

KENT COUNTY COUNCIL

PLANNING APPLICATIONS COMMITTEE

MINUTES of A meeting of the Planning Applications Committee held at Council Chamber, Sessions House, County Hall, Maidstone on Tuesday, 13th May, 2008.

PRESENT: Mr R E King (Chairman), Mr A R Bassam (Vice-Chairman), Mr A R Chell (Substitute for Mr T Gates), Mrs V J Dagger, Mr J A Davies, Mrs E Green, Mr C Hibberd, 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 J I Muckle, Mr W V Newman, DL, Mr A R Poole, Dr T R Robinson (Substitute for Mr J B O Fullarton) and Mr F Wood-Brignall.

OTHER MEMBERS: Miss J Carey and Mr R Truelove.

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

UNRESTRICTED ITEMS

32. Substitutes
(Item. 1)

33. Site Meetings and Other Meetings
(Item. 2)

The Committee agreed to tour a number of permitted developments in West Kent on 17 June 2008. It also agreed to hold a public meeting in Sellindge on Tuesday, 24 June 2008, a site visit to Wrotham Quarry on 29 July 2008 and to Sevenoaks Quarry on 9 September 2008.

34. Minutes - 15 April 2008
(Item. 3)

RESOLVED that the Minutes of the meeting held on 15 April 2008 are correctly recorded and that they be signed by the Chairman.

35. Application TM/07/4294 - Extension of time until January 2011 to commence work in the Western Extension, Hermitage Quarry, Hermitage Lane, Ditton; Gallagher Aggregates Ltd.

(Item C1 – Report by Head of Planning Applications Group)

(1) The Head of Planning Applications Group reported the views of the local Member Mr G Rowe.

(2) The Committee noted an amendment to paragraph 22 of the report that average blast levels should usually be below 6mm/sec ppv in 95% of all blasts.

(3) RESOLVED that permission be granted in the application subject to conditions covering amongst other matters the standard time condition; noise; dust

and odour controls; hours of working; scheme of working; and a restoration and blasting regime.

36. Application SH/08/351 - Use of farm access road to provide access to waste composting facility and variation of Conditions 2, 6 and 7 of Permission SH/03/62 and Condition 14 of Permission SH/04/1629 at Hope Farm, Crete Road East, Hawkinge, Folkestone; J Taylor and Son.

(Item C2 – Report by Head of Planning Applications Group)

(1) The Head of Planning Applications Group reported the views of the local Member, Mr R A Pascoe.

(2) RESOLVED that permission be granted to the application subject to conditions including conditions limiting green waste vehicular movements to an average of 50 movements per week; all drivers delivering green waste to the site approaching from the B2011 New Dover Road direction and turning right on the new access road; all green waste vehicles exiting the site by using the new access road onto the B2011 New Dover Road; additional warning signage being erected to alert delivery drivers of the Public Right of Way/Bridle and Cycle Path that cross the access road; and a scheme of landscaping.

37. Application MA/07/1649 - Development of inert waste recycling facility at Hanson Aggregates, 20/20 Industrial Estate, Allington, Maidstone; Hanson Quarry Products.

(Item C3 – Report by Head of Planning Applications Group)

RESOLVED that permission be granted to the application subject to conditions including conditions covering the development being carried out in accordance with the submitted plans; the submission of a full detailed drawing scheme for the site; hours of operation; material received on site not exceeding 110,000 tonnes per annum; stockpile freights not exceeding 6.5m above ground level; new landscape planting to infill the gap on the western boundary of the site and measures to prevent future encroachment on it; and implementation of dust mitigation measures.

38. Proposal SH/07/2611R - Single storey school to replace the existing School. Minor amendments to the approved scheme, including raised height of the building at Lympne Primary School, Lympne; KCC Property Group.

(Item D1 – Report by Health of Planning Applications Group)

(1) Miss S J Carey was present for this item to Committee Procedure Rule 2.24 and spoke.

(2) The Head of Planning Applications Group reported the views of Shepway District Council and Lympne Parish Council.

(3) The Chairman agreed to investigate how the discrepancy between the original permission and the construction had occurred. The Committee expressed the hope that this would result in recommendations for best pasture in the future.

(4) Mrs S V Hohler moved, seconded by Mr J I Muckle that the recommendation of the Head of Planning Group be agreed subject to an informative that any further

proposal alteration to the building be reported to the Committee for its determination.

(5) RESOLVED that in terms of option 1a the amendment be refused on the grounds that the proposal gives rise to unacceptable amenity and environmental impacts and fails to protect and enhance the natural beauty of the AONB and the SLA contrary to development plan policy QL1, EN4, EN5 and S1 of the Kent and Medway Structure Plan 2006 and policies BE1, SD1, CO3 and CO4 of the Shepway District Local Plan. In terms of option 2a that the amendment be approved subject to conditions, including conditions covering:

- the development to be carried out in accordance with the permitted details;
- the removal of permitted development rights;
- a scheme of landscaping, its implementation and maintenance;

39. Proposal DA/08/175 - Two storey new Children's Centre with a pitched roof construction at Swan Valley School, Swanscombe; KCC Children, Families and Education.

(Item D2 – Report by Head of Planning Applications Group)

RESOLVED that permission be granted to the proposal subject to conditions including conditions covering the development being carried out in accordance with the permitted details; the standard time limit; the submission of details relating to the lighting of car park; submission of details of external materials; the provision of 10 car parking spaces for staff during opening hours; and hours of use for the Children's Centre being restricted to 0800 to 1800 Monday to Friday.

40. Proposal SW/04/1453 - Alternative bridge designs at Sittingbourne Northern Relief Road; KCC Environment and Regeneration.

(Item D3 – Report by Head of Planning Applications Group)

(1) Mr R Truelove was present for this item pursuant to Committee Procedure 2.24 and spoke.

(2) The Head of Planning Applications Group reported correspondence from RSPB, Natural England, the Cruising Association and a local resident from Kemsley.

(3) Mr R Pretty, Mr B Broughton, Mrs L Tonsley, Mr C Reader and Mr P MacDonald addressed the Committee in opposition to the proposal, Mr C Jones from Jacobs Babbie spoke in reply.

(4) Mr J I Muckle moved, seconded by Mr A R Poole that the recommendations of the Head of Planning Applications Group be agreed.

Carried 11 votes to 4

(5) Mr A R Chell, Mr J A Davies, Mr J F London and Mr R A March requested that their votes against the proposal be recorded pursuant to Committee Procedure Rule 2.20.

(6) Mr G A Horne asked the Committee to note that he had not voted on the proposal as he had been absent for part of the debate.

(7) RESOLVED that the findings of the investigation into an alternative bridge design be noted and that approval is open to the submitted reports as satisfying conditions of permission SW/04/1453.

41. County matter applications

(Item. 1)

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

(a) County matter applications;

42. Consultations on applications submitted by District Councils or Government Departments

(Item. 2)

(b) consultations on applications submitted by District Councils or Government Departments (None);

43. County Council developments

(Item. 3)

(c) County Council developments;

44. Detailed submissions under Channel Tunnel Rail Link Act 1996 (None)

(Item. 4)

(d) detailed submissions under Channel Tunnel Rail Link Act 1996 (None);

45. Screening opinions under Environmental Impact Assessment Regulations 1999

(Item. 5)

(e) screening opinions under Environmental Impact Assessment Regulations 1999; and

46. Scoping opinions under Environmental Impact Assessment Regulations 1999 (None)

(Item. 6)

13.05.2008

- (f) scoping opinions under Environmental Impact Assessment Regulations 1999 (None).