

## KENT COUNTY COUNCIL

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### PLANNING APPLICATIONS COMMITTEE

MINUTES of a meeting of the Planning Applications Committee held in the Council Chamber, Sessions House, County Hall, Maidstone on Wednesday, 16 November 2022.

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

IN ATTENDANCE: Mrs S Thompson (Head of Planning Applications), Ms M Green (Principal Planning Officer), Mrs C Miles (Planning Officer) Sarah Bonser (Principal Solicitor, Invicta Law), Emily Kennedy (Democratic Services Officer)

#### UNRESTRICTED ITEMS

##### **1. Minutes of the meeting on 20 July 2022**

*(Item A3)*

RESOLVED that the minutes of the meeting held on 20 July 2022 were correctly recorded and that they be signed by the Chairman.

##### **2. Site Meetings and Other Meetings**

*(Item A4)*

A number of Members visited Hermitage Quarry on 11 October 2022 as part of the Local Plan work. Members of the Planning Applications Committee were invited to a further visit by the site owners, to be arranged in the New Year.

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

*(Item B1)*

##### **4. GR/22/0849 - Retrospective planning permission for engineering works related to the resurfacing of the overflow car park and internal access road - Trosley Country Park, Waterlow Road, Vigo, Gravesend, Kent, DA13 0SG**

*(Item D1)*

1) Mary Green, Principal Planning Officer outlined the report.

2) During discussion of the application, Members discussed the addition of an informative.

3) On being put to the vote, Members RESOLVED that:

a) Permission be granted subject to conditions; and

b) The applicant is advised by informative that the undertaking of development in advance of planning permission is inappropriate and unacceptable. In the future, the applicant is advised to seek the advice of the Planning Authority so that the

necessary planning considerations can be addressed in advance of any development taking place.

**5. MA/22/503881 - Retrospective planning permission for engineering works related to the resurfacing of the overflow car park, Teston Bridge Country Park Car Park, Teston Lane, Maidstone, Kent, ME18 5BX**

*(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. Ms Hardeep Hunjan (Barton Willmore) spoke in reply on behalf of the applicant.

3) Members questioned the need for the facility and raised concerns regarding the urban nature of the development and the lack of a landscaping scheme.

4) Further to questions and debate, Mrs Meade proposed, the Chair seconded and Members resolved that:

The application be DEFERRED in order for a landscaping scheme to be prepared by the applicant. In preparing the scheme, it is recommended that the applicant liaise with the Parish Council.

**6. E1-E4**

*(Item E1)*

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

**7. F1 - Land north of Possingham Farmhouse, Ashford Road, Great Chart, Kent TN26 1JR (Application Reference: 22/00571/AS)**

*(Item F1)*

RESOLVED to note Kent County Council's response to the consultation on Land north of Possingham Farmhouse, Ashford Road, Great Chart, Kent, TN26 1JR.

**8. F2 - Cradle Bridge Level Crossing Conningbrook Park, Kennington Road, Willesborough (Application Reference: 22/01041/AS)**

*(Item F2)*

RESOLVED to note Kent County Council's response to the consultation on Cradle Bridge Level Crossing Conningbrook Park, Kennington Road, Willesborough.

**9. F3 - Charing Neighbourhood Plan - Regulation 16 Consultation**

*(Item F3)*

RESOLVED to note Kent County Council's response to the consultation on Charing Neighbourhood Plan - Regulation 16 Consultation.

**10. F4 - Boughton & Dunkirk Neighbourhood Plan - Regulation 16 Consultation**

*(Item F4)*

RESOLVED to note Kent County Council's response to the consultation on Boughton & Dunkirk Neighbourhood Plan - Regulation 16 Consultation.

**11. F5 - Horsmonden Neighbourhood Plan - Regulation 16 Consultation**

*(Item F5)*

RESOLVED to note Kent County Council's response to the consultation on Horsmonden Neighbourhood Plan - Regulation 16 Consultation.

**12. F6 - EIA Scoping Opinion for a proposed development for land surrounding Ebbsfleet Utd Football Club**

*(Item F6)*

RESOLVED to note Kent County Council's response to the consultation on EIA Scoping Opinion for a proposed development for land surrounding Ebbsfleet Utd Football Club.

**13. F7 - Supplementary Statement to the additional evidence in the Examination (Stage 1) of the Maidstone Borough Local Plan**

*(Item F7)*

RESOLVED to note Kent County Council's Supplementary Statement to the additional evidence in the Examination (Stage 1) of the Maidstone Borough Local Plan.

**14. F8 - Folkestone and Hythe CIL Draft Charging Schedule Consultation**

*(Item F8)*

RESOLVED to note Kent County Council's response to the Folkestone and Hythe CIL Draft Charging Schedule Consultation.

**15. F9 - Tonbridge and Malling Local Plan Regulation 18 Consultation**

*(Item F9)*

RESOLVED to note Kent County Council's response to the Tonbridge and Malling Local Plan Regulation 18 Consultation.

**16. F10 - Westgate-on-Sea Neighbourhood Plan Regulation 14 Consultation**

*(Item F10)*

RESOLVED to note Kent County Council's response to the Westgate-on-Sea Neighbourhood Plan Regulation 14 Consultation.