

PLANNING APPLICATIONS COMMITTEE

MINUTES of a meeting of the Planning Applications Committee held in the Council Chamber, Sessions House, County Hall, Maidstone on Wednesday, 12 November 2025.

PRESENT: Mr J Eustace (Chair), Mr M Brice, Mr W Chapman, Ms S Emberson, Mr S Heaver, Mr T Mole, Mr R Palmer, Mr G R Samme, Mr T L Shonk, Mr D Truder, Vacancy and Mr H Rayner (Substitute for Mrs S Hudson)

IN ATTENDANCE: Mrs S Thompson (Head of the Planning Applications Group), Mrs S Bonser (Deputy Head of Law), Mrs M Palmer (Principal Planning Officer), Ms L Cook (Senior Planning Officer), Mr D Joyner (Development and Transport Planning Manager), Ms S Schulz (Senior Transport & Development Planner) and Mr J Clapson (Democratic Services Officer)

UNRESTRICTED ITEMS

15. Apologies

(Item A1)

Apologies were received from Mr Mayall and Mrs Hudson for whom Mr Rayner was substitute.

16. Declarations of Interest

(Item A2)

Mr Truder declared that an individual lobbied him regarding agenda item D1. He did not feel that he had developed a prejudgement and therefore could offer a fair and impartial judgement of the application.

17. Election of Vice Chair

(Item A3)

Mr Mole proposed, Mr Shonk seconded and Members agreed that Mr Palmer be elected Vice-Chair of the Committee.

18. Minutes of the Meeting 9.7.2025

(Item A4)

RESOLVED that the minutes of the meeting held on 9 July 2025 were correctly recorded and that they be signed by the Chair.

19. Site Meetings and Other Meetings

(Item A5)

There were no site visits scheduled.

20. Item D1 - Installation of electric bus charging infrastructure at Acacia Hall Car Park, South of Dartford Town Centre - DA/25/467 (KCC/DA/0047/2025)
(Item D1)

- 1) Mrs Palmer, Principal Planning Officer outlined the report.
- 2) A representative of the Diocese of Rochester addressed the Committee to raise points of concern.
- 3) The Applicant's Agent addressed the Committee.
- 4) It was proposed by Chair and seconded by the Vice Chair:

That the officer's recommendation be adopted, namely:

That PERMISSION BE GRANTED, SUBJECT TO the imposition of Conditions and Informatives covering (amongst other matters) the following:

Conditions

1. Development shall commence within 3 years of the date of the permission;
2. Development to be carried out in accordance with the submitted details;
3. Development to be carried out using external materials and colour finishes as specified within the planning application documents, unless otherwise agreed;
4. Development to be carried out in accordance with the submitted landscaping scheme (and be managed and maintained for 30 years);
5. Submission of a landscape management plan;
6. Prior to any groundworks the applicant (or their agents or successors in title) shall undertake archaeological field evaluation (monitoring) works, in accordance with the submitted and approved Written Scheme of Investigation (PCA January 2025);
7. Following completion of the archaeological evaluation, no groundworks shall take place until the applicant or their agents or successors in title, has secured the implementation of any safeguarding measures to ensure preservation in situ of important archaeological remains and/or further archaeological investigation and recording in accordance with a specification and timetable which has been submitted to and approved by the local planning authority;
8. The archaeological safeguarding measures, investigation and recording shall be carried out in accordance with the agreed specification and timetable;
9. Inclusion of baffles on the lights closest to the River Darent;
10. Submission of lighting strategy including exact specifications of the luminaires, their siting, mounting heights, beam angles, shielding measures and illumination levels;

11. Prior to any part of the development being occupied, a post-installation verification of the installed lighting to be submitted;
12. No additional lighting to be installed on site unless further approval is first obtained;
13. Submission of a Verification Report, pertaining to the surface water drainage system and prepared by a suitably competent person prior to first use of the development;
14. Submission of a strategy to deal with the potential risks associated with any contamination of the site prior to commencement of the development;
15. Submission of a verification report demonstrating the completion of works set out in the approved remediation strategy and the effectiveness of the remediation prior to first use of the development;
16. 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 Local 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 Local Planning Authority. The remediation strategy shall be implemented as approved;
17. Submission of a Construction Environmental Management Plan, prior to the commencement of the development;
18. Completion and maintenance of the access and egress points shown on the submitted plans (drawing number 14358-002-Y Revision Y) prior to the use of the site commencing;
19. Provision and permanent retention of the vehicle visibility splays shown on the submitted plans (drawing number 14358-008-B Revision D) with no obstructions over 0.6 metres above carriageway level within the splays, prior to the use of the site commencing;
20. Provision and permanent retention of the pedestrian visibility splays shown on the submitted plans (drawing number 14358-007-D Revision D) with no obstructions over 0.6 metres above carriageway level within the splays, prior to the use of the site commencing;
21. Removal of the pedestrian crossing points, as identified on the submitted plans (drawing number 14358-002-Y Revision Y), and reinstatement of the footway and kerb in accordance with details to be submitted to and approved by the County Planning Authority, prior to use of the site commencing;
22. The development hereby approved shall be operated using 12.2 metre long buses only.

The development shall also be subject to the submission of a Biodiversity Gain Plan, prior to the commencement of development, in accordance with

paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 (as amended).

Informatives:

- The Environment Agency reminds the applicant that only clean uncontaminated water should drain to the surface water system;
- The County Ecologist has requested that if there are periods when the lighting is not required, that the lighting is switched off or dimmed that period;
- Kent Highways remind the applicant that planning permission does not convey any approval to carry out works on or affecting the public highway about seeking highway land approval.

- 5) Following questions and debate, Mr Rayner proposed and Mr Chapman seconded an amendment to include an additional condition as follows:

Prior to commencement, submission of details to the Planning Authority shall be made for written approval to prevent errant HGV movements entering into the bus charging area from the Fasttrack network.

The amended motion was put to the vote and declared LOST.

- 6) The substantive motion was put to the vote and declared CARRIED with the addition of the following informative:

The applicant is encouraged to consider and incorporate measures to prevent errant HGV movements entering the bus charging area from the Fasttrack network.

21. County matter applications

(Item E1)

RESOLVED to note matters dealt with under delegated powers since the meeting on 9 July 2025 relating to:

E1 County matter applications.

22. County Council developments

(Item E2)

RESOLVED to note matters dealt with under delegated powers since the meeting on 9 July 2025 relating to:

E2 County Council developments.

23. 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 9 July 2025 relating to:

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

24. 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 9 July 2025 relating to:

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