

## KENT COUNTY COUNCIL

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### PLANNING APPLICATIONS COMMITTEE

MINUTES of a meeting of the Planning Applications Committee held in the Council Chamber, Sessions House, County Hall, Maidstone on Wednesday, 13 May 2015.

PRESENT: Mr J A Davies (Chairman), Mr C P Smith (Vice-Chairman), Mr M Baldock, Mr D L Brazier (Substitute for Mr M J Angell), Mrs P Brivio, Mr L Burgess, Mr N J D Chard, Mr I S Chittenden, Mr T Gates, 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 J Crossley (Principal Planning Officer - County Council Development), Mr J Wooldridge (Principal Planning Officer - Mineral Developments), Mr A Pigott (Strategic Transport and Development Planner) and Mr A Tait (Democratic Services Officer)

#### UNRESTRICTED ITEMS

##### 31. Minutes - 8 April 2015

*(Item A3)*

(1) The Democratic Services Officer tabled a revised Minute 24. He explained that the tabled version of this Minute was the one which had been published on the KCC website and that the version in the agenda papers had been an earlier draft.

(2) Mr Baldock asked for Minute 25 to be amended to include the recording of his vote against the Proposal.

(3) RESOLVED that subject to (1) and (2) above the Minutes of the meeting held on 8 April 2015 are correctly recorded and that they be signed by the Chairman.

##### 32. Site Meetings and Other Meetings

*(Item A4)*

(1) The Head of Planning Applications Group had prepared training presentations on Ebbsfleet Garden City and the Kent Minerals and Waste Local Plan. These would be given immediately following the meeting.

(2) The Committee also confirmed that it would visit Charing Quarry during the afternoon of Wednesday, 10 June 2015 and that the Tour of permitted development sites on Monday, 29 June 2015 would also include a visit to Cryalls Lane, Sittingbourne.

##### 33. General Matters

*(Item B1)*

The Chairman referred to Minute 29/15 and informed the Committee that he had written to and received a reply from the Chief Constable in respect of traffic enforcement of the one way section of Gibson Drive, Kings Hill. He had also received a message from Police Sgt Boxall which explained that the Police were aware of the problems that could occur within the development and that they had and would continue to respond to such matters. They had, for example, recently carried out traffic enforcement in Gibson Drive near the Nursery and other roads.

**34. Application GR/14/972 (KC/GR/0340/2014) - Temporary relocation of portable office, portable toilets, portable staff lounge, wheel wash and weighbridge and mixing wall, laying out of 8 associated parking spaces and relocation of existing stockpile of aggregate at Red Lion Wharf, Crete Hall Road, Gravesend; Stema Shipping UK Ltd**  
*(Item C1)*

(1) The Head of Planning Applications Group advised that the application had also been assessed against the emerging modifications to the Kent Minerals and Waste Local Plan 2013-30 and that neither the report nor its recommendation needed to be revised.

(2) RESOLVED that permission be granted to the application subject to conditions, including conditions covering a 5-year temporary planning permission (from the date of the permission); the development being implemented and operations taking place as proposed; the stockpile of aggregate being restricted to the area proposed and limited to no more than 2m in height; the mixing of aggregates only taking place at the mixing wall; operations taking place at any time on weekdays and between 08:00 and 14:00 hours on Saturdays with none on Sundays and Public Holidays until 31 December 2015 and thereafter only taking place between 07:00 and 19:00 hours on weekdays and 08:00 and 14:00 hours on Saturdays with none on Sundays and Public Holidays; the proposed dust control measures (sprinkler and misting systems) being installed and available for use before operations commence and thereafter maintained and used as necessary for the life of the development; the proposed boundary sleeper wall being fully implemented before operations commence; the access road between Red Lion Wharf and the application site being kept clean and free of debris or other materials at all times; wheel cleaning facilities being maintained at Red Lion Wharf and employed and supplemented as necessary by other measures (such as a road sweeper); the sheeting of lorries transporting aggregates to or from the site and Red Lion Wharf; no additional lighting being installed or used without the prior approval in writing of the County Council; no operations taking place until the proposed linear drain has been installed and the site and its facilities have been connected to and are able to use the foul and surface water drainage and mains water supply as proposed; the proposed car parking arrangements being implemented and available for use before operations commence; removal of permitted development rights; and removal of all plant, equipment, buildings, structures and stockpiles at the end of the 5-year temporary period or within 1 month of the cessation of operations at the site (whichever is the earlier).

**35. Proposal MA/15/501363 (KCC/MA/0385/2014) - Modular classroom block with 2 classrooms, office and toilets, along with a small agricultural style barn with 2 store rooms. Use of land as school farm including creation of paddocks and horticultural teaching area at New Line Learning Academy, Boughton Lane, Maidstone; KCC Property and Infrastructure Support**  
*(Item D1)*

(1) Mr I S Chittenden advised the Committee that he was the Local Member for this item. He clarified that he had not participated in any discussions on the planning merits of the proposal 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 standard 5 year time limit; the development being in accordance with the details submitted with the application; a buffer zone being provided and managed as a wildflower meadow; the production of a management plan for the buffer zone, including arrangements for access to the meadow area and mowing; the submission of a landscaping scheme in order to screen the proposed fencing at the site; the PROW requirements in relation to the footpath; the submission of lighting details prior to the installation of external lighting; the submission of samples and colour of external materials for the agricultural barn; the submission of details of colour and type and appearance of overcladding for the proposed classroom; the control over hours of use as detailed in the application; the control of lighting outside of hours; and the fencing colour which should be black or dark grey; and
- (b) the applicant be advised by Informative:-
  - (i) of PROW advice regarding works near to footpaths and ecology advice regarding bats and lighting;
  - (ii) of landscaping advice with regard to the landscaping plan and species mix; and
  - (iii) to check the requirements for planning permission for the concrete access path out of the Academy site and for the introduction of access gates within the existing New Line Academy fence.

**36. 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).