

## KENT COUNTY COUNCIL

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### PLANNING APPLICATIONS COMMITTEE

MINUTES of a meeting of the Planning Applications Committee held in the Council Chamber on Wednesday, 27 September 2023.

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

IN ATTENDANCE: Mrs S Thompson (Head of Planning Applications) and Ms M Green (Principal Planning Officer), Mrs C Miles (Planning Officer) and Ms E Kennedy (Clerk)

#### UNRESTRICTED ITEMS

##### **1. Apologies**

*(Item )*

Apologies were received from Mr Dendor.

##### **2. Minutes from the meeting on 15 March 2023**

*(Item A3)*

RESOLVED that the minutes of the meeting held on 15 March 2023 were correctly recorded and that they be signed by the Chairman. It was noted that pages missing from the agenda pack (15 March 2023) at F12 were included as an addendum to the minutes.

##### **3. General Matters**

*(Item B1)*

Mrs Thompson gave Members an update regarding upcoming planning reforms. She said that The Levelling Up and Regeneration Bill which proposed significant changes to local plan making and the determination of planning applications including changes to the NPPF had reached the 3<sup>rd</sup> Reading Stage in the parliamentary process. It was expected to be given Royal Assent in late 2023. A number of new clauses had been added during the Lords' debate. The requirement in the Environment Act 2021 to implement Biodiversity Net Gain from November 2023 was delayed until early 2024, pending enabling guidance. Changes to the NPPF in respect of onshore wind had recently been published, but wider changes to the NPPF were still awaited. The government was consulting on plan making reforms which sought for plans to be delivered within 30 months, whilst making them simpler to understand and use, shaped by communities and making best use of new digital technology.

It was agreed that bitesize training programme would be developed for Members of the Committee.

##### **4. 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)**

*(Item D1)*

- 1) Mary Green, Principal Planning Officer outlined the report.
- 2) Mr Peter Coulling (Teston Parish Council) addressed the Committee in opposition to the application. Mr Dan Gooch (KCC) spoke in reply as the applicant.
- 3) Chloe Miles, Planning Officer, read out a statement received from the Local Member, Mr Webb.
- 4) It was proposed by the Chairman and seconded by Mrs Binks:

That the officer's recommendation be adopted, namely:

That PERMISSION BE GRANTED with the following informatives:

*1) The applicant be advised that it discusses with the Planning Authority any future development proposals in advance of development taking place, so as to be informed on the need for planning permission and to avoid the need for retrospective planning applications.*

*2) The applicant to draw the Environment Agency's attention to the concerns of this Committee, Teston Parish Council and the local Member regarding the potential long term retention of the temporary roadway provided to facilitate the Teston Sluice works and the need to ensure its removal at the earliest possible date. The Environment Agency to be asked to engage with the Parish Council and the local Member regarding the timescale for removal and reinstatement of the land.*

- 5) Further to questions and debate, the motion was put to the vote and declared CARRIED.

**5. 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)**

*(Item D2)*

- 1) Mary Green, Principal Planning Officer outlined the report.
- 2) Mr Peter Coulling (Teston Parish Council) addressed the Committee in opposition to the application. Mr Dan Gooch (KCC) spoke in reply as the applicant.
- 3) It was proposed by the Chairman and seconded by Ms Meade:

THAT the officer's recommendation be adopted, namely:

That PERMISSION BE GRANTED subject to the following conditions:

1) *Landscaping scheme to be implemented as shown on the submitted drawings within the first available planting season and thereafter maintained;*

2) *Retention and maintenance of planting both within and to the boundaries of the overflow car park. Any trees that are diseased or felled shall be replaced within the next planting season with native species to be agreed with the county planning authority.*

And with the following informative:

1) *The applicant be advised that it discusses with the Planning Authority any future development proposals in advance of development taking place, so as to be informed on the need for planning permission and to avoid the need for retrospective planning applications.*

5) Further to questions and debate, the motion was put to the vote and declared CARRIED.

## **6. E1 - County matter applications**

*(Item E1)*

RESOLVED to note matters dealt with under delegated powers since the meeting on 15 March 2023 relating to:

E1 County matter applications.

## **7. E2 - County Council developments**

*(Item E2)*

RESOLVED to note matters dealt with under delegated powers since the meeting on 15 March 2023 relating to:

E2 County Council developments.

## **8. E3 - Screening opinions under Town and Country Planning (Environmental Impact Assessment) Regulations 2017**

*(Item E3)*

RESOLVED to note matters dealt with under delegated powers since the meeting on 15 March 2023 relating to:

E3 - Screening opinions under Town and Country Planning (Environmental Impact Assessment) Regulations 2017

## **9. E4 - Scoping opinions under Town and Country Planning (Environmental Impact Assessment) Regulations 2017**

*(Item E4)*

RESOLVED to note matters dealt with under delegated powers since the meeting on 15 March 2023 relating to:

Scoping opinions under Town and Country Planning (Environmental Impact Assessment) Regulations 2017

**10. 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**

*(Item F1)*

RESOLVED to note Kent County Council's response to TM/23/01418/EASP - Request for an EIA Scoping Opinion under Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as Amended) - Development Site Land East Of Kiln Barn Road And West Of Hermitage Lane, Aylesford, Kent.

**11. F2 Application 21/02146/AS - Land at Eureka Business Park, Trinity Road, Boughton Aluph, Kent**

*(Item F2)*

RESOLVED to note Kent County Council's response to 21/02146/AS -Outline planning application for the development of up to 375 dwellings, up to 34,869m<sup>2</sup> commercial floorspace (comprising 31,269m<sup>2</sup> of class E(g)(i) and E(g)(ii) and 3,600m<sup>2</sup> of flexible Class E floorspace), open space, and associated infrastructure including a Wastewater Treatment Plant with all matters reserved for future consideration aside from access (excluding internal circulation) - Land at Eureka Business Park, Trinity Road, Boughton Aluph, Kent.

**12. F3 Levelling up and Regeneration Bill: Reforms to National Planning Policy Consultation**

*(Item F3)*

RESOLVED to note Kent County Council's response to Levelling up and Regeneration Bill: Reforms to National Planning Policy.

**13. F4 Examination (Stage 2) of the Maidstone Borough Council (MBC) Local Plan Review**

*(Item F4)*

RESOLVED to note Kent County Council's written statement to the Examination (Stage 2) of the Maidstone Borough Council Local Plan Review.

**14. F5 Thanington Neighbourhood Plan Consultation**

*(Item F5)*

RESOLVED to note Kent County Council's response to Dover District Local Plan 2040 – Sustainability Appraisal Consultation.

**15. F6 Application Y19/0257/FH - Otterpool Park Development Ashford Road Sellindge Kent**

*(Item F6)*

RESOLVED to note Kent County Council's response to the Otterpool Park Development Ashford Road Sellindge Kent (Ref: Y19/0257/ FH) - outline application with all matters reserved.

**16. F7 Broadstairs & St Peter's Neighbourhood Plan 2nd Edition Reg 16 Consultation**  
(Item F7)

RESOLVED to note Kent County Council's response to Broadstairs and St Peter's Neighbourhood Plan Review 2nd Edition - Regulation 16 Consultation.

**17. F8 Winterbourne Fields, Dunkirk Scoping Opinion**  
(Item F8)

RESOLVED to note Kent County Council's response to EIA Scoping Opinion for a proposed development at Winterbourne Fields, Dunkirk, Kent (Ref: 23/501071/EIASCO).

**18. F9 Application TW/23/00086 - Land west of Queen St, Paddock Wood**  
(Item F9)

RESOLVED to note Kent County Council's response to Hybrid application with appearance, landscaping, layout and scale reserved for a proposed development at Land West of Queen Street and Mile Oak Road, Paddock Wood, Tonbridge, Kent [application reference: 23/00086/HYBRID].

**19. F10 Application 23/00091/FULL - Land West of Queen Street, Paddock Wood**  
(Item F10)

RESOLVED to note Kent County Council's response to full application for a proposed development at Land West of Queen Street, Paddock Wood, Tonbridge, Kent [application reference: 23/00091/FULL]

**20. F11 Application 23/00118/HYBRID - Land West of Queen Street, Paddock Wood**  
(Item F11)

RESOLVED to note Kent County Council's response to hybrid application with appearance, landscaping, layout and scale reserved for a proposed development at Land West of Queen Street, Paddock Wood, Tonbridge, Kent [application reference: 23/00118/HYBRID].

**21. F12 Maidstone Borough Council Gypsy, Traveller and Travelling Showpeople Development Plan Document**  
(Item F12)

RESOLVED to note Kent County Council's response to Maidstone Borough Council Gypsy, Traveller and Travelling Showpeople Development Plan Document.

**22. F13 High Halstow Neighbourhood Plan Regulation 16 Consultation**  
(Item F13)

RESOLVED to note Kent County Council's response to High Halstow Neighbourhood Plan - Regulation 16 Consultation.

**23. F14 Arches Chatham Neighbourhood Plan Regulation 16 Consultation**  
(Item F14)

RESOLVED to note Kent County Council's response to Arches Chatham Neighbourhood Plan - Regulation 16 Consultation.

**24. F15 Capel Parish Neighbourhood Plan Reg 14 Consultation**  
(Item F15)

RESOLVED to note Kent County Council's response to Capel Parish Neighbourhood Plan (2022-2038) - Regulation 14 Consultation.

**25. F16 Technical Consultation on the Infrastructure Levy**  
(Item F16)

RESOLVED to note Kent County Council's response to Technical Consultation on the Infrastructure Levy.

**26. F17 Environmental Outcomes Report**  
(Item F17)

RESOLVED to note Kent County Council's response to the Environmental Outcomes Report.

**27. F18 Maidstone Design and Sustainability Reg 18 Consultation**  
(Item F18)

RESOLVED to note Kent County Council's response to Maidstone Borough Council Design and Sustainability Development Plan Document – Preferred Approaches Regulation 18 Consultation.

**28. F19 Bridge Neighbourhood Plan Reg 16 Consultation**  
(Item F19)

RESOLVED to note Kent County Council's response to Bridge Neighbourhood Plan (2022-2037) Regulation 16 Consultation.

**29. F20 District Local Plan - Sustainability Appraisal Consultation**  
(Item F20)

RESOLVED to note Kent County Council's response to Dover District Local Plan 2040 – Sustainability Appraisal Consultation.

**30. F21 Aldington and Bonnington Reg 14 Consultation**  
(Item F21)

RESOLVED to note Kent County Council's response to Aldington and Bonnington Draft Neighbourhood Plan – Regulation 14 Consultation.

**31. F22 Application OL/TH/23/0685 – Land on north-east side of Nash Rd, Margate**  
*(Item F22)*

RESOLVED to note Kent County Council's response to an outline application with all matters reserved except access for a proposed development at Land on the North East Side of Nash Road, Margate, Kent [Planning Application reference: OL/TH/23/0685].

**32. F23 Informal Consultation on the Maidstone Borough Council Town Centre Strategy**  
*(Item F23)*

RESOLVED to note Kent County Council's response to the Informal Consultation on the Maidstone Borough Council Town Centre Strategy.

**33. F24 Headcorn Neighbourhood Plan Regulation 14 Consultation**  
*(Item F24)*

RESOLVED to note Kent County Council's response to the Headcorn Parish Neighbourhood Plan (2022-2038) - Regulation 14 Consultation.

**34. F25 Fawkham Neighbourhood Plan Regulation 14 Consultation**  
*(Item F25)*

RESOLVED to note Kent County Council's response to the Fawkham Parish Neighbourhood Plan - Regulation 14 Consultation.

**35. F26 - KCC Response to Ashford BC - Pluckley Neighbourhood Plan Review Reg 16 Consultation**  
*(Item F26)*

RESOLVED to note Kent County Council's response to Pluckley Neighbourhood Plan Review (2016-2031) - Regulation 16 Consultation.