

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 Wednesday, 21 January 2015.

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

IN ATTENDANCE: Mrs S Thompson (Head of Planning Applications Group), Mr M Clifton (Principal Planning Officer - Waste Developments), Mr J Crossley (Principal Planning Officer - County Council Development), Mr A Pigott (Strategic Transport and Development Planner) and Mr A Tait (Democratic Services Officer)

UNRESTRICTED ITEMS

1. Minutes - 10 December 2014

(Item A3)

RESOLVED that the Minutes of the meeting held on 10 December 2014 are correctly recorded and that they be signed by the Chairman.

2. Site Meetings and Other Meetings

(Item A4)

The Committee agreed that the afternoon of Wednesday, 11 March would be set aside for a site visit to Bromstone School in Broadstairs if it should prove necessary.

3. General Matters

(Item B)

(1) The Head of Planning Applications Group referred to Minute 14/62 and informed the Committee that the date set by the Department for Communities and Local Government for the commencement of the Public Inquiry into Application DA/13/967 for a renewable energy facility in Swanscombe was 9 September 2015.

(2) The Head of Planning Applications Group informed the Committee that the Secretary of State had not yet decided whether to call in the St Mary's Playing Field, Folkestone Proposal (Minute 14/82) for his determination.

(3) The Head of Planning Applications Group responded to an enquiry from Mr Baldock by saying that she was unaware of preliminary work having been undertaken by the KCC Waste Management Unit in respect of an application which had not yet been validated at Cryalls Lane, Borden. She agreed to speak to the applicants in the light of Mr Baldock's concerns.

4. Application DA/14/1259 (KCC/DA/0270/2014) - Operation of an aggregates recycling facility to accept 150k tpa of construction waste including a fixed processing plant to utilise certain fractions of the recovered materials in order to produce hydraulically bound materials (HBM) at Land to the south of Manor Way, Swanscombe; Sheerness Recycling Ltd
(Item C1)

(1) Mr P M Harman informed the Committee that he was the Chairman of Swanscombe and Greenhithe TC which had objected to the application. He had taken no part in the Town Council's deliberations on the application and was able to approach its determination with a fresh mind.

(2) The Head of Planning Applications Group informed the Committee that the phrase "volume of waste C&I" in paragraph 104 of the report should read "Construction, Demolition and Excavation (CDE) waste."

(3) In agreeing the recommendations of the Head of Planning Applications Group, the Committee added a condition specifying a Traffic Management Plan to ensure that vehicles kept to the primary route network as well together with a condition requiring the dust control measures set out in the report at Table 7-1.

(4) RESOLVED that permission be granted to the application subject to conditions, including conditions covering a temporary 5 year planning permission; a limit on throughputs to a maximum of 150,000 tonnes per annum; hours of operation being restricted to between the hours of 0700 and 17.00 on Mondays to Fridays and 0700 and 1200 on Saturdays) with no working on Sundays or Bank Holidays; no more than 60 vehicle movements taking place per operational day (30in/30out); no more than 8 movements (in or out) of HGVs greater than 3.5 tonnes taking place between 0745 and 0845 and between 1500 and 1600; all loads carrying waste being covered; details of wheel washing facilities being submitted; details of a surface water drainage scheme; no further development being carried out (without the permission of the County Planning Authority) if (during development) contamination not previously identified is found to be present at the site, until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination will be dealt with and written approval from the local planning authority for these measures has been obtained. The remediation strategy is to be implemented as approved; mitigation measures being secured as set out in section 8 of the ecological impact assessment and drawing number 003 entitled 'reptile safe area'; a restriction of the plant on site to that set out in the planning application; the submission for approval of a Traffic Management Plan requiring all traffic associated with the site to keep to the primary route network; and the implementation of the dust control measures specified in Table 7 – 1 of the report.

5. Proposal SW/14/502155 (KCC/SW/0241/2014) - Installation of a new canopy to the Reception Class external play areas at Hartlip Endowed Primary School, The Street, Hartlip; Governors of Hartlip Endowed Primary School and Diocesan Architects
(Item D1)

(1) Mr M Baldock moved, seconded by Mr L Burgess that consideration of this proposal be deferred pending a Members' site visit.

Lost 4 votes to 12 with 1 abstention

(2) Mr M A Balfour moved, seconded by Mr C P Smith that the recommendations of the Head of Planning Applications Group be agreed subject to the removal of the Informative recommended in in paragraph 40 of the report.

Carried 10 votes to 5 with 2 abstentions.

(3) Mr M Baldock requested pursuant to Committee Procedure Rule 2.26 (3) that his vote against the proposal be recorded.

(4) RESOLVED that permission be granted to the proposal subject to condition, including conditions covering the standard 5 year time limit; the development being carried out in accordance with the permitted details; and the whole frame being painted black.

6. County matters dealt with under delegated powers

(Items E1- E4)

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).