

## KENT COUNTY COUNCIL

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### PLANNING APPLICATIONS COMMITTEE

MINUTES of a meeting of the Planning Applications Committee held in the Online on Wednesday, 2 September 2020.

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

ALSO PRESENT: Mrs R Binks, Ms K Constantine, Mrs L Hurst and Mr B H Lewis

IN ATTENDANCE: Mrs S Thompson (Head of Planning Applications Group), Ms M Green (Principal Planning Officer), Mrs S Bengel (Transport and Development Manager) and Mr A Tait (Democratic Services Officer)

#### UNRESTRICTED ITEMS

##### **34. Minutes - 15 July**

*(Item A3)*

RESOLVED that the Minutes of the meeting held on 15 July 2020 are correctly recorded and that they be signed by the Chairman.

##### **35. Site Meetings and Other Meetings**

*(Item A4)*

The Head of Planning Applications Group updated the Committee on progress in respect of the intended site inspection of Covers Farm in Westerham. She explained that, having investigated the possibility of using a drone, she had been forced to conclude that for a number of reasons, this option would not appear to be practical. She would continue to investigate alternative arrangements.

**36. Proposal TH/19/1696 (KCC/TH/0256/2019) -Construction of a new railway station consisting of two platforms connected via an existing underpass (to be refurbished) with stair and lift access and associated infrastructure including vehicle and cycle parking, public announcement system, drainage, security and lighting, landscaping, level crossing upgrade works, and vehicle, pedestrian and cycle access including the creation of a vehicle access onto the A299 Hengist Way with associated highway works and a footway/cycle link to Clive Road at Land to the north and south of the A299 (Hengist Way) and to the east of the A256 (Richborough Way) including an existing railway line and part of the A299, Cliffsend (Thanet Parkway Station); KCC Growth, Environment and Transport**

*(Item D1)*

(1) Mr J Burden informed the Committee that he was a Member of the Kent and Medway Economic Partnership in his capacity as Leader of Gravesham BC. He

had not, however, participated in any discussions of the planning application and was therefore able to approach its determination with an open mind.

(2) Ms K Constantine, Mrs R Binks and Mr B Lewis were present as Local Members and spoke. In addition, Mr P Messenger had indicated his intention to be present. Due to technical difficulties, he was unable to speak, but the Chairman agreed to accept a question which he was able to ask through the Teams Chat Function. This was duly responded to by the Head of Planning Applications Group.

(3) The Clerk to the meeting read out representations from Mr David Morrish of CPRE Kent as well as the response on behalf of the applicants from Ms Katie Pettit (KCC Principal Transport Planner – Strategy).

(4) On being put to the vote, the recommendations of the Head of Planning Applications Group were carried by 8 votes to 5. The Chairman ruled that although Mr H Rayner was unable to state his vote due to technical difficulties, his intended vote would be counted as set out in the Teams Chat Function as he had clearly been present throughout the entire discussion of the application.

(5) RESOLVED that subject to compliance with the agreed Memorandum of Understanding:-

- (a) permission be granted to the proposal subject to conditions, including conditions covering the standard 3 year time limit for implementation; the development being carried out in accordance with the permitted details; the submission and approval of details of all materials to be used externally prior to the commencement of the construction of the station and car park; the submission prior to the commencement of the construction of the station and car park of a detailed scheme of external lighting including lux levels and light spill diagrams and details of how the lighting aims to minimise impacts to foraging and commuting bats; the submission of a biodiversity plan demonstrating biodiversity net gain; tree retention and protection of those trees which are to be retained, including root protection areas; the submission and approval of a scheme of landscaping and tree planting prior to the commencement of the development (apart from enabling works and site clearance), including the provision of early tree planting if possible; implementation of the approved landscaping scheme in the first planting season following completion of the development and replacement of any trees/plants that are damaged/diseased/dead within 5 years of the completion of the development; the submission for approval by the County Planning Authority of details of any mounding proposed; all tree work being undertaken in accordance with British Standard BS3998:2012 'Recommendations for Tree Work'; the submission of details of the permanent bus shelter facilities prior to bus services commencing, and their ongoing retention thereafter; the provision and permanent retention of vehicle parking spaces prior to use of the site commencing; the submission of details of the Electric Vehicle Charging Points as indicated on the application drawings, and their ongoing retention thereafter; the submission of details of secure, covered cycle parking facilities prior to use of the site commencing, and their ongoing retention thereafter; the submission for approval within 6 months of the date of the permission of a scheme of access and construction works setting out any path alignment, surfacing,

width and signage details; the delivery of the approved PROW works prior to first use/occupation of the development; the implementation of the archaeological scheme of investigation; the submission of a detailed Sustainable Surface Water Drainage Scheme prior to the commencement of the development (works on the main station and car park); the submission of a verification report pertaining to the approved SuDs scheme prior to first occupation/use of the development; control over the infiltration of surface water into the ground; restrictions on piling and other foundation designs using penetrative methods; the submission prior to commencement of the development of a remediation strategy to deal with the risks associated with land contamination (works on the main station and car park); the submission prior to first use of the development of a verification report regarding the remediation strategy; development ceasing should contamination not previously identified be found to be present at the site; the installation of the 2.4 metre high acoustic barriers to the rear of the platforms prior to first use of the development; the submission for approval of a Construction Environmental Management Plan prior to the commencement of phases B, C & D, including details regarding the protection of bats, reptiles, badgers, hedgehogs and breeding birds, mitigation measures required to protect the amenity of the locality from adverse noise and dust arising from construction, measures to ensure that the local highway network would not be adversely affected by construction activities, hours of working, details regarding contractor liaison with the local community and the provision of details of site personnel for local residents to contact should matters arise; and

- (b) the applicants be advised by Informative that:-
- (i) they are encouraged to consider the provision of a suitable all movements access in the future should further funding/land become available;
  - (ii) they should give consideration to the inclusion of canopy structures within the car park which could incorporate an array of solar panels. Such development would need to be subject to a separate detailed planning application;
  - (iii) their attention is drawn to the advice and guidance provided by Southern Water with regard to protection of apparatus, sustainable drainage, foul and surface water drainage, petrol interceptors and land drainage. The letters containing this advice would be attached to the decision notice; and
  - (iv) they are encouraged to explore the potential to incorporate public art into the development. In addition to dialogue with British Transport Police, the applicant and Network Rail are encouraged to have further dialogue with the Designing Out Crime Officer at Kent Police;

**37. Matters dealt with under delegated powers**  
*(Items E1- E5)*

(1) Mr J Burden informed the Committee that, although the four school applications which had been determined in item F2 were within the area of Gravesham BC, he had not participated in the discussions of any of them.

(2) 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;
- (d) Scoping Opinions under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (None);
- (e) The Urgent decision taken pursuant to the Urgent Matter protocol in respect of the request by Gallagher Aggregates Ltd for extended operating hours at Blaise Farm Quarry, Kings Hill, West Malling to supply an urgent Brexit-related Government contract for the Ashford Inland Port Project.

### **38. KCC Responses to consultations**

*(Items F1- F2)*

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

- (a) The Written Statement to the Examination of the Folkestone and Hythe District Council Core Strategy Review; and
- (b) Application SW/18/502/EIHYB - Housing Proposal at Land North Quinton Road, Sittingbourne