and adhered to; parking being available out of school hours for community use; hours of working during construction being restricted to 0800 and 1800 Monday to Friday and 0900 and 1300 on Saturdays, with no operations on Sundays and Bank Holidays; measures to prevent mud and debris on the highway; and a construction code of practice;

64. Proposal DA/10/627 - Extension of the main school building for additional learning space at The Gateway Primary School, Milestone Road, Dartford; Governors of The Gateway Primary School

(Item D4)

(1) In agreeing the recommendations of the Head of Planning Applications Group, the Committee asked for an Informative stating its preference for the installation of a sprinkler system.

(2) The Committee agreed that the Chairman should write on its behalf to the Cabinet Portfolio Holder for Corporate Support Services and Performance Management to inform him that the land set aside for a footway/cycleway between the School and Brent Way (a Condition of a previous Permission) had been sold by the KCC Property Group to a developer without consulting the Head of Planning Applications Group.

(3) 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; a restriction on the hours of use of the extension by the community; and a scheme for the disposal of foul and surface water being submitted and approved prior to the development commencing; and
- (b) the applicants be informed by Informative of the Committee's preference for the installation of a sprinkler system.

65. 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 and Government Departments (None);
- (c) County Council developments;
- (d) Screening opinions under Environmental Impact Assessment Regulations 1999; and
- (e) Scoping opinions under Environmental Impact Assessment Regulations 1999 (None).