

KENT COUNTY COUNCIL

PLANNING APPLICATIONS COMMITTEE

MINUTES of a meeting of the Planning Applications Committee held in the Online on Wednesday, 10 February 2021.

PRESENT: Mr R A Marsh (Chairman), Mr R A Pascoe (Vice-Chairman), Mr M A C Balfour, Mr A Booth, Mr A H T Bowles, Mr D L Brazier (Substitute for Mrs R Binks), Mr J Burden, Mr I S Chittenden, Mr P C Cooper, Mr P M Harman, Mr H Rayner, Mr C Simkins and Mr J Wright

IN ATTENDANCE: Mrs S Thompson (Head of Planning Applications), Mr D Payne (Planning Consultant), Mr M Hogben (Principal Transport and Development Manager) and Mr A Tait (Democratic Services Officer)

UNRESTRICTED ITEMS

7. Dates of future meetings

(Item A3)

The Committee noted its following future meeting dates:-

Wednesday, 17 March 2021;
Wednesday, 21 April 2021;
Wednesday, 16 June 2021;
Wednesday, 14 July 2021;
Wednesday, 11 August 2021 (provisional);
Wednesday, 15 September 2021;
Wednesday, 13 October 2021;
Wednesday, 10 November 2021;
Wednesday, 8 December 2021;
Wednesday, 12 January 2022;
Wednesday, 9 February 2022;
Wednesday, 16 March 2022;
Wednesday, 20 April 2022;
Wednesday, 18 May 2022; and
Wednesday, 15 June 2022.

8. Minutes - 13 January 2021

(Item A4)

RESOLVED that the Minutes of the meeting held on 13 January 2021 are correctly recorded and that they be signed by the Chairman.

9. Site Meetings and Other Meetings

(Item A5)

The Head of Planning Applications briefly informed the Committee that it was still not possible for the Committee to undertake a site visit to Covers Farm, Westerham in the light of the current Covid-19 pandemic.

10. General Matters

(Item B1)

(1) The Head of Planning Applications informed the Committee of the receipt of the Government consultation paper on proposed changes to the NPPF. Further details would be provided to the Committee in due course.

(2) The Head of Planning Applications asked Members of the Committee to individually send their comments to her on the areas that the Committee's induction programme should cover following the Local Government Elections in May 2021.

11. Application FH/20/2590 (KCC/FH/0209/2020) - Recycled Aggregate Production Facility with associated hardstanding and storage, gatehouse and site office, security gates and lighting, fencing, drainage and parking (part retrospective) at Land to North East of Cross Keys Coaches, Caesar's Way, Folkestone; G McAleer Contracts Ltd

(Item C1)

(1) In unanimously agreeing the recommendations of the Head of Planning Applications, the Committee added two Conditions. These were that the office and gatehouse buildings were to be used solely for the purposes permitted; and that no vehicle greater than 7.5 tonnes in weight was to use Ashley Avenue to access the site.

(2) RESOLVED that permission be granted to the application subject to conditions, including conditions covering the development being commenced within 3 years; the development being carried out and completed in accordance with the submitted details, documents and plans; a maximum throughput of 75,000 tonnes per annum; no more than 48 HGV movements per day to the site as a whole (24 in / 24 out); records being maintained of all HGV movements, with the information being made available to the Waste Planning Authority on request; all loaded HGVs entering or leaving the site being enclosed, covered or sheeted, in line with the Dust and Noise Management Plan; no delivery of waste to the site by members of the public; areas shown for vehicle access, parking, turning, manoeuvring, loading and unloading being provided and retained; no parking on Caesar's Way; a 10mph speed limit on Caesar's Way; no vehicle greater than 7.5 tonnes in weight using Ashley Avenue to access the site; a restriction of access on Saturdays to HGVs of 7.5 tonnes or less on Saturdays (to enable use of Tile Kiln Lane and avoid Ashley Avenue); the production of a Travel Plan to promote vehicle movements outside of peak hours (0730 to 0900 and 1630 to 1830); core operating hours being 0700 to 1900 hours on Mondays to Fridays, 0700 to 1400 on Saturdays, with no working on Sundays, Bank and Public Holidays; the screener and crusher only being operated between 0700 and 1800; use of the facility being restricted to waste and minerals recycling use; the office and gatehouse buildings being used solely for the purposes permitted; waste types being restricted to those applied for (i.e. construction and demolition waste); the operation being undertaken in accordance with the submitted Dust and Noise Management Plan and being undertaken in accordance with its provisions; stockpiles being no higher than 0.5m below the top of the retaining walls in the aggregates storage bays; the development being undertaken in

accordance with the submitted Flood Risk Assessment; the submission and agreement by the Waste Planning Authority of a detailed surface water and foul water drainage scheme within 3 months; the submission of a Drainage Scheme Verification Plan (dependant on the submission of further drainage details) within 6 months; no mobile machinery being operated above ground level on stockpiles or in elevated positions; machinery and vehicles being fitted with noise insulation and silencers and being maintained in accordance with manufacturer's specifications; a copy of the permission and the approved plans being made available in the operator's site office; no trees being cut down; and no disturbance to or obstruction of the Public Right of Way.

12. Matters dealt with under delegated powers

(Item E1)

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 Assessment) Regulations 2017; and
- (d) Scoping Opinions under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (None).

13. KCC Responses to Consultations

(Item F1)

- (1) Members of the Committee asked for a meeting to be arranged to enable Swale Local Members to be briefed on and discuss the consultation on the Swale Borough Local Plan.
- (2) RESOLVED to note Kent County Council's responses to the following consultations:-
 - (a) Former Broke Hill Golf Course, Stonehouse Park, Sevenoaks Road Halstead Kent TN14 7HR: Proposal - Outline application for residential development of up to 800 dwellings, incl. affordable housing units and self-build plots; up to 4.75 ha of retirement living; primary school hub with associated sports facilities/outdoor space; sports hub incl. rugby and hockey pitches with separate car park and clubhouse areas; 2 ha of commercial B1 use; local centre incl. commercial, retail & community facilities and undercroft car parking for Knockholt station; country park/open space incl. landscaping, infrastructure & groundworks; with all matters reserved except for access;
 - (b) Land at Sturry/Broad Oak, Sturry: Proposal - Outline application (with all matters reserved) for the development of up to 630 houses and associated community infrastructure comprising primary school, community building, public car park and associated amenity space,

access, parking and landscaping; and detailed/full application for the construction of part of the Sturry Link Road and a local road from the Sturry Link Road to Shalloak Road - CA/20/02826;

- (c) Government Consultation - Supporting Housing Delivery & Public Service Infrastructure; and
- (d) Ash Parish Council Neighbourhood Development Plan - Regulation 16.