

PLANNING APPLICATIONS COMMITTEE

Wednesday, 6th November, 2019

10.00 am

**Council Chamber, Sessions House, County Hall,
Maidstone**





AGENDA

PLANNING APPLICATIONS COMMITTEE

Wednesday, 6th November, 2019, at 10.00 am
Council Chamber, Sessions House, County Hall, Maidstone

Ask for: **Andrew Tait**
Telephone: **03000 416749**

*Tea/Coffee will be available from 9:30 **outside the meeting room***

Membership (13)

Conservative (10): Mr R A Marsh (Chairman), Mr R A Pascoe (Vice-Chairman), Mr P Bartlett (Substitute), Mrs R Binks, Mr A Booth, Mr P C Cooper, Mr M D Payne, Mr H Rayner, Mr C Simkins, Mrs P A V Stockell and Mr J Wright

Liberal Democrat (1): Mr I S Chittenden

Labour (1) Mr J Burden

Independents (1) Mr P M Harman

UNRESTRICTED ITEMS

(During these items the meeting is likely to be open to the public)

A. COMMITTEE BUSINESS

1. Substitutes
 2. Declarations of Interests by Members in items on the Agenda for this meeting.
 3. Minutes 9 October 2019 (Pages 7 - 14)
 4. Dates of future meetings
- A4 4 December 2019
15 January 2020
5 February 2020
4 March 2020
13 May 2020
17 June 2020

15 July 2020
12 August 2020 (Provisional)
16 September 2020
14 October 2020
4 November 2020
9 December 2020
13 January 2021
10 February 2021
17 March 2021
21 April 2021
16 June 2021

5. Site Meetings and Other Meetings

B. GENERAL MATTERS

1. General Matters

C. MINERALS AND WASTE DISPOSAL APPLICATIONS

1. Application SW/19/500380 (KCC/SW/05/2018) - Change of use of land from storage and parking of HGVs to a small-scale waste management facility at Units 1 and 2 Marshbank Industrial Estate, Old Ferry Road, Iwade; ADS Skip Hire (Pages 15 - 68)

D. DEVELOPMENTS TO BE CARRIED OUT BY THE COUNTY COUNCIL

1. Proposal CA/19/1633 (KCC/CA/0166/2019) - 5 FE secondary school comprising 3-storey building, separate sports hall, MUGA, creation of two new vehicular accesses and associated parking landscaping and ancillary work at former Chaucer Technology School, Spring Lane, Canterbury; Kent County Council and Keir Construction (Southern) (Pages 69 - 106)

E. MATTERS DEALT WITH UNDER DELEGATED POWERS

1. County matter applications (Pages 107 - 110)
2. County Council developments
3. Screening opinions under Town and Country Planning (Environmental Impact Assessment) Regulations 2017
4. Scoping opinions under Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (None)

F. KCC RESPONSE TO CONSULTATIONS

1. Application TM/17/01595/OAEA - Outline application: The erection of up to 840 dwellings (including affordable home) with public open space, landscaping, sustainable drainage systems, land for a Primary School, doctors surgery and for junction improvements at Hermitage Lane/A20 junction, and a link road between Poppy Fields roundabout and Hermitage Lane. Vehicular accesses into the site from Poppy Fields Roundabout and Hermitage Lane. All matters reserved with the exception of means of access at Land South of London Road and East of Hermitage Lane, Aylesford. (Pages 111 - 116)

2. Application CA/18/00868/FOS - Hybrid planning application comprising: detailed planning application for 456 residential dwellings (405 houses and 512 flats) with associated open space, landscaping, car parking, access and other infrastructure (following demolition of 52 Shalloak Road, existing agricultural buildings and structures); outline planning application (with all matters reserved) for the development of a commercial area with up to 212sqm of retail and 617sqm of office/light industrial use at Broad Oak Farm, Sweechgate, Broad Oak, Sturry. (Pages 117 - 122)
3. Application CA/17/01383/OUT - Outline application (with all matters reserved) for the development of up to 650 houses and associated community infrastructure comprising primary school, community building, public car park and associated amenity space, access, parking and landscaping; and detailed/full application for the construction of part of the Sturry Link Road and a local road from the Sturry Link Road to Shalloak Road at Land at Sturry/Broad Oak, Sturry (Pages 123 - 128)
4. Application CA/17/01866/FOS - Mixed use development including up to 955 dwellings comprising: Detailed proposals for 194 new dwellings, 1 Local Equipped Area of Play, new vehicular access (via priority junction) onto Sweechbridge Road (north), realigned vehicular access to Sweechbridge Road (south), new westbound on-slip to and modified off-slip from A299 Thanet to Heart in Hand Road, upgraded alignment of May Street, associated internal roads/footpaths/cycleways, sustainable drainage system, earthworks, public open space landscaping (including woodland) and street lighting. Outline application for up to 761 additional dwellings with all matters reserved excess access (excluding internal circulation) also including up to 33,000sqm of employment/commercial floorspace with associated parking spaces comprising employment units (within Use Class B1(a), B1(c), B2 and B8) (27,000 sqm) and 65-bed care home (Use Class C2) (4,500sqm) at Land at Hillborough, Sweechbridge Road, Herne Bay (Pages 129 - 136)
5. Benenden Neighbourhood Development Plan - Regulation 14 (Pages 137 - 144)

G. OTHER ITEMS WHICH THE CHAIRMAN DECIDES ARE URGENT

EXEMPT ITEMS

(At the time of preparing the agenda there were no exempt items. During any such items which may arise the meeting is likely NOT to be open to the public)

Benjamin Watts
General Counsel
03000 416814

Tuesday, 29 October 2019

(Please note that the background documents referred to in the accompanying papers may be inspected by arrangement with the Departments responsible for preparing the report. Draft conditions concerning applications being recommended for permission, reported in sections C and D, are available to Members in the Members' Lounge.)