

## Planning Committee

Wednesday the 16<sup>th</sup> August 2017 at 7.00pm



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### Update Report for the Committee

The following notes and attached papers will be referred to at the meeting and will provide updated information to the Committee to reflect changes in circumstances and officer advice since the reports on the agenda were prepared

3. **Minutes** – to approve the Minutes of the Meeting of this Committee held on the 19<sup>th</sup> July 2017.
4. Requests for Deferral/Withdrawal - None

### Part I – Monitoring/Information Items

None for this Meeting

### Part II – For Decision

5. Schedule of Applications
  - (a) **16/01548/AS - Wye School, Kempe Centre, Olantigh Road, Wye, Ashford, TN25 5EJ - Phases 2 and 3 of the proposed Wye school expansion comprising permanent use of the Kempe Centre for school use; refurbishment of the Kempe Centre to include new sixth form accommodation and minor alterations to the external appearance of the building to reflect internal reconfiguration; retention of the two existing temporary classroom cabins until the end of the 2018/2019 academic year; demolition of existing structures and some trees; erection of a new building comprising the main hall, 4 court sports hall and new teaching accommodation; new coach, car and cycle parking provision; new soft and hard landscaping; off-site highway works on Olantigh Road and other associated works**

#### Corrections:

Paragraph 8 – Phase 1 was approved in March 2017 (not 2016).

Page 1.23 Wye Downs AONB Unit should read Kent Downs AONB Unit

Para 35 – The school currently has 360 pupils and not 272

The applicants have pointed out a number of areas within the report that are in need of clarification/comment:

Paragraph 11 (page 1.8) – you state that the tandem parking spaces are proposed due to space constraints. Whilst this is in part true, it must be remembered

especially in relation to the tandem parking (parent drop-off/pick-up) that these spaces will only be used for short periods at the start and end of the school day. Outside of these times, they will be unoccupied. As the school does not expect take-up of the staff spaces to reach anything near 100%, it is very likely that the tandem spaces for staff parking will not be used. Therefore there should be no concerns surrounding the proposal for tandem parking consistent with KCC Highways response.

#### Landscape and Visual Impact Assessment (LVIA) –

Considers response from Kent Downs AONB Unit to be inaccurate in that they state that the design for the new building '*remains unaltered from the original submission.*' This is not the case. Consequently, their outstanding objections to the height and scale of the building has not been properly informed due to their misunderstanding of the revised proposals.

In addition the incorrect site plan is shown on page 1.48 and a correct one is attached.

#### Representations

Further comments have been received from Wye PC and are annexed to this report. In summary they say that many of the issues which the Parish Council raised previously remain the same. They recommend that further conditions are added regarding non-reflective glass (which was part of officers previous recommendation) and limiting pupil numbers. They also raise some concerns about the type of lift to be installed.

In response the applicants have stated that the funding agreement between the ESFA and United Learning Trust sets the Published Admissions Numbers (PAN) for the school at 90. There is no plan to change this. So the ESFA have no objection if Members insist on setting the maximum capacity at 600 and they have stated this on occasions in the past.

On the non-reflective glazing, their starting position has to be that this is not deemed necessary as the design does not include large glass panels that would suggest that reflective glare would be a problem. Narrow strips of recessed glass are proposed on the eastern elevation. However, and if Members are insistent, the Applicant can accept the condition. Please note that there is an associated cost implication for the ESFA in accepting this.

In terms of the platform lift, this is not something that KCC have flagged up in their responses to the application to date. They are advised that this type of lift has been installed in schools for a number of years.

#### Recommendation

Add the following conditions:-

22. All glazing within the east elevation of the proposed teaching block shall be non-reflective glazing.

**Reason:** In the interests of visual amenity and to reduce the impact of the development from views to the east.

23. No more than 600 pupils shall be registered at the school at any time.

**Reason:** To ensure that adequate parking facilities are provided.

- (b) **16/01853/AS - Land south west of Recreation Ground Road and north and east of Smallhythe Road, Tenterden, Kent - Variation of condition 6 on planning permission 14/00757/AS in relation to house layout/type on phases 3, 4 & 5; Variation of conditions 52, 54 & 76 on planning permission 14/00757/AS (phases 3, 4 & 5) and removal of condition 53 on planning permission 14/00757/AS**

Page 2.6 – the Ward Member for most of the site is Cllr Knowles who is not a member of the Planning Committee. Cllr Bennett is Ward Member for a small portion of the site that is not affected by any of the changes.

- (c) **17/00761/AS - 12 Conker Close Kingsnorth Ashford TN23 3LL - Retrospective erection of 1.8m fence to boundary and change of use of land from amenity to residential use**

None.

- (d) **17/00468/AS - Purlands Paddocks, Pluckley Road, Charing, Ashford, Kent, TN27 0AG - Construction of one five bedroom dwelling**

Page 4.5

**Charing Parish Council:** have made the following additional comments:

- Amendments have reduced overbearing impact and overlooking
- Suggest an alternative scheme for the removal of the first floor rear projection to reduce the bulk of the building and re-position windows and sitting of the building in the plot
- [HDSS&D comment: the Council can only consider the scheme before it, the applicant was invited to amend the scheme to address neighbour concerns and they declined.]

Additional representation annexed to the report, the matters raised are summarised below:

- Overdevelopment
- Overbearing impact

- Overlooking
- Overshadowing
- Alternative scheme preferred of a smaller size, and same building line



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**Wye**  
with **Hinxhill**  
Parish Council



16<sup>th</sup> August 2017

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*By email as an attachment*

Dear Mrs Magnall

**16/01548/AS Wye School, Kempe Centre, Olantigh Road, Wye TN25 5EJ**  
Amended plans

Despite referral to the Design Review Panel and amended plans, many of the issues which the Parish Council raised about the previous application remain the same.

In particular the Parish Council has serious concerns about the following points which, although they were included in your earlier report, do not appear to have been included in your Report to Planning Committee of 16<sup>th</sup> August:

Maximum number of pupils: there does not appear to be a Condition restricting the number of pupils attending the school. Throughout the planning process it has been agreed that there would be a maximum of 90 pupils per year group with a maximum of 600 pupils aged 11-18 years, please see attached a copy of our letter of 15<sup>th</sup> June.

Non reflective glass: the AONB Unit wrote: 'The extensive glazing on the eastern elevation is of concern; in order to reduce impact in views from the east it is imperative that non-reflective glazing is used on this elevation.' Wye Neighbourhood Plan policy WNP11(i) also supports the use of non reflective materials.

Your Report to Planning Committee in May includes Condition 3 requiring non reflective glass: 'All glazing in East elevation of proposed teaching block shall be non reflective glazing'.  
Reason: In interest of visual amenity

Platform lift: the amended plans show a 'platform lift'. We understand that this type of lift would not be permitted in a Kent County Council school and we request that this be assessed.

The Parish Council would be grateful if these points could be addressed.

Yours sincerely

Mrs V A McLean  
Clerk to the Parish Council

Annex 2:

Purlands Lodge  
Pluckley Road  
Charing  
Kent  
TN27 OAG

4 August 2017

**Proposal to ABC Planning Committee re: Planning Application 17/00468, Purlands Paddock, Charing - that a smaller dwelling would be more appropriate to the size of site, and more acceptable to neighbours.**

The common theme in the objections submitted against this Application, is that the proposed dwelling is of an imposing and overbearing size for the site and neighbours. This in turn affects privacy, and for the occupier of a ground-floor flat in Hardwicke House (that faces the potential new dwelling), the natural light to that property will be greatly reduced.

My wife and I live in Purlands Lodge, which has 'double-aspect' windows on our south and west side. Purlands Paddock is on our immediate south border.

Our key objection to the Application is the size of the proposed dwelling - whilst the East Face is in line with our building line, the West Face stretches not only beyond our building line, but also beyond our Conservatory.

From the dimensions on the Site Layout, we calculate these to be 9 metres beyond our West Face building line, and 5.5 metres beyond the end of our Conservatory. We feel these to be both significant and unacceptable.

We accept that the owners of Purlands Paddock have been very aware of the privacy issues, and have partially addressed these by making changes to windows on the North Face of the proposed dwelling, but the size of the proposed dwelling and effect on our privacy still concern us.

We further accept that the proposed dwelling is smaller in size than Hardwicke House, and that the West Face of Hardwicke House stretches beyond the West Face of the proposed dwelling.

However, Hardwicke House (and Purlands House) are of a distance from our property, that does not affect our privacy.

We recognise that there is a critical shortage of housing within the ABC area, and being realistic, a dwelling on Purlands Paddock is logical.

Therefore, if a revised Application were to be submitted, for a dwelling that is contained within the same building lines as our property, then we would not have any objection.

My wife and I therefore ask the Planning Committee to consider this request, and trust that it will be seen as a sensible way forward.

Thank you

KEITH ORAM

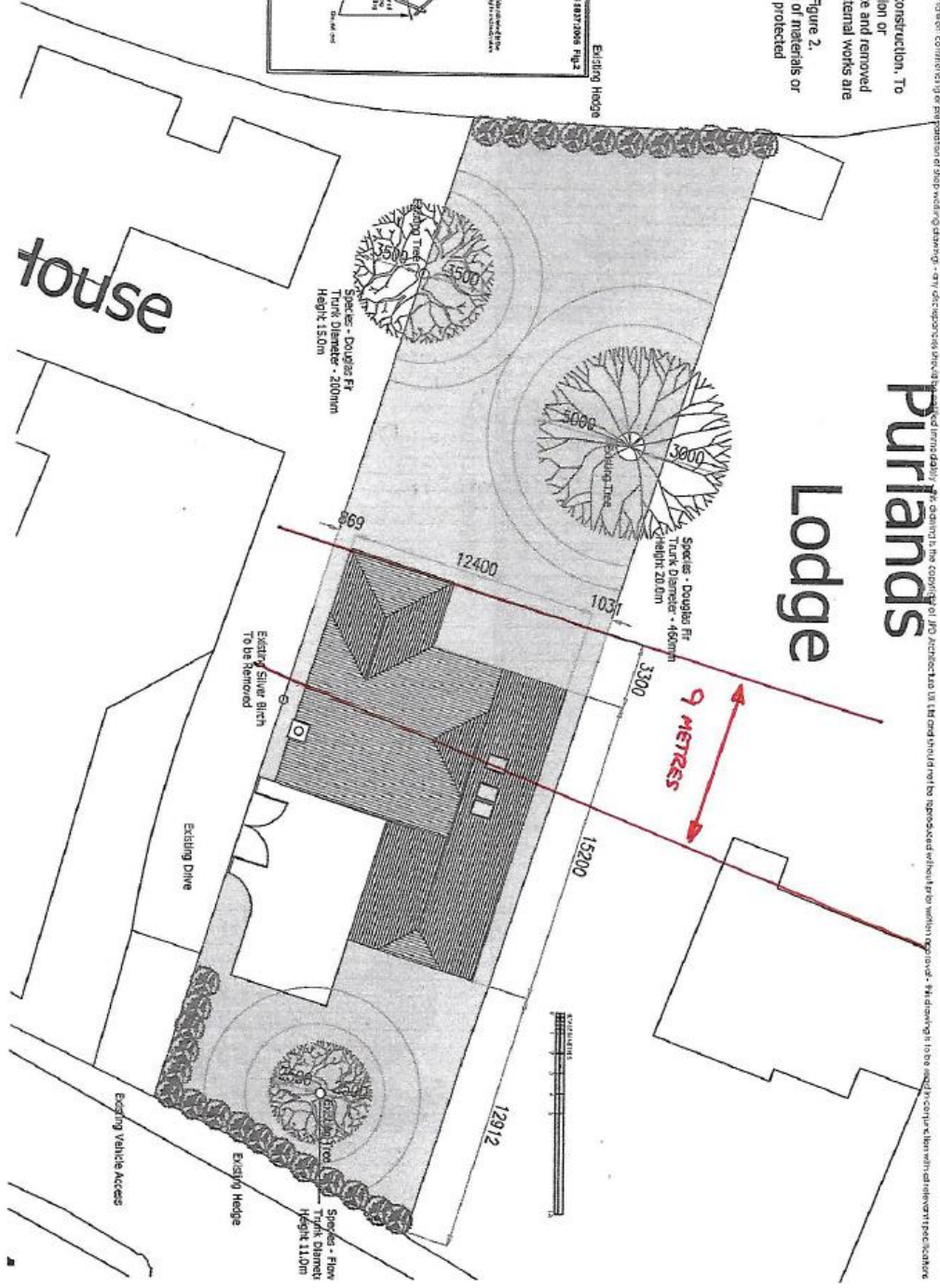
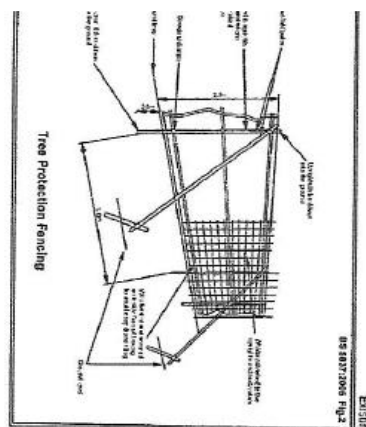


Amendments 11.5.17

(Not to be used from this drawing) - all dimensions are to be checked on site prior to work commencing or preparation of shop working drawings - any discrepancies should be reported immediately - all drawings are copyright of JPS Architects Ltd. If not held in hand by the responsible individual for the project, the drawing is to be used in accordance with the relevant specifications.

Tree protection fence during construction. To be erected before any demolition or construction work starts on site and removed only when all buildings and external works are completed.  
Fencing to be BS 5837:2005, Figure 2.  
No works, excavation, storage of materials or any other to take place within protected areas.

Root Protection Area



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client  
The Paddock, Charing,  
Kent,

drawing title  
Site Layout

scale (A3) 1:200 date March 2017 drawn TH checked JPD/020317/02

drawing no. JPD/020317/02 revision A