

PLANNING APPLICATIONS COMMITTEE

MINUTES of a meeting of the Planning Applications Committee held in the Council Chamber, Sessions House, County Hall, Maidstone on Wednesday, 11 December 2013.

PRESENT: Mr J A Davies (Chairman), Mr C P Smith (Vice-Chairman), Mr M Baldock, Mr M A C Balfour, Mr R H Bird (Substitute for Mr I S Chittenden), Mrs P Brivio, Mr T Gates, Mr M Heale, Mr P J Homewood, Mr T A Maddison, Mr S C Manion, Mr R J Parry, Mrs E D Rowbotham, Mr T L Shonk, Mr C Simkins, Mrs P A V Stockell (Substitute for Mr M J Angell), Mr A Terry, Mr J N Wedgbury and Mr M E Whybrow (Substitute for Mr P M Harman)

IN ATTENDANCE: Mrs S Thompson (Head of Planning Applications Group), Mr J Crossley (Principal Planning Officer - County Council Development), Ms A Hopkins (Principal Planning Officer - Enterprise and Environment), Mr J Wooldridge (Principal Planning Officer - Mineral Developments), Mr C Nwanosike (Strategic Transport and Development Manager) and Mr A Tait (Democratic Services Officer)

UNRESTRICTED ITEMS

67. Minutes - 6 November 2013

(Item A3)

RESOLVED that the Minutes of the meeting held on 6 November 2013 are correctly recorded and that they be signed by the Chairman.

68. Site Meetings and Other Meetings

(Item A4)

(1) The Committee agreed to visit both the application sites in Rathmore Road, Gravesend and Manor Way Business Park, Swanscombe on Monday, 20 January 2014.

(2) The Committee noted that there would be a training session on Landscape and Biodiversity following the Committee meeting on Friday, 24 January 2014.

69. Application GR/13/702 (KCC/GR/0240/2013) Engineering operations comprising ground works to create a development platform and a temporary waste handling facility for excavated material and other ancillary works at Church Path Pit, Northfleet Works, The Shore, Northfleet; Lafarge Cement Ltd

(Item C1)

(1) Mr M A Balfour informed the Committee that he was a Trustee of the Huggins Foundation which had premises to the west of the site. This had no bearing on his ability to consider the application strictly on its merits.

(2) During discussion of this item, Mr Baldock expressed his concern that some of the professional advice had been given on the assumption that the Mixed Use Development application at the former Northfleet Cement Works would be permitted. It had not, however, yet received permission.

(3) The Head of Planning Applications Group replied to Mr Baldock's concerns by saying that Gravesham BC had resolved to grant planning permission for the Mixed Use Development, but that the required Section 106 Agreement had yet to be completed. The matters holding up completion of the Section 106 Agreement were unrelated to the biodiversity issues associated with the application being determined and the development of the site represented an important element in the regeneration of Northfleet which was consistent with the development plan. It was therefore appropriate for the Committee to give significant weight to Gravesham BC's resolution to permit the Mixed Development application when determining the current application in this case.

(4) On being put to the vote, the recommendations of the Head of Planning Applications Group were agreed with no opposition and 1 abstention.

(5) Mr M Baldock asked, pursuant to Committee Procedure Rule 2.26 (3) that his vote in abstention be recorded.

(6) RESOLVED that permission be granted to the application subject to conditions, including conditions covering the duration of the development being for a period of 18 months from the date of the permission; the materials being restricted to Crossrail tunnel arisings, imported by rail (unless otherwise approved beforehand in writing by the County Council); the creation of the development platform prior to the stockpiling of materials (unless otherwise approved beforehand in writing by the County Council); the prior approval of a revised Code of Construction Practice; no development taking place until consent has been obtained under Section 61 of the Control of Pollution Act (1974); hours of use being restricted to between 0800 and 1800 hours on Mondays to Fridays and 0800 and 1300 hours on Saturdays, with no Sunday, Bank or Public Holiday working; the Drainage Strategy dated November 2013 being implemented as proposed; no infiltration of surface water into groundwater except as provided for in the Drainage Strategy, unless approved beforehand in writing by the County Council; the remediation of contaminated land (if found to be present); no water or effluent being discharged onto High Speed 1 (HS1) apparatus or into its drainage system; the Implementation of the recommendations of the report on the tunnel between St Botolph's Pit and the main Northfleet Works site; compliance with the reports relating to stockpile stability dated 24 September 2013 and 11 November 2013 (including stand-offs between material stockpiles and HS1 apparatus); the ecological measures and works being undertaken as proposed, together with additional post-translocation monitoring; the retention of the translocation receptor site for at least 7 years post-translocation; lighting (only to be used if details are approved beforehand by the County Council); fencing for the wildlife corridors; maximum stockpile heights (16m AOD in Church Path Pit and 12m AOD in St Botolph's Pit); the amount of stockpiled materials being restricted to 111,500m³; and the installation of a concrete collar support for Church Path bridge before the importation and placement of materials.

70. Application TW/12/868 (KCC/TW/0454/2011) Retrospective change of use from car breakers yard and storage of damaged vehicles and trailers to depot with site office and open storage of inert spoil from road excavations and installation of lighting at Westdene, Whetsted Road, Five Oak Green, Tonbridge; CLC Construction Ltd

(Item C2)

- (1) A letter from Mr N Andrews, a local resident was tabled.
- (2) The Head of Planning Applications Group reported correspondence from Capel PC asking the Committee to note its comments made prior to the amendment of the application in respect of crushing, screening, height of the stockpiles, access and traffic. It also asked for the recommended conditions to be enforced in the event that permission was granted.
- (3) The Head of Planning Applications Group reported correspondence from the Local Member, Mr A J King supporting the views of Capel PC.
- (4) At the request of the Committee, the Head of Planning Applications Group redrafted her recommendations in order to set them out in greater detail. These were agreed by the Committee as set out in (5) below.
- (5) RESOLVED that permission be granted to the application subject to conditions, including conditions covering the submission of a revised site layout plan showing, additionally, the storage area for imported recycled material and turning areas for vehicles; the development being carried out strictly in accordance with the approved plans and documents submitted with the application; a restriction on the types waste and throughput as set out in the application; the hours of use being restricted to 0600 to 1900 on Mondays to Sundays, with only emergency works taking place outside of these hours (i.e. loading and unloading of materials associated with emergency reinstatement works); the submission of a lighting plan within 3 months of the date of this permission, including the specifications of lamps, luminaries, columns, switches, hours of use, retention of screening vegetation and the maintenance of the lighting scheme as approved to ensure no light spill beyond the site boundary; restriction on stockpile heights to 4 metres; the safeguarding of parking and manoeuvring areas; a restriction on the number of vehicle movements to a maximum of 150 movements per day; the provision and maintenance of visibility splays; the submission of drainage details for the approval of the County Planning Authority; and adherence to the dust mitigation measures set out in the planning application documents.

71. Proposal SE/13/3029 (KCC/SE/0289/2013) Hardstanding playground including removal of some existing trees and the planting of new trees at Otford Primary School, High Street, Otford; KCC Property and Infrastructure Support

(Item D1)

- (1) The Head of Planning Applications Group reported correspondence from the Local Member, Mr N J D Chard, raising no objection to the proposal.

- (2) 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 protection of those trees to be retained; the provision of 4 replacement trees; and hours of working during construction and demolition being restricted to between 0800 and 1800 on Mondays to Fridays and between the hours of 0900 and 1300 on Saturdays, with no operations on Sundays and Bank Holidays.

72. 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) County Council developments;
- (c) Screening opinions under the Town and Country Planning (Environmental Impact Assessment) regulations 2011; and
- (d) Scoping opinions under the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (None).