

KENT COUNTY COUNCIL

PLANNING APPLICATIONS COMMITTEE

MINUTES of A meeting of the Planning Applications Committee held at Council Chamber - Sessions House on Wednesday, 16th May, 2018.

PRESENT: Mr R A Marsh (Chairman), Mr R A Pascoe (Vice-Chairman), Mr R H Bird (Substitute for Mr I S Chittenden), Mr A Booth, Mr P C Cooper, Miss E Dawson, Mr P M Harman, Mr B H Lewis, Mr M D Payne, Mr H Rayner, Mr C Simkins and Mr J Wright

OTHER MEMBERS: Mr M J Northey

OFFICERS: Sharon Thompson (Head of Planning Applications Group), Jim Wooldridge (Principal Planning Officer - Mineral Developments), Andrea Hopkins (Principal Planning Officer), Paul Hopkins (Principal Planning Officer), David Joyner (Transport & Safety Policy Manager) and Andrew Tait (Democratic Services Officer)

UNRESTRICTED ITEMS

11. Minutes - 14 March 2018.
(Item. A3)

RESOLVED that the Minutes of the meeting held on 14 March 2018 are correctly recorded and that they be signed by the Chairman.

12. Site Meetings and Other Meetings.
(Item. A4)

(1) The Committee agreed to postpone the second part of the Education Commissioning training session until after its next meeting in June 2018.

(2) The Committee also asked for a training visit to Ridham Dock.

13. Draft revisions to the National Planning Policy Framework.
(Item. B1)

(1) Kent County Council's response to the consultation had been circulated to all Members of the Committee prior to the meeting.

(2) RESOLVED that the proposed changes to the draft revised National Planning Policy Framework be noted together with their direction of planning policy.

14. Applications DA/17/2025 (KCC/DA/0320/2017) and DA/17/2081 (KCC/DA/0321/2017) - (i) Variation of Conditions 2,3,4,12,13 and 14 of Permission DA/13/206 to extend the completion date for development, return to using Articulated Dump Trucks (ADTs) for on-site haulage and to remove

the seasonality of the operations and limits on delivery times; and (ii) Erection of a processing plant, construction of water management ponds and ancillary buildings at Joyce Green Quarry, Joyce Green Lane, Dartford; Ingrebourne Valley Ltd.

(Item. C1)

(1) The Head of Planning Applications Group referred to paragraph 11 of the report and informed the Committee that the details pursuant to Conditions 11, 21 and 27 of Permission DA/13/206 had not yet been approved. This did not have the effect of changing the recommendations.

(2) The Head of Planning Applications Group asked to amend the recommendations so that the drainage strategy condition was referred to in the second application rather than in the first, and that the first proposed condition for the second application was amended to read “the submission and approval of a Traffic Management Plan.” This was agreed.

(3) Mr R A Pascoe moved, seconded by Mr C Simkins that the recommendations of the Head of Planning Applications Group be agreed as amended in (2) above.

(4) Pursuant to Committee Procedure Rule 2.26 (4), one-third of the Members present required that the way all Members cast their vote would be recorded in the Minutes.

(5) On being put to the vote the Motion set out in (3) above was carried by 6 votes to 5.

FOR: Mr R A Marsh, Mr R A Pascoe, Mr P C Cooper, Mr M D Payne, Mr H Rayner, Mr C Simkins.

AGAINST: Mr A Booth, Miss E Dawson, Mr P M Harman, Mr B H Lewis, Mr J Wright.

(6) RESOLVED that:

- (a) permission be granted to the variation of Conditions 2, 3, 4, 12, 13 and 14 of Permission DA/13/206 set out in Application DA/17/2025 subject to conditions, including conditions covering the completion of extraction and restoration by 31 December 2024; the use of Articulated Dump Trucks (ADTs) to transfer materials to the stockpile area; operations being permitted to take place throughout the year (rather than just April to September); on-site processing of the material at the plant permitted in Application DA/17/2081 in paragraph (2) below; annual production / output being limited to no more than 150,000 tonnes per year; submission and approval of a traffic management plan that prohibits HGV movements through the M25/A282 Junction 1A during the peak hours of 0700 to 0900 and 1700 to 1800 on weekdays, with no restrictions on Saturdays; noise attributable to operations on site not exceeding 55 dB LAeq, 1hr at any noise sensitive receptor; no residential use of Ivy Cottage until the site has been fully restored; the submission and approval of

a scheme for regular noise monitoring; compliance with the details approved pursuant to conditions 17, 21 and 27 of Permission DA/13/206 (or the imposition of similar conditions as necessary); and those other conditions of Permission DA/13/206 that are necessary to ensure satisfactory control over the development (amended as necessary to reflect the above); and

- (b) permission be granted to Application DA/17/2081 for the erection of a processing plant, the construction of water management ponds and ancillary buildings (weighbridge, office, messroom, stores) subject to conditions covering the submission and approval of a Traffic Management Plan; the removal of the processing plant when no longer required; the submission and approval of a Construction Management Plan and a Servicing Plan, including arrangements for abnormal loads; the submission and approval of a drainage strategy detailing any on and/or off-site drainage works; the submission and approval of a programme of archaeological works; and any other conditions necessary to ensure consistency with Application DA/17/2025.

15. Application SE/18/0293 (KCC/SE/0007/2018) - Construction and operation of an Agricultural Waste Digester and ancillary infrastructure at Court Lodge Farm, Stack Road, Horton Kirby; Oncoland Ltd.
(Item. C2)

(1) In agreeing the recommendations of the Head of Planning Applications Group, the Committee added an Informative advising that mechanical apparatus associated with the development would be maintained (and appropriately shrouded as necessary) such that there would be no detriment to the existing background noise levels at noise sensitive properties as a result of the application.

(2) RESOLVED that:-

- (a) permission be granted to the application subject to condition, including conditions covering the time Limit of 3 years for commencement of the development; no vehicle visiting the site between the hours of 0700 to 0930 and 1500 to 1800; only waste arisings from the farm estate (plus glycerol) as set out in the application going through the Agricultural Waste Digester (AWD) plant and no other waste being imported to the facility; the vehicles bringing materials for processing to the AWD and those taking the digestate for application to the fields following the routes detailed in the Trip Generation and Distribution Technical Note; no development taking place until after the submission and subsequent approval of a Construction and Environmental Management Plan detailing the methods of construction and proposed mitigation so as to minimise impacts upon any protected species and their habitats and the ancient woodland; a scheme of archaeological field evaluation being secured and implemented prior to commencement as set out in paragraph 28 of the report; detailed plans of the construction and design capacity of the attenuation being submitted for approval prior to its construction; details of materials and finishes of all buildings being submitted for approval prior to construction; the submission

for approval of a site management plan (including arrangements for management of the transfer of material to and from the AWD and measures to address any spill issue that may arise); the submission for approval of a detailed landscaping plan; landscaping being maintained for five years and any failures being replaced within that period; and full details of any proposed lighting being submitted for approval; and

- (b) the applicants be advised by Informative that:-
 - (i) as there is habitat for breeding birds on site, they are advised of the terms of the Wildlife and Countryside Act 1981 in respect of their protection; and
 - (ii) all mechanical associated with the development hereby permitted shall be maintained (and appropriately shrouded as necessary) such that there will be no detriment to the existing background noise levels at noise sensitive properties as a result of this application.

16. Proposal CA/17/2916 (KCC/CA/0327/2017) - Minor extensions to the school building and new storage shed at Wickhambreux CE Primary School, The Street, Wickhambreux; Governors of Wickhambreux Primary School.
(Item. D1)

(1) Mr M J Northey was present for this item pursuant to Committee Procedure Rule 2.27 and spoke.

(2) RESOLVED that:-

- (a) permission be granted to the proposal subject to conditions, including conditions covering a 5 year time limit for implementation; the development being carried out in accordance with the permitted details; the submission and approval of details of all materials to be used externally; the retention and protection of boundary hedging including root protection areas; the submission and approval of a construction management strategy prior to the commencement of the development, including details of lorry/construction vehicle routing, parking and turning areas for delivery and construction vehicles and site personnel, timing of deliveries to avoid conflict with peak school times, provision of wheel washing facilities, and any temporary traffic management and signage; and hours of working during construction 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; and
- (b) the applicants be advised by Informative that:
 - (i) their attention is drawn to the letter from the Environment Agency in which advice is provided with regard to flood risk and Flood Risk Activity Permits (FRAPS); and

- (ii) the school roll is expected to reduce back to 105, in accordance with the Pupil Admission Number (PAN).

17. 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 2017; and
- (d) Scoping Opinions under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017.