

PLANNING APPLICATIONS COMMITTEE

MINUTES of a meeting of the Planning Applications Committee held in the Online on Wednesday, 13 January 2021.

PRESENT: 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 J Burden, Mr I S Chittenden, Mr P C Cooper, Mr P M Harman, Mr J P McInroy (Substitute for Mr C Simkins), Mr H Rayner and Mr J Wright

IN ATTENDANCE: Mrs S Thompson (Head of Planning Applications) and Mr A Tait (Democratic Services Officer)

UNRESTRICTED ITEMS

1. Minutes - 9 December 2020 (Item A3)

RESOLVED that the Minutes of the meeting held on 9 December 2020 are correctly recorded and that they be signed by the Chairman.

2. Site Meetings and Other Meetings (Item A4)

The Head of Planning Applications briefly informed the Committee that it was still not possible for the Committee to undertake a site visit to Covers Farm, Westerham in the light of the current Covid-19 pandemic.

3. General Matters (Item B1)

The Committee noted that its informal briefing on the Supporting Housing and Infrastructure Consultation by the DHCLG would take place during the afternoon following the meeting.

4. 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 (Item D1)

The Head of Planning Applications advised that in light of correspondence from Guston PC received on 12 January 2021, the Chairman had agreed to her request

for the application to be withdrawn from the agenda in order to enable further consideration of the matters raised in relation to the proposed Special Development Order (SDO) for the Border Force facility and any changes that might be made following the SDO public consultation, and to establish whether the recommendation and advice to the Committee would require amendment.

5. 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 (None).

6. KCC Responses to Consultations

(Item F1)

(1) Mr J Burden informed the Committee that he had participated in the production of the Gravesham Local Plan Emerging Local Plan Partial Review in his capacity as a Member of Gravesham BC. He therefore would not take part in any debate on this matter.

(2) In response to a question from Mr H Rayner, the Head of Planning Applications explained that the Scoping Opinion on the proposed development at Broadwater Farm, West Malling had been developed as a technical highways response which had not necessitated any reference to the emerging Tonbridge and Malling Local Plan.

(3) RESOLVED to note Kent County Council's responses to the following consultations:-

- (a) 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;

- (b) 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;
- (c) 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;
- (d) Otham Neighbourhood Plan Regulation 16 - KCC's response to Maidstone BC;
- (e) Cranbrook and Sissinghurst Neighbourhood Plan Pre-submission Regulation 14 - KCC's response to Tunbridge Wells BC;
- (f) Benenden Parish Neighbourhood Development Plan 2020-2036 Regulation 16 - KCC's response to Tunbridge Wells BC;
- (g) Lamberhurst Parish Neighbourhood Development Plan 2016-2036 Regulation 16 - KCC's response to Tunbridge Wells BC;
- (h) Gravesham Local Plan - Emerging Local Plan Partial Review, Site Allocations and Development Management Policies Regulation 18(2) - KCC's response to Gravesham BC; and
- (i) Maidstone Local Plan - Regulation 18 (2) Local Plan Review Preferred Approaches Consultation December 2020 - KCC's response to Maidstone BC.