

PLANNING APPLICATIONS COMMITTEE

MINUTES of a meeting of the Planning Applications Committee held Online on Wednesday, 17 March 2021.

PRESENT: Mr R A Marsh (Chairman), Mr R A Pascoe (Vice-Chairman), Mr M A C Balfour, Mrs R Binks, Mr A H T Bowles, Mr J Burden, Mr N J D Chard (Substitute for Mr A Booth), Mr I S Chittenden, Mr P C Cooper, Mr P M Harman, Mr H Rayner, Mr C Simkins and Mr J Wright

ALSO PRESENT: Mr N J Collor and Mr G Lymer

IN ATTENDANCE: Mrs S Thompson (Head of Planning Applications), Mr P Hopkins (Principal Planning Officer), Mr J Wraight (Principal Transport and Development Planner), Mrs H Edwards (Senior Planning Officer) and Mr A Tait (Democratic Services Officer)

UNRESTRICTED ITEMS

15. Minutes - 10 February 2021

(Item A3)

RESOLVED that the Minutes of the meeting held on 10 February 2021 are correctly recorded and that they be signed by the Chairman.

16. 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.

17. Proposal DOV/20/01048 (KCC/DO/0178/2020) - Creation of two new sections 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)

(1) The Head of Planning Applications informed the Committee of representations received from Aardvark Planning Law on behalf of Halsbury Homes.

(2) In the light of comments received from Guston PC, the Head of Planning Applications asked the Committee to agree to the revision of draft conditions 12 and

13 through the removal of the words: “unless otherwise approved in writing with the County Planning Authority.” This was agreed.

(3) The Clerk to the Committee read out representations from Guston PC, Sebastian Charles of Aardvark Planning Law and from Jack Pugsley of WSP in reply on behalf of the applicants.

(4) Mr G Lymer and Mr N J Collor were present for this item as Local Members and addressed the Committee.

(5) On being put to the vote, the recommendations of the Head of Planning Applications as amended in (2) above were agreed by 12 votes to 0 with 1 abstention.

(6) RESOLVED that:-

- (a) permission be granted to the proposal subject to conditions, including conditions covering the development beginning within 3 years of the date of the permission; the development being carried out in accordance with the submitted details; prior to the commencement of section 1 of Fastrack details of all the proposed structures, including the overbridge, retaining walls, paving and hard surfaces, carriageway design and materials being submitted to the County Planning Authority for written approval; the construction of Section 2 of the Fastrack road being carried out in accordance with the WSP Materials Schedule document and drawing numbers KCC/HTW/1100/001, KCC/HTW/1100/004, and KCC/HTW/1100/005; details of the fences, railings and gates being submitted for the written approval of the County Planning Authority prior to their installation, and thereafter being implemented as approved and retained; details of the permanent bus shelters being submitted for the written approval of the County Planning Authority prior to their installation and thereafter being implemented as approved and retained; the implementation of the landscape design proposals as set out on drawing numbers DVFT-WSP-S1-XX-DR-L- 0101-0108 Rev P05 Landscape General Arrangement Plans 1-8, DVFT-WSP-S1-XX-DR-L-0201 Landscape Cross Section, and DVFT-WSP-12-XX- DR-L- 0202-0204 Rev P01 Typical Landscape Details within the first planting season following the opening of each section of the road to ensure that the visual impact of the development is softened through the landscaping proposed; the replacement of any trees, shrubs hedges etc that are destroyed, dead or dying within 5 years of planting, with large nursery stock of the same species in the same paces; the Landscape Management and Maintenance Plan (WSP, July 2020) being implemented as detailed for the lifetime of the development, and to be regularly reviewed, with any updates being submitted to the County Planning Authority for written approval; prior to the commencement of the development of each individual Fastrack road section, tree protection measures for all trees and hedgerows being retained in close proximity being erected and retained for the duration of the works; a Construction Environment Management Plan (CEMP) being submitted to the County Planning Authority for written approval prior to the commencement of the

development of each individual Fastrack road section, with the development being carried out in accordance with this document. The CEMP shall include details of the scale, timing and mitigation of all construction-related aspects of the development (including - but not limited to: the required mitigation measures needed to control the potential nuisance from noise, dust, vibration and night-time bridge works, including the need for a Section 61 prior consent agreement with Dover District Council under the Control of Pollution Act for night-time works associated with the bridge construction for Section 1 only; site hours of operation, the numbers, frequency and type of vehicles visiting the site, a travel plan and guided access/egress and parking arrangements for site works, visitors and deliveries, wheel washing and other facilities to prevent dust, dirt and detritus from entering the public highway (and means to remove it if it occurs), potential dust, vibration and strike damage to heritage assets affected during the construction of Section 2 of Fastrack road, details of the ecological mitigation to be written by an ecologist, the ecological mitigation works being implemented under an ecological watching brief and timings of works affecting biodiversity being decided by an ecological clerk of works, and that any fencing on site retains connectivity on site for badgers); the bridge over the A2 and the junction of the permitted road with Honeywood Parkway at the Tesco roundabout, as detailed in the application for Section 1 of Dover Fastrack, being restricted to use by buses, pedestrians, cycles and emergency vehicles, and not being used for any other vehicular traffic; use of the junction of Section 2 of Dover Fastrack with Dover Road (and the 386m long section of road approaching this junction as detailed in the application, which shows the final position of the ANPR cameras and bus gate) being restricted to use by buses, pedestrians, cycles, emergency vehicles and farm traffic associated with Frith Farm only (those farm vehicles being pre-registered with Dover District Council as operators of the enforcement cameras) and not being used for any other vehicular traffic; within 3 months of the commencement of each individual Fastrack road section, a lighting strategy designed to meet the requirements of the lighting strategy within the Ecological Mitigation Strategy (WSP, July 2020) being submitted to the County Planning Authority and approved in writing. This shall include details of the lighting columns and hours of lighting operation; an updated badger survey of the site being carried out prior to the commencement of development of Section 2 of the Fastrack road. If the results of the survey or mitigation required differ from those detailed in the submitted Badger Survey (WSP, January 2021) an updated survey and mitigation strategy must be submitted to the County Planning Authority for written approval; prior to the commencement of the development of Section 1 of the Fastrack road, the applicant or their agents or successors in title securing the implementation of a programme of archaeological work in accordance with a written specification (WSI) and timetable which has been submitted to and approved by the County Authority; Section 2 of the Fastrack road being constructed in accordance with the submitted document 'Written Scheme of Investigation for an Archaeological Trial Trench Evaluation' (WSP, January 2021); the submission of a Post Excavation Assessment to the County Planning Authority for written

approval within 9 months of the completion on site of the archaeological mitigation works referred to in the two conditions above; the development being carried out in accordance with the submitted document “*DoverFastrack Sections 1 and 2 – Generic Quantitative Risk Assessment*” (WSP, December 2020); the prior submission for approval in writing by the County Planning Authority of a verification report demonstrating completion of the works prior to any section of the Fastrack road being brought into use as set out in the agreed remediation strategy, demonstrating the effectiveness of the remediation; no further development being carried out, if during development, contamination not previously identified is found to be present at the site until a remediation strategy detailing how this contamination will be dealt with has been submitted to and approved in writing by the County Planning Authority; no drainage systems for the infiltration of surface water to the ground being permitted other than with the written approval of the County Planning Authority; piling using penetrative methods not being carried out other than in accordance with a Piling Risk Assessment and with the written approval of the County Planning Authority; prior to the commencement of Section 1 of the Fastrack road a sustainable surface water drainage scheme shall be submitted to and approved in writing by the County Planning Authority. This drainage scheme shall be based upon the submitted Flood Risk Assessment (WSP, August 2020) and shall demonstrate that the surface water generated by this development can be accommodated and disposed of without increase to flood risk on or off site; Section 2 of the Fastrack road being implemented in accordance with the details of the sustainable surface water drainage scheme contained within the submitted Flood Risk Assessment (WSP, August 2020); the Fastrack road (or each section of the road if developed separately) not becoming operational until a Verification Report, pertaining to the surface water drainage system, has been submitted to and approved in writing by the County Planning Authority; the mitigation measures outlined in the WSP Air Quality Assessment report (reference DVFT-WSP-12-ZZ-RP-AQ-0001 dated August 2020) being implemented as set out; should any bunding/mounding be proposed in addition to that shown on the application drawings, details shall first be submitted to and approved in writing by the County Planning Authority. the prior submission for written approval by the County Planning Authority; the development being carried out in accordance with the Biodiversity Net Gain Assessment, the Ecological Mitigation Strategy and the submitted plans to ensure that the development achieves the scheme-wide biodiversity net gain as set out; and the submission for written approval by the County Planning Authority of a Public Right of Way Management Scheme prior to the commencement of any works affecting the Public Rights of Way ER54 and ER60, including details of surfacing, width, signage, alignment and the two crossings, based on that shown on the plans; and

(b) the applicants be informed by Informative that:-

- (i) they must ensure that all necessary highway approvals and consents are obtained;

- (ii) they must take note of the Coal Authority's Standing Advice at www.gov.uk/government/organisations/the-coal-authority;
- (iii) they must ensure that the development is carried out in accordance with Network Rail's Asset Protection Informatives for works in close proximity to NetworkRail's Infrastructure;
- (iv) they must take note of the Kent Police Designing Out Crime Officer general advice;
- (v) there is a 6 week time frame to issue a temporary closure of a Public Right of Way if required, and that any temporary closure cannot be issued until a diversion order is confirmed, and that an alternative route must be constructed;
- (vi) they are reminded that a Section 61 prior consent agreement under the Control of Pollution Act for night-time works associated with the bridge construction, as specified in the condition above, should be sought from Dover District Council;
- (vii) It is their responsibility to ensure that all works are carried out outside of the breeding bird season (March 1st to August 31st inclusive) and that, if this is not possible, a suitably qualified ecologist examines the site for breeding birds prior to work commencing;
- (viii) felling of trees identified as suitable for roosting bats should be undertaken in a precautionary manner to minimise any risks to this species group; and
- (ix) for the avoidance of doubt in relation to these conditions: Section 1 relates to the element of the Fastrack scheme which starts in Phase 1 of the Whitfield Urban Expansion, goes over the A2 via the new bridge and ends at the new junction at the Tesco roundabout on Honeywood Parkway. Section 2 commences at the B&Q roundabout on Honeywood Parkway and extends to the junction with Dover Road.

18. 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).

19. KCC Responses to Consultations.

(Item F1)

- (1) In the light of Members' unavailability, the Head of Planning Applications undertook to inform the organisers of the discussion on the Swale Borough Local Plan that the date of this discussion should be rearranged.
- (2) RESOLVED to note Kent County Council's responses to the following consultation-

Outline planning application, with all matters reserved except for access, for a mixed-use urban extension comprising: up to 1,650 residential units (use class C3); residential care home (use class C2); two form entry primary school (use class F1); land for the expansion of the existing Birchington medical centre; mixed use centre (use class E, F1 and F2); and associated infrastructure including provision of a new strategic link road between Minnis Road and Manston Road, alterations to existing junctions and new access arrangements from Minnis Road, Park Lane, Canterbury Road and Manston Road/Acol Hill, a new recreational and leisure shared-use link between Minnis Road and Park Lane, green infrastructure including public open space and associated facilities, landscaping, formal and informal play areas, utilities (including drainage) and associated ancillary works and structures.