

**PLANNING APPLICATIONS COMMITTEE**

**Wednesday, 13th January, 2021**

**10.00 am**

**Online**







## AGENDA

### PLANNING APPLICATIONS COMMITTEE

**Wednesday, 13th January, 2021, at 10.00  
am  
Online**

Ask for: **Andrew Tait**

Telephone: **03000 416749**

#### **Membership (13)**

- Conservative (10): Mr R A Marsh (Chairman), Mr R A Pascoe (Vice-Chairman), Mr M A C Balfour, Mrs R Binks, Mr A Booth, Mr A H T Bowles, Mr P C Cooper, Mr H Rayner, Mr C Simkins and Mr J Wright
- Liberal Democrat (1): Mr I S Chittenden
- Labour (1) Mr J Burden
- Independents (1) Mr P M Harman

In response to COVID-19, the Government has legislated to permit remote attendance by Elected Members at formal meetings. This is conditional on other Elected Members and the public being able to hear those participating in the meeting. This meeting of the Cabinet will be streamed live and can be watched via the Media link on the Webpage for this meeting.

Representations by members of the public will only be accepted in writing. The transcript of representations that would normally be made in person will be provided to the Clerk by 12 Noon two days ahead of the meeting and will be read out by the Clerk of the meeting at the appropriate point in the meeting. The maximum length of time allotted to each written representation will be the 5 minutes that it takes the Clerk to read it out.

#### **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 December 2020 (Pages 1 - 4)
4. Site Meetings and Other Meetings

## **B. GENERAL MATTERS**

1. General Matters

## **C. MINERALS AND WASTE APPLICATIONS**

## **D. DEVELOPMENTS TO BE CARRIED OUT BY THE COUNTY COUNCIL**

1. Proposal DOV/20/01048 (KCC/DO/0178/2020) - Creation of two sectors of road as dedicated Bus Rapid Transit route for buses, cyclists and pedestrians only. Section 1 - New road, 1.0 km in length, connecting Whitfield Urban Expansion to Tesco roundabout at Honeywood Parkway via new overbridge over A2. Access to bridge will be controlled by bus gates. Section 2 - New road, 1.1 km in length connecting B & Q roundabout on Honeywood Park Road to Dover Road near Frith Farm, with access to Dover Road controlled by a bus gate, providing access to future phases of White Cliffs Business Park at Dover Fastrack - Land to the north of Dover and to the south of Whitfield; KCC Major Capital Projects (Pages 5 - 68)

## **E. MATTERS DEALT WITH UNDER DELEGATED POWERS**

1. County matter applications (Pages 69 - 72)
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

## **F. KCC RESPONSE TO CONSULTATIONS**

1. Proposal TM/20/02249/EASP - Request for Scoping Opinion under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017: Outline planning application for a residential- led development at Broadwater Farm, West Malling - KCC's response as Highway Authority to Tonbridge and Malling BC (Pages 73 - 76)
2. Proposal TM/20/01820/OAEA - Outline Application: Hybrid planning application for the following development: Outline planning permission (all matters reserved) for the erection of flexible B1c/B2/B8 use class buildings and associated access, servicing, parking, landscaping, drainage, remediation and earthworks; and Full planning permission for erection of two warehouse buildings for flexible B1c/B2/B8 use class, realignment of Bellingham Way link road, creation of a north/south spine road, works to the embankment of Ditton Stream, demolition of existing gatehouse and associated servicing, parking, landscaping, drainage, infrastructure and earthworks at Aylesford Newsprint, Bellingham Way, Larkfield, Aylesford; KCC's response as Highway Authority to Tonbridge and Malling BC (Pages 77 - 84)

3. Proposal - Hybrid application for outline permission for provision of up to 2000 residential units (including up to 100 Extra Care units), care home (Use Class C2), two form entry primary school (Use Class F.1(a)), health facility (Use Class E(e)) and mixed use centre (Use Classes E(a-g), Sui Generis (drinking establishments and hot food takeaways)/C2/C3/F.1(a-g) and F.2 (ad), with vehicular access onto Dent de Lion Road, Garlinge High Street, Minster Road, Shottendane Road, Briary Close, Victoria Avenue, Belmont Road, and Brooke Avenue, along with new Primary Route Corridors between Shottendane Road and Minster Road and Shottendane Road and Dent De Lion Road, with all matters reserved, except access with; Full application for the erection of 120 residential units (within Class C3) forming Phase 1 including parking, access, landscaping, equipped play area, and other associated works at Land South Of Westgate And Garlinge, Margate - KCC's response as Highways Authority to Thanet DC (Pages 85 - 96)
4. Otham Neighbourhood Plan Regulation 16 - KCC's response to Maidstone BC (Pages 97 - 102)
5. Cranbrook and Sissinghurst Neighbourhood Plan Pre-submission Regulation 14 - KCC's response to Tunbridge Wells BC (Pages 103 - 112)
6. Benenden Parish Neighbourhood Development Plan 2020-2036 Regulation 16 - KCC's response to Tunbridge Wells BC (Pages 113 - 120)
7. Lamberhurst Parish Neighbourhood Development Plan 2016-2036 Regulation 16 - KCC's response to Tunbridge Wells BC (Pages 121 - 126)
8. Gravesham Local Plan - Emerging Local Plan Partial Review, Site Allocations and Development Management Policies Regulation 18(2) - KCC's response to Gravesham BC (Pages 127 - 174)
9. Maidstone Local Plan - Regulation 18 (2) Local Plan Review Preferred Approaches Consultation December 2020 - KCC's response to Maidstone BC (Pages 175 - 210)

## **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, 5 January 2021

*(Please note that the draft conditions and background documents referred to in the accompanying papers may be inspected by arrangement with the Departments responsible for preparing the report.)*