

KENT COUNTY COUNCIL

PLANNING APPLICATIONS COMMITTEE

MINUTES of a meeting of the Planning Applications Committee held in the Council Chamber, Sessions House, County Hall, Maidstone on Wednesday, 20 April 2022.

PRESENT: Mr A Booth (Vice-Chairman in the Chair), Mr C Beart, Mrs R Binks, Mr I S Chittenden, Mr P Cole, Mr D Crow-Brown, Mr M Dendor, Mr P M Harman, Ms J Meade, Mr H Rayner, Mr O Richardson and Mr C Simkins

IN ATTENDANCE: Mrs S Thompson (Head of Planning Applications), Ms M Green (Principal Planning Officer), Ms C Palmer (Planning Officer), Ms S Bonser (Senior Solicitor. Invicta Law) and Mr A Tait (Democratic Services Officer)

UNRESTRICTED ITEMS

19. Membership

(Item)

The Democratic Services Officer confirmed that Mr P M Harman was a Member of the Committee despite not appearing as such on the agenda papers.

20. Minutes - 16 March 2022

(Item A3)

RESOLVED that the Minutes of the meeting held on 16 March 2022 are correctly recorded and that they be signed by the Chairman.

21. Site Meetings and Other Meetings

(Item A4)

(1) The Head of Planning Applications Group informed the Committee that a training session for Committee Members on the 5 Year Review of the Kent Minerals and Waste Local Plan would take place immediately after the meeting.

(2) The Head of Planning Applications Group informed the Committee that she intended a site visit to take place in July in respect of a County Matter planning application. Further details would be sent to Committee Members in due course.

22. Proposal GR/22/113 (KCC/GR/0024/2022) - Installation of a play area at Shorne Woods Country Park, Brewers Road, Shorne, Gravesend; KCC Country Parks

(Item D1)

(1) The Head of Planning Applications Group reported the comments of the Local Member, Mr B J Sweetland, which had also been provided to all Members of the Committee.

(2) On being put to the vote, the recommendations of the Head of Planning Applications Group were unanimously agreed.

(3) RESOLVED that:-

- (a) Permission be granted to the proposal subject to conditions, including conditions covering the standard three year time limit; the development being carried out in accordance with the permitted details; and the development being carried out in strict accordance with the submitted Construction Management Plan and accompanying map, including the works survey of the access route and future repairs on completion of the works; and
- (b) the applicants be advised by informative that planning permission does not convey any approval to carry out work on or affecting a public highway and that the engagement with KCC Highways and Transportation would be required at an early stage.

23. Matters dealt with under delegated powers

(Item E1)

(1) The Head of Planning Applications Group reported a decision that the Director of Growth and Communities had taken under section 10.15 of the Constitution which empowered KCC Officers to take action on urgent matters where there was no time to consult with the Committee or for the Committee to exercise its function. This decision was in relation to the Ashford Waste Transfer Station, Cobbs Wood Industrial Estate, Brunswick Road, Ashford, concerning a request to her by the KCC Waste Management Unit to enable it to relax the Waste Transfer Station's operating hours as a contingency in the light of potential complications arising out of the recent implementation of Operation Brock and the Dover Traffic Assessment Project (Dover TAP) which might otherwise prevent the dispatch of waste stored at the site to the Allington Energy from Waste Incinerator. The time period for this relaxation was to run for two weeks from 11 April 2022.

(2) The Head of Planning Applications Group continued that the Vice-Chairman of the Planning Applications Committee, the Chairman of Regulation Committee and the Local Member, Mr P Bartlett had all been consulted. All had been supportive of the request and no external representations had been received.

(3) The Head of Planning Applications Group said that considerations had included the need for the relaxation of operating hours, the time-limited nature of the request and the absence of opposition to it. Considerable weight was given to the exceptional circumstances relating to congestion on and around the M20 / A20 as a result of Operation Brock and Dover TAP and the need to deliver an effective waste management service for Ashford. It had been concluded that agreeing to the requested relaxation of hours was appropriate under the circumstances and the request had been approved, subject to the following conditions:

"1. The Ashford Waste Transfer Station at Brunswick Road may receive and bulk up waste and dispatch this to the Allington EfW Facility outside the permitted hours of use should this be necessary as a result of difficulties associated with the implementation of Operation Brock and Dover TAP protocols for a temporary 7-day period beginning no later than Monday 11 April 2022.

2. *Should working outside the permitted hours take place, details of this must be provided in writing to the Waste Planning Authority.”*

The Head of Planning Applications Group advised that, notwithstanding the temporary relaxation of hours, it had not been necessary to use them.

- (4) 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 Assessments) Regulations 2017;
 - (d) Scoping opinions under the Town and Country Planning (Environmental Impact Assessments) Regulations 2017 (None); and
 - (e) The Urgent decision taken in respect of the request by the KCC Waste Management Unit for the temporary relaxation of operating hours at Cobbs Wood Industrial Estate, Brunswick Road, Ashford.

24. KCC Response to Consultations
(Item F1)

RESOLVED to note Kent County Council’s response to the consultation on Binbury Park, Binbury Lane, Detling, Maidstone.