

## KENT COUNTY COUNCIL

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### PLANNING APPLICATIONS COMMITTEE

MINUTES of a meeting of the Planning Applications Committee held at Sessions House, County Hall, Maidstone on Tuesday, 7 November 2006.

PRESENT: Mr R E King (Chairman), Mr A R Bassam (Vice-Chairman), Mr T J Birkett (substitute for Mr W V Newman), Mrs V J Dagger, Mr J A Davies, Mr J B O Fullarton, Mrs E Green, Mr C Hibberd (substitute for Mr T Gates), Mrs S V Hohler, Mr G A Horne, Mr S J G Koowaree, Mr J F London, Mr T A Maddison, Mr R A Marsh, Mr J I Muckle, Mr A R Poole, Ms B J Simpson and Mrs P A V Stockell.

OTHER MEMBERS: Mr A D Crowther, Mr J Curwood, Mr D S Daley and Mr M J Northey.

OFFICERS: The Head of Planning Applications Group, Mr W Murphy (with Mr M Clifton and Mr J Crossley); the Development Planning Manager, Mr A Ash; and the Democratic Services Officer, Mr A Tait.

#### UNRESTRICTED ITEMS

**85. Minutes – 10 October 2006**  
*(Item A2)*

RESOLVED that the Minutes of the meeting held on 10 October 2006 are correctly recorded and that they be signed by the Chairman.

**86. Site Meetings and Other Meetings**  
*(Item A3)*

The Committee agreed to visit Whitegates on Friday, 1 December 2006 and Paddock Wood Primary School on Tuesday, 12 December 2006. The Committee also agreed to hold training sessions with the Environment Agency on Tuesday, 23 January 2007 and on Sustainable Design and Construction on Tuesday, 13 February 2007.

*(The Whitegates visit was later postponed to 10 January 2007).*

**87. Applications TW/06/502 – Variation of Condition 5 of Permission TW/93/1250 to extend the hours of operation at Household Waste and Recycling Centre, North Farm, Dowding Way, Tunbridge Wells; SITA UK Ltd**  
*(Item C1 – Report by Head of Planning Applications Group)*

(1) The Committee agreed to the inclusion of an additional informative explaining the hours of operation at the Allington Energy from Waste Plant.

(2) RESOLVED that:-

- (a) permission be granted to the proposed extended hours of working during weekdays only subject to conditions including the standard time condition; restriction on the plant and machinery to be used during the extended hours; with an informative that all other conditions attached to permission TW/93/1250 must be strictly adhered to;

- (b) permission be refused for the proposed extended hours during the weekends on the grounds that insufficient detail has been provided, including an appropriate noise assessment to demonstrate there would be no detrimental impacts on local amenity;
- (c) the applicant be informed that should extended hours of use during the weekends be required then further information should be submitted in support of a separate application, which can then be considered separately on its merits; and
- (d) the applicant be informed that the Allington Energy from Waste Plant accepts a limited amount of waste between 0800 and 0930.

**88. Application SW/05/744/R5 and R7 – (i) Importation of water by tanker or tractor and bowser (to supplement mains supply); and (ii) details of siting, design, external appearance, construction materials, finishes and colours of the proposed conditioning plant, external lighting, fencing and site drainage at Norwood Quarry and Landfill Site, Lower Road, Brambledown, Sheppey; Waste Recycling Group Ltd**

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

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

- (1) The Committee agreed to the Chairman's offer to write to the Finance and the Environment, Highways and Waste Portfolio holders concerning the difficulties in getting Section 106 money released for agreed highway improvements.
- (2) RESOLVED that approval be given to the application subject to:-
  - (a) any remaining details being implemented as approved;
  - (b) conditions confirming that any vehicle movements associated with the importation of water are included within those allowed under the terms of Condition 14 of Planning Permission SW/05/744 and that the only access used to import water is the existing site access off Lower Road;
  - (c) the applicant being reprimanded on its failure to fully comply with the terms of Condition 7 of Planning Permission SW/05/744 in that it implemented the proposed details and commenced the importation of boiler ash and air pollution control residues (ACPRs), conditioning and landfilling of waste at the site without first having obtained the necessary approvals from the County Planning Authority; and
  - (d) the Divisional Transportation Manager being:-
    - (i) reminded of the concerns expressed by local residents about adverse traffic impacts on Lower Road, particularly through Brambledown;
    - (ii) asked to explore opportunities to resolve the problems when considering proposals for future development on the Island or through other means; and
    - (iii) asked to provide a report to the next meeting of the Norwood Farm Liaison Committee setting out his views on the issues.

**89. Proposal CA/06/1187 – Retrospective application for the replacement of weldmesh fencing with metal palisade fencing at the shared school playing field off Spring Lane, Canterbury; Governors of Barton Court Grammar and Chaucer Technology Schools and KCC Children, Families and Education**  
*(Item D1 – Report by Head of Planning Applications Group)*

*(Mr M J Northey was present for this item pursuant to Committee Procedure Rule 2.24 and spoke)*

- (1) Letters were tabled from Mr H Kyffin and from Mr G Jeffrey and Ms D Cruickshank (local residents).
- (2) Mr H Kyffin and Mr S Bax (local residents) spoke in objection to the proposal. Mr S Murphy (Headteacher of Chaucer Technology College) spoke in reply.
- (3) RESOLVED that consideration of this matter be deferred pending a Members' site visit.

*Carried 15 votes to 2.*

**90. Proposal DO/06/507 – Out of Hours Community Building at Sandwich Technology School, Deal Road, Sandwich; Governors of Sandwich Technology School and KCC Children, Families and Education**  
*(Item D2 – Report by Head of Planning Applications Group)*

RESOLVED that permission be granted to the proposal subject to the development being carried out in accordance with the submitted documents and plans; the materials used to construct the fabric of the building being those stated in the application documents and their being no deviation from these unless otherwise agreed in writing by the County Planning Authority; and sufficient parking being made available to the users of the out of hours community building within the school grounds at all times.

**91. Proposal MA/06/118 – All-weather football pitch with associated fencing and floodlighting at Maplesden Noakes School, Buckland Road, Maidstone; Governors of Maplesden Noakes School and KCC Children, Families and Education**

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

*(Mr J Curwood and Mr D S Daley were present for this item pursuant to Committee Procedure 2.24 and spoke)*

- (1) Letters from Mrs D Goacher and gdm architects were tabled.
- (2) Mrs D Goacher (local resident) addressed the Committee in opposition to the proposal. Mr Baxter from the school's Governing Body spoke in reply.
- (3) Mrs P A V Stockell moved, seconded by Mr R A Marsh that the Head of Planning Applications Group's recommendation be adopted subject to the hours of use being increased from 81 to 85.

*Lost 4 votes to 10*

- (4) on being put to the vote the Head of Planning Applications Group's recommendations were carried with no opposition.
- (5) RESOLVED that:-
  - (a) permission be granted to the proposal subject to conditions including the development being carried out strictly in accordance with the approved

plans; the submission and implementation of a landscaping scheme; hours of use of the pitch and floodlights; the floodlights being extinguished when not required for all or part of the pitch and operated at the proposed Lux level at all times; an archaeological watching brief being carried out prior to commencement of operations; and details of surface materials for the proposed pitch being submitted prior to work commencing; and

- (b) the applicant be advised of the need to ensure that the existing drainage systems are well maintained and of sufficient capacity to cope with any additional flow or loading that may occur as a result of this permission.

**92. Proposal MA/06/1560 – New school building with junior classrooms, SEN (Special Educational Needs)/small group rooms, FSES (Full School Extended Services) building, staffroom and nursery; new Junior hard play area; reconfiguration of existing car parking off Rutland Way (including new access point, one-way system and additional parking); extension to existing dining room and reconfiguration of existing Infants block at Greenfields Community Primary School, Oxford Road, Maidstone; Governors of Greenfields Community Primary School and KCC Children, Families and Education**

*(Item D4 – Report by Head of Planning Applications Group)*

(1) The Committee agreed to the inclusion of an additional condition requiring appropriate **hours of restriction for** community use.

(2) RESOLVED that subject to the submission of tree survey work and design details for the proposed community building for further approval, permission be granted to the proposal subject to the imposition of conditions including the standard time limit; the development being carried out in accordance with the permitted details; details of external materials; a scheme of landscaping; details of tree protection measures; parking/turning area being provided prior to commencement of use; confirmation that the development will be constructed in a sustainable and energy efficient form; appropriate hours of restriction for community use; details of external lighting; details of hard landscaping; no lights being erected within or adjacent to Junior hard play area; implementation and ongoing review of the Travel Plan; details of foul and surface water drainage; hours of working during construction being restricted to between 0800 and 1800 Mondays to Fridays, and between 0900 and 1300 on Saturdays; provision of pedestrian barrier to footway between Rutland Way and Greenfields; provision for cycle parking; removal of temporary mobile classroom permitted under planning reference MA/06/756; and detailed drawing for the proposed junior hard play area.

**93. Proposal DA/06/856 – Kent Thameside Fastrack, Everard’s Link Phase 2, being the provision of a bus priority route linking the recently constructed bus/rail interchange with the new development at Ingress Park (including associated landscaping works) to form part of the Kent Thameside Fastrack Major Scheme at Land immediately north of the railway line between Station Road and The Avenue, Greenhithe; KCC Highways Advisory Board**

*(Item D5 – Report by Head of Planning Applications Group)*

(1) Mr J I Muckle made a declaration of Prejudicial Interest as a Member of the Fastrack Board. He left the Chamber and took no part in the debate on this item.

- (2) Correspondence from Mr R Falce, a local resident was tabled together with a response from Mr J M Turner, the Project Manager.
- (3) Mr R Falce addressed the Committee in opposition to the proposal.
- (4) RESOLVED that:-
  - (a) the application be referred to the Secretary of State for Communities and Local Government as a departure from the Development Plan, and that subject to her decision, 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; details of finished surfaces, structures, signing, walls, railings, fences and street furniture; details of lighting; details of drainage; investigation and method of dealing with ground contamination from previous uses; hours of working being restricted to between 0800 and 1800 Monday to Friday and between 0800 and 1300 on Saturdays, with no operations on Sundays and Bank Holidays; environmental safeguards during construction (eg., prevention of mud and debris being taken onto the existing public highway and dust control); location and construction of any contractors' site compound or temporary accommodation; details of parking for contractors' vehicles; full details of landscaping including details relating to habitat mitigation and enhancement, planting and its maintenance, and details of the environmental barrier; implementation of bat mitigation proposals prior to commencement of the development; and archaeological investigation provisions; and
  - (b) the applicant be advised of the following by informative:
    - (i) For the avoidance of doubt, this permission does not grant planning permission or Listed Building Consent for the demolition and alterations to the Listed wall and railings at Ingress Park. No work should begin in this area until planning permission and Listed Building Consent have been granted. Further details will be required to grant any such permission;
    - (ii) Account should be taken of the comments made by the Environment Agency; and
    - (iii) A full method statement of the works in close proximity to the operational railway must be supplied and agreed with Network Rail's Outside Party Engineer.

**94 County Matters dealt with under Delegated Powers**  
*(Item E1-E6 – Reports by Head of Planning Applications Group)*

RESOLVED to note reports on items 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) detailed submissions under Channel Tunnel Rail Link Act 1996 (None)

7 November 2006

- (e) screening opinions under Environmental Impact Assessment Regulations 1999 ; and
- (f) scoping opinions under Environmental Impact Assessment Regulations 1999 (None).

06/aa/pa/110706/Minutes