

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, 15 June 2022.

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

ALSO PRESENT: Mr Stepto

IN ATTENDANCE: Mr Jim Woodridge (Principal Planning Officer - For Head of Planning Applications), Ms M Green (Principal Planning Officer), Paul Hopkins (Principal Planning Officer), Adam Tomaszewski (Senior Planning Officer), Lidia Cook (Senior Planning Officer), David Joyner (Transport & Development Planning Manager), Nagla Stevens (Principal Solicitor, Invicta Law), Emily Kennedy (Democratic Services Officer)

UNRESTRICTED ITEMS

1. Apologies

(Item)

Apologies were received from Mr Chittenden.

2. Minutes - 20 April 2022

(Item A3)

RESOLVED that the Minutes of the meeting held on 20 April 2022 are correctly recorded and that they be signed by the Chairman.

3. Site Meetings and Other Meetings

(Item A4)

It was noted that there would be a site visit on 18 July 2022 at Sheerness Docks and details would be confirmed outside of the meeting.

4. General Matters

(Item)

Jim Wooldridge advised that the Levelling Up and Regeneration Bill which proposed a number of significant changes to the planning system had been laid before Parliament. He also referred to the briefing material that the Head of Planning Applications had circulated to Committee Members.

5. Application TM/21/1269 (KCC/TM/0090/2021) - Installation of a ground mounted solar photovoltaic (PV) array and associated infrastructure at Land at Offham Landfill Site, Teston Road, Offham; Infinis Solar Developments Ltd

(Item C1)

- 1) Mr Tomaszewski, Case Officer, outlined the report.
- 2) Dr Charles Unter (Offham Parish Council) addressed the Committee in opposition to the proposal. Ms Claire Hannan (Infinis) spoke in reply as applicant.
- 3) During discussion on this item, the Committee agreed to add an Informative encouraging the applicant to participate in liaison meetings with Offham Parish Council and work with FCC Environment as landowner to ensure that the tree screening around the perimeter of the landfill site is well maintained and, where possible improved. It also agreed that references in the officer report to Three Mile Lane be corrected to Seven Mile Lane.
- 4) Further to questions and debate, Mr Rayner proposed, the Chairman seconded and Members RESOLVED that:

(a) the application be REFERRED to the Secretary of State for Levelling Up, Housing and Communities under the Town and Country Planning (Consultation) (England) Direction 2021 and that SUBJECT TO no intervention by him that PLANNING PERMISSION BE GRANTED SUBJECT TO the prior satisfactory completion of a legal agreement to secure the Heads of Terms set out in Appendix 1 and conditions covering amongst other matters:

- Development to be commenced within 3 years of the date of the permission;
- Carrying out the development in accordance with the submitted plans;
- Restriction of permitted development rights; Temporary planning permission for a period of 35 years from the date of energisation (the date of first energisation shall be notified to the Local Planning Authority in writing);
- Submission and approval in writing of a decommissioning method statement at least six months prior to the completion of the 35 year energisation period;
- Submission and approval in writing of a decommissioning method statement in the event that the export of electricity to the grid ceases for a period of 6 months (unless relating to a temporary cessation resulting from the need to remediate localised differential settlement or in connection with the ongoing management of landfill gas or leachate at the landfill site), or within six months following a permanent cessation of construction works prior to the solar facility coming into operational use;
- The site shall be restored in accordance with the approved restoration and aftercare scheme, or any consent which subsequently varies or replaces it, following decommissioning;
- No energisation shall take place until the submission and approval in writing of full details of the proposed route of the permissive path including, surface, gates and fence;
- Submission and approval in writing of a Construction Management Plan prior to commencement of development;
- Submission and approval in writing of a Landscape and Ecological Management Plan;
- Submission and approval of a lighting scheme;
- Submission of a landscaping scheme prior to commencement of development;
- Tree protection measures;
- 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; Repairs and maintenance only between 07:00 and 18:00 hours Monday to Saturday (with none on Sundays, Bank and Public Holidays), unless otherwise approved by the County Planning Authority (where there is insufficient time to secure prior approval for urgent repairs or maintenance the operator shall notify the County Planning Authority of the date, time, reason for and nature of the works on the next available working day); Submission of a scheme within 24 months of energisation to demonstrate that no erosion/scarification of the grassland between the arrays has occurred. In the event of evidence of erosion or scarification, mitigation details shall be submitted and approved in writing by the County Planning Authority; and

(b) the applicant be advised by Informative that:

1. The development would require a permit from the Environment Agency, so it is recommended that the applicant contacts the National Permit Service on 03708 506 506 to discuss the issues likely to be raised.
2. Planning permission does not convey any approval to carry out works on or affecting the public highway.
3. It should explore the opportunities for community engagement, with particular focus on engaging with pupils at Offham Primary School to promote and enhance understanding of the benefits associated with renewable energy generation.
4. It is encouraged to participate in liaison meetings with Offham Parish Council and work with FCC Environment as landowner to ensure that the tree screening around the perimeter of the landfill site is well maintained and, where possible, improved.

6. Proposal TM/22/203 (KCC/TM/0248/2021) - Single storey sixth form centre and a new sixth form classroom block at The Judd School, Brook Street, Tonbridge: The Judd School
(Item D1)

- 1) Mary Green, Principal Planning Officer outlined the report and proposal.
 - 2) The local Members, Mr Hood and Mr Stepto had commented on the application. Mr Stepto read a statement from Mr Hood in addition to his own comments.
 - 3) Mr Doleman (Pod Developments – Agent) and Mr Wood (Head Teacher) addressed the Committee in support of the proposal.
 - 4) Further to questions and debate, Mr Rayner proposed, Mr Richardson seconded and Members agreed that
- (a) Permission be granted to the proposal subject to conditions relating to the standard 3 year time limit; the development carried out in accordance with the permitted details; the development to be carried out using external materials and colour finishes as specified within the planning application documents, unless

otherwise agreed; No development shall take place until a construction management plan, including lorry routing, access, parking, construction vehicle loading/unloading and circulation within the site for contractors and other vehicles related to construction operations, measures to prevent mud and debris being taken onto the public highway, has been submitted for approval and thereafter shall be implemented as approved; Hours of working during construction to be restricted to between the hours of 0800 and 1800 Monday to Friday and between the hours of 0900 and 1300 on Saturdays, with no operations on Sundays and Bank Holidays; Retention of the 'Vizards' car parking area for the sixth form and staff parking only during school hours in perpetuity; 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; No development shall take place until information is provided to demonstrate that an effective outfall for surface water is provided for the development layout; and , 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 to and approved by the County Planning Authority.

(b) the applicant be advised by Informative that:

1. The applicant is required to obtain any necessary highway approvals.
2. The Judd School to be encouraged to open up a dialogue with Sussex Road Primary School regarding the Judd's playing field, its all-weather pitch and potential drainage matters experienced by the Primary School.
3. The applicant is strongly recommended to consider the addition of solar panels to the two sixth form buildings as and when budgets permit and to consider the possibility of a green roof.

7. Matters dealt with under delegated powers

(Item E1)

RESOLVED to note matters dealt with under delegated powers since the meeting on 20 April 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

8. Land at Possingham Farmhouse, Great Chart

(Item F1)

RESOLVED to note Kent County Council's response to the consultation on Land at Possingham Farmhouse, Great Chart (Item F1))