

PLANNING APPLICATIONS COMMITTEE

MINUTES of a meeting of the Planning Applications Committee held in the Sessions House on Wednesday, 7 November 2018.

PRESENT: Mr R A Marsh (Chairman), Mr R A Pascoe (Vice-Chairman), Mrs R Binks, Mr A Booth, Mr P C Cooper, Mr P M Harman, Mr M D Payne, Mr H Rayner, Mr C Simkins and Mr J Wright

ALSO PRESENT: Mrs S Prendergast

IN ATTENDANCE: Mrs S Thompson (Head of Planning Applications Group), Mrs A Hopkins (Principal Planning Officer), Mr P Hopkins (Principal Planning Officer), Mrs S Bengé (Transport and Development Manager) and Mr A Tait (Democratic Services Officer)

UNRESTRICTED ITEMS

42. Minutes - 10 October 2018

(Item A3)

RESOLVED that the Minutes of the meeting held on 10 October 2018 are correctly recorded and that they be signed by the Chairman.

43. Site Meetings and Other Meetings

(Item A4)

The Committee noted the potential need for two site visits in early 2019.

44. Application SW/18/502403 (KCC/SW/0050/2018) - Part retrospective application to allow the development and operation of a Materials Recycling Facility (MRF), including construction of a number of external covered storage bays and provision of a site office. Construction of a waste reception/handling building and installation of materials recycling plant/equipment at LKM Recycling, Bonham Drive, Eurolink Business Park, Sittingbourne; LKM Recycling

(Item C1)

(1) The Head of Planning Applications Group informed the Committee of correspondence from the Local Member, Mrs S Gent raising no objection to the application.

(2) RESOLVED that permission be granted to the application subject to conditions, including conditions covering the development being carried out in accordance with the approved plans; the MRF's operating hours being 0700 to 1700 on Mondays to Fridays and 0700 to 1200 on Saturdays with no activities taking place on Sundays or Bank Holidays; no more than 20,000 tonnes of waste per annum being imported to the site; waste awaiting processing being stored only in the storage bays identified in the application

documents; the only waste materials entering the site being metals, cardboard/paper, glass, wood, plastics, rubber, construction and demolition, textiles and municipal/general wastes; no putrescible waste entering the site; all sorting and separation of the waste materials taking place within Building A with the flexible screen doors closed; waste stockpile heights not exceeding 3 metres; any waste materials not leaving the site within 1 month being turned to ensure that hot spots do not develop, and the maximum retention time for waste materials on site being 3 months; records of all waste throughputs being maintained and made available to the County Planning Authority upon request; the areas identified for parking, turning and manoeuvring being kept available for such use at all times; adequate measures being implemented to ensure that vehicles leaving the site shall not deposit mud or other materials on the public highway; and the submission for approval and subsequent implementation of a Delivery and Servicing Traffic Management Plan detailing the routing of delivery vehicles to and from site, parking and turning areas for vehicles and site personnel, and the timing and control of deliveries.

45. Proposal 18/504729/COUNTY (KCC/MA/0457/2018) - Section 73 application to vary Conditions 2 (approved plans), 3 (external materials) and 7 (access and parking) of Permission MA/16/507143 at The Lenham School , Ham Lane, Lenham; KCC Infrastructure Division
(Item D1)

(1) Mrs S Prendergast was present for this item pursuant to Committee Procedure Rule 2.27 and spoke.

(2) Mr Alastair Walmsley (Lenham PC) addressed the Committee in opposition to the proposal. Mr Chris Foreman (Head Teacher – Lenham School) and a representative from Gen2 spoke in reply.

(3) The Head of Planning Applications Group informed the Committee that the applicants had agreed that the disused tennis courts would be made available for overflow parking during the construction period.

(4) RESOLVED that:-

- (a) approval be given to the Section 73 application for the variation of Conditions 2, 3 and 7 subject to the conditions previously set out in Permission 16/507143 and the additional condition requested by Highways and Transportation for the development to be commenced no later than 28 November 2021; the development being carried out and completed in all respects strictly in accordance with the submitted details, documents and plans which amend the details approved under Permission MA/16/507143; the development being carried out using the external materials as detailed within the submitted documents and plans which amend the details approved in Permission MA/16/507143; 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; the submission of a Construction Management Plan to be approved in writing prior to the commencement of development; the submission of a surface water drainage scheme to prevent discharge

of surface water onto the highway prior to the commencement of development, and its approval in writing; the disused tennis court to the west of the new science block being made available for overspill parking and thereafter kept available for such use; the areas shown for parking and overflow parking being provided within 12 weeks of the occupation of the new building; the provision of the areas shown on the approved plans for vehicle loading/unloading, and turning facilities being provided prior to the development being occupied, and kept available thereafter; the submission of a surface water drainage strategy relating to flood risk, details of the maintenance and management of the drainage scheme prior to the commencement of development, with no surface water drainage into the ground occurring without the express written consent of the County Planning Authority; the submission of details of the location of bat boxes, bird boxes and the sparrow terrace prior to occupation of the site; and the applicant securing and implementing archaeological field evaluation works prior to commencement of the development, in accordance with a written specification and timetable agreed in writing by the County Planning Authority; and

- (b) the applicant be advised by Informative of:-
- (i) advice regarding infiltration drainage systems such as soakaways;
 - (ii) Environment Agency's advice that there should be no discharge into land previously identified as contaminated or "made" ground, and that infiltration systems will not be supported that enable pollutants to create new pathways into groundwater, or mobilise contaminants already in the ground;
 - (iii) Waste Management legislation regarding the handling, transport, treatment and disposal of contaminated soil; and that
 - (iv) precautions to avoid discharges or spills of oil, fuel or chemicals into the ground must be taken;
 - (v) all necessary highway approvals and consents where required must be obtained in order to avoid any enforcement action being taken by the Highway Authority; and
 - (vi) The Lenham School is requested to ensure that all Clubs using the school site out of hours ask their members to utilise all on-site parking spaces before parking on the surrounding roads.

46. Proposal TW/18/2126 (KCC/TW/0101/2018) - Temporary 13 space car park at St Gregory's Catholic School, Reynolds Lane, Tunbridge Wells; KCC Property and Infrastructure Support
(Item D2)

- (1) The Head of Planning Applications Group asked the Committee to note two textual amendments to the report. These were:-

- Paragraph 40. “Objection has been received that the proposed development is outside of the *designated* limits to Built Development”; and
- Paragraph 45: “as the development area is 300 square metres, it falls below the threshold for screening.”

(2) RESOLVED that:-

- (a) temporary permission be granted to the proposal subject to conditions, including conditions covering the permission being for a period of 24 months, with the site being satisfactorily restored thereafter; the reinstatement of the permanent parking spaces; the development being carried out in accordance with the permitted details; measures to protect the trees; hours of working during construction being restricted to between the hours of 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 measures to prevent mud and debris being taken onto the public highway; and
- (b) the applicant be advised by informative that:-
 - (i) the school should advise staff members to give way to pedestrians on the Public Right of Way; and
 - (ii) any damage to the Public Right of Way as a result of this permission would be the school’s responsibility to maintain.

47. 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 Assessment) Regulations 2017; and
- (d) Scoping Opinions under the Town and Country Planning (Environmental Impact Assessment Regulations 2017 (None).