

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, 7 December 2022.

PRESENT: Mr A Booth (Vice-Chairman), Mr C Beart, Mrs R Binks, Mr P Cole, Mr M Dendor, Mr H Rayner and Mr C Simkins

IN ATTENDANCE: Mrs S Thompson (Head of Planning Applications), Ms M Green (Principal Planning Officer), Mr J Wooldridge (Principal Planning Officer), Ms E Kennedy (Democratic Services Officer), Ms S Bonser (Senior Solicitor. Invicta Law) and Mr A Tomaszewski (Senior Planning Officer)

UNRESTRICTED ITEMS

1. Apologies

(Item A1)

Apologies were received from Mr Chittenden, Mr Harman, Mrs Meade, Mr Crow-Brown and Mr Richardson.

2. Minutes of the meeting on 16 November 2022

(Item A3)

RESOLVED that the minutes of the meeting held on 16 November 2022 were correctly recorded and that they be signed by the Chairman.

3. General Matters

(Item B1)

4. Cement production plant capable of importing raw materials and processing up to 500,000 tonnes per annum of cement on land off Great Basin Road, Port of Sheerness, Isle of Sheppey, Kent, ME12 1SW - SW/22/500629 (KCC/SW/0016/2022)

(Item C1)

1) Adam Tomaszewski, Senior Planning Officer and Sharon Thompson, Head of Planning Applications, outlined the report and advised that an additional condition limiting the total amount of cement produced by the facility to no more than 500,000 tonnes per annum was recommended.

2) Cllr Dolley White (Sheerness Town Council) spoke objecting to the application on behalf of Sheerness Town Council.

3) Mr Richard Goffin (Peel Ports) spoke in support of the application.

4) Mr Stuart Mason-Elliott (Hercules) spoke in reply on behalf of the applicant.

5) Mr Rayner proposed, Mr Simkins seconded and Members RESOLVED that:

Permission be granted, subject to:

(i) conditions covering amongst other matters:

1. *Development to be commenced within 3 years of the date of the permission.*
2. *Carrying out the development in accordance with the submitted plans.*
3. *Submission and approval in writing of a Construction Management Plan prior to commencement of development*
4. *Submission and approval in writing of a lighting scheme.*
5. *Construction hours only between 07:00 and 18:00 hours Monday to Friday and between 07:30 and 13:00 hours on Saturdays (with none on Sundays, Bank and Public Holidays), unless otherwise approved by the County Planning Authority.*
6. *Overnight HGV vehicle movements between 18:00 - 06:00 will only be permitted on a maximum of one night-time period per calendar month and must not exceed 8 such movements in the period. Such movements will only occur on weekdays and not at all in the period after 6pm on a Saturday until 6am on a Monday.*
7. *All vehicles arriving or leaving the site in the 12-hour period between 6pm and 6am will utilise the alternative route to avoid passing the most sensitive properties on Garrison Road, as shown on the approved plan.*
8. *Before commencement on site, a Construction Dust Management Plan is to be submitted to and approved in writing by the County Planning Authority. This is to be prepared in accordance with the Institute of Air Quality Management 'Guidance on the assessment of dust from demolition and construction'.*
9. *Before commencement of operations on site, a Dust and Particulate Monitoring Plan is to be submitted to and approved in writing by the County Planning Authority. The purpose of monitoring is to ensure that dust and particulate emissions from the site are managed effectively to avoid causing exceedances of ambient air quality standards and disamenity, and that dust and particulate matter from the site does not contain heavy metals such as chromium. The plan is to include action trigger levels for dust and airborne particulate matter, and site management procedure to investigate any exceedances of these trigger levels and put in place remedial measures in a timely manner.*
10. *Before commencement of operations on site, an airborne particulate monitoring system is to be established and maintained for the lifetime of the development to enable real-time measurements and alert the operator of the site to events that exceed trigger levels, which are to be set out in the Dust and Particulate Monitoring Plan.*

11. *The rating level of noise from all operations, including ship deliveries and on-site vehicle movements, shall not exceed the following limits determined using BS 4142:2014+A1:2019. This would impose limits of 39 dB during the day, 36 dB during the night at locations MP1, 2 and 3 and 34 dB during the night at MP4 and 5. The submission, approval and implementation of a mitigation scheme the event that noise limits were to be exceeded.*

12. *Requirement for the operator to carry out noise monitoring and recording upon completion and operation of Phase 1, and upon completion and operation of Phase 2, with the County Planning Authority able to review these results as necessary to ensure compliance with the noise limits in place.*

13. *Submission and approval in writing of a Noise Management Plan to include measures including, but not limited to, staff training, ship unloading procedures, use of klaxons, use of broad band reversing alarms for on-site mobile plant, use of horns, and containment of certain operations.*

14. *Commencement of operations is to be implemented to align with the delivery by Southern Water of any sewerage network reinforcement required to ensure that adequate wastewater network capacity is available to adequately drain the development.*

15. *Development shall not begin in any phase until a detailed sustainable surface water drainage scheme for the site has been submitted to and approved in writing by the County Planning Authority and thereafter implemented as approved.*

16. *No building on any phase (or within an agreed implementation schedule) of the development hereby permitted shall be occupied until a Verification Report, pertaining to the surface water drainage system and prepared by a suitably competent person, has been submitted and approved in writing by the County Planning Authority and thereafter implemented as approved.*

17. *If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the County Planning Authority) shall be carried out 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. The remediation strategy shall be implemented as approved.*

18. *No infiltration of surface water drainage into the ground is permitted other than with the written consent of the County Planning Authority. The development shall be carried out in accordance with the approved details.*

19. *The total amount of cement produced by the facility hereby permitted shall not exceed 500,000 tonnes per annum*

(ii) informatives covering the following matters:

1. Standard Environment Agency informatives relating to drainage/pollution control methods/contamination/waste management.

2. The applicant is advised that they should give consideration to becoming involved in projects that seek to conserve and protect key buildings in the local area, particularly within the Port itself.

5. E1-E4

(Item E1)

RESOLVED to note matters dealt with under delegated powers since the meeting on 16 November 2022 relating to:

E1 County matter applications

E2 County Council developments

E3 Screening Opinions under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017

E4 Scoping Opinions under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017

6. Folkestone & Hythe District Council Statement of Community Involvement

(Item F1)

RESOLVED to note Kent County Council's response to the Folkestone & Hythe District Council Statement of Community Involvement.

7. Hoo Development Framework Consultation

(Item F2)

RESOLVED to note Kent County Council's response to the Hoo Development Framework Consultation.

8. Otterpool Park Outline Application – application revisions

(Item F3)

RESOLVED to note Kent County Council's response to the Otterpool Park Outline Application – application revisions.

(a) **FIELD**

(b) **FIELD_TITLE**