

**PLANNING APPLICATIONS COMMITTEE**

**Wednesday, 27th September, 2023**

**10.00 am**

**Council Chamber**







## AGENDA

### PLANNING APPLICATIONS COMMITTEE

**Wednesday, 27th September, 2023, at 10.00 am**  
**Council Chamber**

Ask for: **Emily Kennedy**  
Telephone: **03000419625**

#### **Membership (13)**

Conservative (10): Mr A Booth (Chairman), Mr H Rayner (Vice-Chairman), Mrs R Binks, Mr P Cole, Mr D Crow-Brown, Mr M Dendor, Mrs S Hudson, Mr O Richardson and Mr C Simkins

Labour (1): Ms J Meade

Liberal Democrat (1): Mr I S Chittenden

Green and Independent (1): Peter Harman

#### **UNRESTRICTED ITEMS**

*(During these items the meeting is likely to be open to the public)*

#### **A. COMMITTEE BUSINESS**

1. Substitutes
2. Declarations of Interest
3. Minutes from the meeting on 15 March 2023 (Pages 1 - 22)
4. Site Meetings and Other Meetings

#### **B. GENERAL MATTERS**

1. General Matters

#### **C. MINERALS AND WASTE APPLICATIONS**

## **D. DEVELOPMENTS TO BE CARRIED OUT BY THE COUNTY COUNCIL**

1. Item D1 - Retrospective planning application for an 'accessible to all' path around Teston Bridge Country Park, including resurfacing and widening of an existing path linking the river path to the car park and play area, and installation of a new path parallel to the carpark edge linking it to the bridge at Teston Bridge Country Park, Teston Lane, Maidstone, Kent, ME18 5BX - MA/23/502687(KCC/MA/0090/2023) (Pages 23 - 48)
2. Item D2 - Retrospective planning permission for engineering works related to the resurfacing of the overflow car park at Teston Bridge Country Park Car Park, Teston Lane, Maidstone, Kent, ME18 5BX - MA/22/503881 (KCC/MA/0141/2022) (Pages 49 - 80)

## **E. MATTERS DEALT WITH UNDER DELEGATED POWERS**

1. County matter applications (Pages 81 - 84)
2. County Council developments (Pages 85 - 92)
3. Screening opinions under Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (Pages 93 - 94)
4. Scoping opinions under Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (Pages 95 - 96)

## **F. KCC RESPONSE TO CONSULTATIONS**

1. F1 Application TM/23/01418/EASP - Request for an EIA Scoping Opinion at Development Site Land East of Kiln Barn Road and West of Hermitage Lane, Aylesford Kent (Pages 101 - 104)
2. F2 Application 21/02146/AS - Land at Eureka Business Park, Trinity Road, Boughton Aluph, Kent (Pages 105 - 110)
3. F3 Levelling up and Regeneration Bill: Reforms to National Planning Policy Consultation (Pages 111 - 136)
4. F4 Examination (Stage 2) of the Maidstone Borough Council (MBC) Local Plan Review (Pages 137 - 152)
5. F5 Thanington Neighbourhood Plan Consultation (Pages 153 - 168)
6. F6 Application Y19/0257/FH - Otterpool Park Development Ashford Road Sellindge Kent (Pages 169 - 182)
7. F7 Broadstairs & St Peter's Neighbourhood Plan 2nd Edition Reg 16 Consultation (Pages 183 - 192)
8. F8 Winterbourne Fields, Dunkirk Scoping Opinion (Pages 193 - 260)
9. F9 Application TW/23/00086 - Land west of Queen St, Paddock Wood (Pages 261 - 322)
10. F10 Application 23/00091/FULL - Land West of Queen Street, Paddock Wood (Pages 323 - 334)

11. F11 Application 23/00118/HYBRID - Land West of Queen Street, Paddock Wood (Pages 335 - 402)
12. F12 Maidstone Borough Council Gypsy, Traveller and Travelling Showpeople Development Plan Document (Pages 403 - 406)
13. F13 High Halstow Neighbourhood Plan Regulation 16 Consultation (Pages 407 - 426)
14. F14 Arches Chatham Neighbourhood Plan Regulation 16 Consultation (Pages 427 - 434)
15. F15 Capel Parish Neighbourhood Plan Reg 14 Consultation (Pages 435 - 444)
16. F16 Technical Consultation on the Infrastructure Levy (Pages 445 - 474)
17. F17 Environmental Outcomes Report (Pages 475 - 488)
18. F18 Maidstone Design and Sustainability Reg 18 Consultation (Pages 489 - 524)
19. F19 Bridge Neighbourhood Plan Reg 16 Consultation (Pages 525 - 538)
20. F20 District Local Plan - Sustainability Appraisal Consultation (Pages 539 - 540)
21. F21 Aldington and Bonnington Reg 14 Consultation (Pages 541 - 546)
22. F22 Application OL/TH/23/0685 – Land on north-east side of Nash Rd, Margate (Pages 547 - 600)
23. F23 Informal Consultation on the Maidstone Borough Council Town Centre Strategy (Pages 601 - 614)
24. F24 Headcorn Neighbourhood Plan Regulation 14 Consultation (Pages 615 - 622)
25. F25 Fawkham Neighbourhood Plan Regulation 14 Consultation (Pages 623 - 628)
26. F26 - KCC Response to Ashford BC - Pluckley Neighbourhood Plan Review Reg 16 Consultation (Pages 629 - 634)

## **G. OTHER ITEMS WHICH THE CHAIRMAN DECIDES ARE URGENT**

### **EXEMPT ITEMS**

*(At the time of preparing the agenda there were no exempt items. During any such items which may arise the meeting is likely NOT to be open to the public)*

Benjamin Watts  
General Counsel  
03000 416814

Tuesday, 19 September 2023

*(Please note that the draft conditions and background documents referred to in the accompanying papers may be inspected by arrangement with the Departments responsible for preparing the report.)*