

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, 11 March 2015.

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

ALSO PRESENT: Dr M R Eddy

IN ATTENDANCE: 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

14. Membership
(Item A2)

The Committee noted the appointment of Mr N J D Chard in place of Mr M A C Balfour.

15. Minutes - 11 February 2015
(Item A4)

RESOLVED that the Minutes of the meeting held on 11 February 2015 are correctly recorded and that they be signed by the Chairman.

16. Site Meetings and Other Meetings
(Item A5)

(1) The Committee noted that there would be no site visits on 8 April 2015. It agreed to set aside the afternoon of Tuesday, 13 May 2015 for a site visit to Wrotham Quarry, Addington and that there would be a tour of permitted developments on Monday, 29 June 2015.

(2) Mr M Baldock requested a public meeting at the appropriate time in respect of the proposal for the repair and maintenance of the environmental control systems at Cryalls Lane, Sittingbourne.

17. Application GR/14/0615 (KCC/GR/0217/2014) - Ecological and landscape enhancement of Alpha Lake and Chalk Lake, including re-profiling and creation of new island features at Alpha Lake and Chalk Lake, North Sea Terminal, Salt Lane, Cliffe; Brett Aggregates Ltd
(Item C1)

(1) The Committee noted that it was not proposed that the unloading of barges, boats and rail wagons would be the subject of restricted hours of operation. This would allow the providers of the materials to deliver as required and would also allow for tidal variations in the case of delivery by boat or barge and timetable restrictions in the case of delivery by rail.

(2) RESOLVED that:-

- (a) permission be granted to the application subject to conditions, including conditions covering the completion of the development within 10 years of commencement; the submission and prior approval of a Construction Environmental Management Plan; the submission and prior approval of a scheme of post infilling monitoring of birds, habitat and water environment for a period of 5 years including any further mitigation requirements in respect of designated sites; details of an assessment of the condition of the tunnel connecting Chalk Lake to Buckland Lake being submitted and approved prior to the deposition of materials in Chalk Lake; prior approval of the type of materials to be deposited in Chalk Lake; prior approval of details of the new tidal inlet sluice at the northern end of Alpha Lake prior to the deposition of materials in Alpha Lake; prior approval of the type of materials to be deposited in Alpha Lake; prior approval of a scheme for the provision of a temporary weir/bund in the vicinity of Cliffe Fort prior to the deposition of materials in Alpha Lake; the submission of a scheme of landscaping within 12 months of the commencement of infilling; fill materials only being imported by the River Thames or by rail; plant maintenance; the restriction of the height of material stockpiles to a maximum of 3m; prior approval of any site offices or other buildings before their installation on site; the removal of plant, equipment and buildings upon completion of operations; restriction on the hours during which materials are transported to the Lakes along existing haul roads to between 0730 and 2000 on Mondays to Fridays and between 0730 and 1400 on Saturdays and Sundays; daytime and night time noise limits measured at noise sensitive receptors; and
- (b) the applicant be requested to discuss their proposals with the Port of London Authority to ensure that the operations are covered within the existing River Works Licence.

18. Proposal SW/15/500171 (KCC/SW/0442/2014) - Renewal of permission for retention of three mobile buildings for a further period of five years at St George's CE Primary School, Chequers Road, Minster-on-Sea, Sheerness; Governors of St George's CE Primary School
(Item D1)

(1) Mr A D Crowther advised the Committee that he was the Local Member for this item. He clarified that he had not pre-determined the planning merits of the application and that he was able to approach its determination with a fresh mind.

(2) RESOLVED that:-

- (a) permission be granted to the proposal subject to conditions, including conditions covering the development being carried out in accordance with the permitted details; and the removal of the modular building at the expiration of 5 years from the date of the decision; and
- (b) the applicant be advised by Informative to investigate the feasibility of providing permanent accommodation for the nursery and breakfast and Afterschool Club.

19. Proposal DO/15/38 (KCC/DO/0458/2014) - Removal of Condition 15 of Permission DO/14/521 to remove the provision of car parking spaces and manoeuvring area at Land adjoining the Deal Leisure Centre, Tides Park Avenue, Deal; Kent Integrated Adolescent Support Services
(Item D2)

(1) Dr M R Eddy was present for this item pursuant to Committee Procedure Rule 2.27 and spoke.

(2) Mrs E D Rowbotham informed the Committee that she was a Member of Deal TC which had commented on the proposal. She had not, however, taken part in the Town Council's discussions of the proposal and was therefore able to approach its determination with a fresh mind.

(3) The Principal Planning Officer (County Council Development) informed the Committee of further correspondence from Deal TC reaffirming its objection to the proposal.

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

(5) RESOLVED that the proposal be refused on the grounds that:-

- (a) the previously permitted dedicated parking provision should be retained in the interests of the efficient operation of the new Youth Centre, especially in respect of the disabled parking space and the secure parking of the minibuses; and
- (b) the proposal is contrary to the provisions of the NPPF, which promotes high quality design and a good standard of amenity, together with safe and suitable access for all people in the interests of sustainability.

20. 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).