

KENT COUNTY COUNCIL

PLANNING APPLICATIONS COMMITTEE

MINUTES of a meeting of the Planning Applications Committee held in the Council Chamber, Sessions House, County Hall, Maidstone on Tuesday, 14 June 2011.

PRESENT: Mr R E King (Chairman), Mr J F London (Vice-Chairman), Mr R Brookbank, Mr A R Chell, Mr J A Davies, Mr T Gates, Mr W A Hayton, Mr C Hibberd, Mr J D Kirby, Mr S J G Koowaree (Substitute for Mr M B Robertson), Mr R J Lees, Mr R F Manning, Mr R A Pascoe, Mr C P Smith Mr A T Willicombe

ALSO PRESENT: Mr L Christie

IN ATTENDANCE: Mrs S Thompson (Head of Planning Applications Group), Mr M Clifton (Team Leader - Waste Developments), Mr J Crossley (Team Leader - County Council Development), Mr R White (Transport and Development Business Manager) Mr A Tait (Democratic Services Officer)

UNRESTRICTED ITEMS

35. Minutes - 10 May 2011

(Item 5)

(1) In respect of Minute 11/11, The Head of Planning Applications Group informed the Committee that the second court action brought by CALA Homes against the Secretary of State's advice regarding the South East Plan had been unsuccessful at the Court of Appeal Stage. This meant that the advice given to Committee Members in February 2011 was still relevant.

(2) The Head of Planning Applications Group reported in respect of Minute 11/1 that the applicants for the Straw Mill Hill, Tovil application (MA/10/167) had appealed the Committee's decision to refuse permission. The Planning Inspectorate had advised that the appeal would take the form of a Hearing rather than an Inquiry.

(3) The Head of Planning Applications Group reported in respect of Minute 11/37 that the Secretary of State had issued a holding direction pending a decision on whether to call in the Hermitage Quarry application (TM/10/2029).

(4) RESOLVED that the Minutes of the meeting held on 10 May 2011 are correctly recorded and that they be signed by the Chairman.

36. Site Meetings and Other Meetings

(Item A5)

The Committee noted that there would be a tour of permitted development sites on Tuesday, 28 June 2011 and a training session on highways considerations on Tuesday, 26 July 2011.

37. Application CA/10/1571 - Retrospective application for material change of use from B2 (general industrial) to scrap metal recycling facility at Unit 7b, Goose Farm, Shalloak Road, Broad Oak, Canterbury; Mr O Woodmansee
(Item C1)

RESOLVED that permission be granted to the application subject to conditions including conditions covering the use of the site being carried out in accordance with the details set out in the planning permission; a restriction on vehicle movements to and from the site to no more than a combined total of 12 per day; hours of operation being limited to 0830 to 1730 Monday to Friday and 0800 to 1300 on Saturday with no transfer of waste into the external storage skip taking place on Saturdays; noise rating levels at the nearest residential property not exceeding existing background noise levels from the facility; no burning of any material on site; and all metal processing activity only occurring within the building.

38. Application SW/10/774 - Biomass Combined Heat and Power Plant including external and covered waste wood storage area, associated weighbridge, parking and underground pipework to pumping station at Ridham Dock, Iwade, Nr Sittingbourne; Biomass Power Plant Ridham Ltd
(Item C2)

(1) Correspondence from the Local Member, Mr M J Whiting was tabled. This welcomed the development in principle but raised three areas of concern. These were the number of additional lorry movements; the absence of a full investigation of the possibilities offered by the rail head and sea port which lay within close proximity to the site; and local concerns about the combined stack emissions from all of the developments at Ridham Dock.

(2) The Head of Planning Applications Group reported correspondence from an adjoining Local Member, Mr A D Crowther supporting the application whilst pointing out that that the strip of water separating the Isle of Sheppey from the mainland was the "Swale" rather than the "River Swale."

(3) On being put to the vote, the recommendations of the Head of Planning Applications Group were agreed by 13 votes to 1.

(4) RESOLVED that subject to:-

(a) the Applicant providing an alternative 0.9 hectare site for the creation of a reed bed habitat to mitigate the loss of reed bed habitat on the development site within 6 months the Committee's resolution; and

(b) the satisfactory completion of a Legal Agreement to secure the Draft Heads of Terms as set out in Appendix 2 to the report: -

permission be granted to the application subject to conditions, including conditions covering hours of working; waste throughput; dust management; noise restrictions; flood risk; a surface water drainage scheme; archaeology; lighting; ecology; mud on the road; vehicle parking turning and surface details;

details of alternative users of power generation; construction materials and colour; together with an informative requiring the applicant to investigate the use of alternative rail and waste sources.

39. Proposal SE/11/122 - Six bay modular building at Weald Community Primary School, Long Barn Road, Sevenoaks; KCC Education, Learning and Skills

(Item D1)

(1) Mr R E Brookbank made a declaration of personal interest as he had participated in the development of the Sevenoaks Local Development Framework in his capacity as a Member of Sevenoaks DC.

(2) RESOLVED that:-

- (a) permission be granted to the proposal subject conditions, including conditions requiring the mobile classroom to be removed from the site no later than 5 years from the date of the permission be granted; the painting of the mobile classroom in dark green; boundary planting; and the submission of a school travel plan; and
- (b) the applicant be advised by Informative that the permission granted for the mobile classroom is for a temporary period and that the applicant should urgently seek to address the issue of finding a permanent solution.

40. Proposal GR/11/181 - First floor extension above existing food technology rooms to provide two additional classrooms at Northfleet School for Girls, Hall Road, Northfleet; Governors of Northfleet School for Girls

(Item D2)

(1) Mr L Christie was present for this item pursuant to Committee Procedure 2.24 and spoke. He also made a declaration of personal interest as his wife was the Chair of Governors at Northfleet School for Girls.

(2) The Head of Planning Applications Group reported the views of Gravesham Borough Council, raising no objection to the proposal whilst suggesting some possible amendments.

(3) RESOLVED that 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; the development being constructed using the materials set out in the drawings received; and hours of working during construction.

41. Proposal TW/11/121- Three bay modular building at Langton Green Primary School, Lampington Row, Langton Green, Tunbridge Wells; KCC Education, Learning and Skills

(Item D3)

(1) Mr J A Davies made a declaration of personal interest as the Local Member and as an Authority Governor of Langton Green Primary School. As he had already given his views, he addressed the Committee in his capacity as Local Member but took no part in the decision-making process.

(2) RESOLVED that permission be granted to the proposal subject to conditions, including conditions covering a requirement for the mobile classroom to be removed from the site no later than 5 years from the date of the permission; the colour of the cedar cladding; and design specifications for the windows and fascias on the exterior of the building.

42. Proposal DO/10/1183 - Retention of mobile classroom unit at The Downs CEP School, Owen Square, Walmer, Deal; KCC Property Group
(Item D4)

(1) Correspondence from the Local Member, Mr K Smith was tabled, requesting that (as the total period of temporary permissions for the mobile classroom would now extend to over a quarter of a century) the report, together with his correspondence be sent to the Interim Corporate Director of Education, Learning and Skills. This was agreed.

(2) RESOLVED that:-

(a) permission be granted to the proposal, subject to conditions including conditions covering a temporary time consent for 5 years, keeping the situation under review and maintaining eligibility for replacement accommodation; and the development being completed in accordance with the approved plans; and

(b) the Interim Corporate Director of Education, Learning and Skills be informed by Informative of the view of the Committee and the Local Member, Mr K Smith that whilst the funding issues constraining inclusion of The Downs CE Primary School in the Modernisation Programme are understood, the building has been on site for a number of years and its condition is likely to deteriorate. Therefore the School should continue to have its condition assessed, and at the end of this consent period be able to demonstrate specifically what steps are being taken to address the situation.

43. County matter applications 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 Regulations 1999.