

## KENT COUNTY COUNCIL

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### PLANNING APPLICATIONS COMMITTEE

MINUTES of a meeting of the Planning Applications Committee held in the Council Chamber, Sessions House, County Hall, Maidstone on Wednesday, 16 June 2021.

PRESENT: Mr R A Marsh (Chairman), Mr C Beart, Mrs R Binks, Mr A Booth, Mr I S Chittenden, Mr P Cole, Mr D Crow-Brown, Mr M Dendor, Ms J Meade, Mr H Rayner (Substitute for Mr O Richardson), Mr C Simkins and Mr J Wright

ALSO PRESENT: Mr P M Harman

IN ATTENDANCE: Mrs S Thompson (Head of Planning Applications), Mr P Hopkins (Principal Planning Officer) and Mrs H Edwards (Senior Planning Officer)

#### UNRESTRICTED ITEMS

##### **21. Election of Vice-Chairman**

*(Item A3)*

(1) Mrs R Binks moved, seconded by Mr C Simkins that Mr A Booth be elected Vice-Chairman of the Committee.

*Carried unanimously*

(2) RESOLVED that Mr A Booth be elected Vice-Chairman of the Committee.

##### **22. Terms of Reference of the Committee**

*(Item A4)*

The Committee noted its Terms of Reference.

##### **23. Minutes**

*(Item A5)*

RESOLVED that the Minutes of the meetings held on 9 March 2021 and 17 March 2021 are correctly recorded and that they be signed by the Chairman.

##### **24. Site Meetings and Other Meetings**

*(Item A6)*

The Head of Planning Applications Group asked the Committee to diarise the afternoon of Wednesday, 14 July for an intended site visit.

##### **25. General Matters**

*(Item B1)*

The Committee agreed to hold a brief training session on “the Future Planning System” following the meeting.

**26. Proposal 21/501778/County (KCC/MA/0071/2021) - Erection of new build facility for provision of digital autopsy services to Kent County Council/Coroner's Service at County Transport Workshops, Forstal Road/Beddow Way, Aylesford; Kent County Council**  
*(Item D1)*

(1) Mr Andy Allen, a local resident addressed the Committee in objection to the application. Mr Jonathan White (KCC Projects and Operations Manager) spoke in reply on behalf of the applicants.

(2) The Committee amended the ecological enhancements condition by specifying that the planting scheme would include native berry-bearing bushes.

(3) The Committee added a condition specifying that a detailed lighting scheme would be submitted to the County Planning Authority for approval.

(4) The Committee added an informative encouraging the applicant to implement the proposed signage and road markings relating to Forstal Cottages early in the development and to review their effectiveness.

(5) On being put to the vote, the recommendations of the Head of Planning Applications Group were unanimously agreed as amended in (2), (3) and (4) above.

(6) RESOLVED that:-

- (a) permission be granted to the application subject to conditions, including conditions covering the standard 3-year time limit; the development being carried out in accordance with the permitted details; the submission and approval of details of all construction materials to be used externally prior to the commencement of development; exact details of the CT Scanner being submitted and approved in writing prior to its installation on site; details of the appearance of the relocated substation being submitted and approved in writing prior to its installation on site; no development commencing until a Construction Management Plan has been submitted and approved in writing; vehicle and cycle parking being laid out as shown and permanently retained; the Electric Vehicle Chargers installed on site being from the UK Government approved models list; details of the road markings and signage relating to Forstal Cottages being submitted within 3 months of the date of any consent given, with the approved details being implemented prior to the Digital Autopsy Service becoming operational; a remediation strategy being submitted to the County Planning Authority, and approved in writing prior to the commencement of development; the submission for approval in writing of a verification report demonstrating that the remediation strategy has been implemented prior to the use commencing; construction stopping if any contamination not previously identified is found on site until a remediation strategy for dealing with it has been agreed in writing; no infiltration of surface water to the ground taking place without express written approval from the County Planning Authority; piling not being carried out without written approval from the County Planning Authority; a detailed lighting scheme being submitted to the County Planning Authority for

approval; the submission of a groundwater monitoring plan for approval in writing by the County Planning Authority prior to the use commencing; the submission for approval in writing of a detailed sustainable surface water drainage scheme (based on the submitted Drainage Strategy Report and drainage drawings) prior to the commencement of development; the building not being brought into use until a Verification Report pertaining to the surface water drainage system has been submitted and approved in writing; the implementation prior to the commencement of development of geo-archaeological and Palaeolithic field evaluation works in accordance with a specification to be approved by the County Planning Authority and, following on from the evaluation, the taking of any safeguarding measures needed to ensure preservation in situ of important remains and/or any further investigation required; the implementation prior to the commencement of development of archaeological field evaluation works in accordance with a scheme to be approved by the County Planning Authority and following on from this, the taking of any safeguarding measures needed to ensure preservation in situ of important archaeological remains or further investigation as required; the completion of a programme of geo-archaeological post-excavation and publication work, as approved by the County Planning Authority, prior to the building being brought into use; and the submission for written approval within 6 months of the commencement of development of details of ecological enhancements, including the provision of bird and bat boxes and native species only (including native berry-bearing bushes) within the landscape scheme; and

- (b) the applicants be advised by Informative that:-
- (i) they should ensure that all necessary highway approvals and consents are obtained;
  - (ii) consent will be required from the Environment Agency for discharge of surface run-off to ground or surface waters;
  - (iii) it is the responsibility of the applicant to ensure that all works are carried out outside of the breeding bird season (March 1<sup>st</sup> to August 31<sup>st</sup> inclusive) and that, if this is not possible, a suitably qualified ecologist should examine the site for breeding birds prior to work commencing;
  - (iv) the development should be carried out in accordance with the Bat Conservation Trust's Guidance Note: *Bats and Artificial Lighting*; and
  - (v) the applicant is encouraged to implement the proposed signage and road markings relating to Forstal Cottages early in the development and should review their effectiveness.

## **27. 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).

## **28. KCC Responses to Consultations**

*(Item F1)*

RESOLVED to note Kent County Council's responses to the following Consultations:-

- (a) Dartford Borough Council Local Plan Regulation 19 Draft;
- (b) Hybrid Application at Albion Waterside, Canal Basin, Gravesend, Kent DA12 2RN (20210270)

Part A - Full planning application for demolition of existing buildings and structures, construction of a mixed use development comprising C3 and C2 Residential Uses and commercial floorspace (Use Class E), a new river wall (and retention of existing river wall), works to Swing Bridge, highway junction improvements at Milton Road and Ordnance Road, associated new public open spaces and public realm improvements, car and cycle parking, landscaping, infrastructure and earthworks and ancillary works; and

Part B - Outline planning application with all matters reserved (apart from access) for demolition of all existing buildings and structures and the construction of a mixed use development comprising C3 Uses and commercial floorspace (Use Class E) with associated vehicular access, car parking, landscaping, associated infrastructure and earthworks and ancillary works.

(The proposed development would consist of up to 1,500 homes and up to 4,500sqm (GIA) of commercial floorspace);

- (c) EIA Scoping Opinion for a proposed development at Land North of Marden Maidstone Road, Marden, Kent (application reference: 21/501909/EIASCO);
- (d) EIA Scoping Opinion for a mixed-use development at Highsted Park Land to the West of Teynham London Road Teynham Kent (Application reference 21/500836/EIASCO);

- (e) Swale Borough Local Plan Review (Regulation 19) – February 2021;
- (f) Boughton and Dunkirk Neighbourhood Plan - Regulation 14 Consultation
- (g) EIA Scoping Opinion for a mixed-use development at Highsted Park Land to the South and East of Sittingbourne (Application reference 21/500819/EIASCO);
- (h) Thanet District Council Statement of Community Involvement Review 2021;
- (i) Hoo - New Routes to Good Growth Consultation; and
- (j) NPPF Changes and National Design Code Government Consultation.