

PLANNING APPLICATIONS COMMITTEE

MINUTES of a meeting of the Planning Applications Committee held in the Council Chamber, Sessions House, County Hall, Maidstone on Tuesday, 15 June 2010.

PRESENT: Mr R E King (Chairman), Mr J F London (Vice-Chairman), Mr R Brookbank, Mr A R Chell, Mrs P T Cole (Substitute) (Substitute for Mr C Hibberd), Mrs V J Dagger, Mr T Gates, Mr G A Horne MBE, Mr J D Kirby, Mr R F Manning, Mr R J Parry, Mr R A Pascoe, Mr C P Smith, Mr K Smith and Mr A Willicombe

IN ATTENDANCE: Mrs S Thompson (Head of Planning Applications Group), Mr M Clifton (Team Leader - Waste Developments), Mr R White (Transport and Development Business Manager) and Mr A Tait (Democratic Services Officer)

ALSO IN ATTENDANCE: Mr R Mansfield (Jacobs).

UNRESTRICTED ITEMS

39. Membership

(Item 2)

The Committee noted the appointment of Mr J A Davies in place of Mr W A Hayton.

40. Minutes - 11 May 2010

(Item A4)

RESOLVED that the Minutes of the meeting held on 11 May 2010 are correctly recorded and that they be signed by the Chairman.

41. Site Meetings and Other Meetings

(Item A5)

The Committee agreed to visit the site of the proposed Kemsley Sustainable Energy Plant on Wednesday, 7 July 2010 and also noted the possibility (still to be confirmed) of two site visits following the July meeting of the Committee.

42. Status of the South East Plan

(Item)

(1) The Chairman declared this item to be Urgent as the information would have an immediate and direct bearing on the Committee's decision-making processes.

(2) The Head of Planning Applications Group informed the Committee that the Secretary of State for Communities and Local Government had written to all Planning Authorities to inform them of the Government's intention to abolish the Regional Spatial Strategy (in this instance, the South East Regional Plan).

(3) The implications of this decision were that until such time as the Plan was actually abolished, it would remain the Development Plan for the purposes of determining planning proposals. Consequently, it would continue to be a material planning consideration – as would the intention to abolish it.

(4) During discussion of the report, the Committee agreed to recommend to the Cabinet Portfolio Holder for Environment, Highways and Waste that he should write to the Secretary of State concerning the need for urgent and full clarification of the transitional arrangements pending abolition of the South East Regional Plan.

(5) RESOLVED that:-

- (a) the report be noted; and
- (b) the Cabinet Portfolio Holder for Environment, Highways and Waste be recommended to write to the Secretary of State for Communities and Local Government seeking urgent and full clarification of the transitional arrangements for determining planning proposals pending the intended abolition of the Regional Spatial Strategy.

43. Applications AS/10/295, AS/10/46 and AS/10/294:-
(Item C1)

RESOLVED that:-;

- (a) subject to the satisfactory completion of a legal agreement to secure the terms set out in Appendix 1 of the report, permission be granted to Application AS/10/295 to extend the time scale for the implementation of Permission AS/06/5 until 8 May 2014;
- (b) permission be granted to Application AS/10/46 for a variation to Condition (4) of Permission AS/06/5 to allow no more than a combined total of up to 15 lorry movements to enter or leave the site between the hours of 0800 to 0900 Mondays to Fridays and no more than a combined total of up to 15 lorry movements to enter or leave the site between the hours of 1700 to 1800 Mondays to Fridays; and
- (c) permission be granted to Application AS/10/294 for a variation of Permission AS/02/645 to extend the period for the retention and operation of the existing Rail Aggregate Depot until 8 May 2014.

44. Application DA/10/394 - Change of use from an area of land used for chalk extraction and agricultural use to a skip storage area at the former quarry site west of Pinden Quarry, Green Street Green, Dartford; Pinden Ltd
(Item C2)

RESOLVED that permission be granted to the Application subject to conditions including conditions covering the restriction of lorry movements in and out of the site to 6 movements per day and use of a 'banksman' at all times; the restriction of operational hours to between 09.30 and 16.00 hours Monday to Friday and 09.30

and 13.00 hours on Saturdays (with no Sunday or Bank Holiday working); the reinstatement of pot holes within the bell mouth of the access within 1 month of the granting of this permission and maintenance of the access thereafter; measures to prevent mud or other materials being tracked onto the public highway; details of a restoration scheme (including details of the reinstatement of the area of land between the skip storage site and quarry site) being submitted to and approved in writing by the County Planning Authority; reinstatement, maintenance and protection of the hedgerow around the perimeter of the site; no lighting or illumination of the site without the prior approval of the County Planning Authority; no waste being taken onto the site (only empty skips); no buildings, structures, fixed plant or machinery being installed without the prior approval of the County Planning Authority; and the life time of the use hereby approved being limited to a temporary period and linked to the life time of the existing operational quarry site (i.e. 21 February 2042).

45. Application CA/09/1903 - Alteration and extension of existing Householders' Waste recycling Centre at Westbrook Lane, Herne Bay; Kent Waste Management

(Item C3)

RESOLVED that permission be granted to the application for the proposed alteration and extension of the Studd Hill Householders' Recycling Facility subject to conditions including conditions limiting noise emissions; noise monitoring to ensure compliance; a Grampian condition regarding the redesign of the service access to discourage right turns out of the access onto the Old Thanet Way; limits to hours of use and operation; limited times of use of the HGV service access; details of parking arrangements; details of parking and loading arrangements; dust mitigation measures; controls to prevent dirt and debris on the highway; site drainage controls; conditioning of landscaping and nature conservation measures; and other operational and standard conditions.

46. Proposal TM/10/846 - 1.8m high fencing, finished in dark green, with vehicular and pedestrian access gates at The Malling School, Beech Road, East Malling; Governors of The Malling School

(Item D1)

The Head of Planning Applications group informed the Committee that this application had been withdrawn.

47. County 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) consultations on applications submitted by District Councils and Government Departments;
- (c) County Council developments;

- (d) Screening opinions under Environmental Impact Assessment Regulations 1999; and
- (e) Scoping opinions under Environmental Impact Assessment Regulations 1999.