

KENT COUNTY COUNCIL

REGULATION COMMITTEE

MINUTES of a meeting of the Regulation Committee held in the Council Chamber, Sessions House, County Hall, Maidstone on Tuesday, 17 September 2024.

PRESENT: Mr S C Manion (Chairman) Miss S J Carey (Vice-Chairman)
Mr M Baldock, Mr D Beaney, Mr P Cole, Ms J Meade, Mr J M Ozog, Ms L Parfitt and
Mr H Rayner

IN ATTENDANCE: The Team Leader - Planning Enforcement, The Senior Planning Enforcement Officer, Mr G Rusling (Head of Public Rights of Way & Access), Mrs L Wilkins (Definitive Map Team Leader), Ms H Savage (Democratic Services Officer), Ms S Bonser (Solicitor) and Mrs S Holt-Castle (Director of Growth and Communities)

UNRESTRICTED ITEMS

73. Apologies and Substitutes

(Item 1)

Apologies were received from Mr Bond, Mr Chittenden, Mr Dance, and Mr Lewis.

74. Declarations of Interests by Members in items on the Agenda for this meeting.

(Item 2)

There were no declarations of interest.

75. Minutes from the meeting held on 29 July 2024

(Item 3)

RESOLVED that the minutes of the Committee meeting on 29 July 2024 are correctly recorded and that they be signed by the Chairman.

76. Update from the Public Rights of Way and Access Service

(Item 4)

1. The Definitive Map Team Leader introduced the report which provided a summary of the current position in respect of applications to amend the Definitive Map and Statement (DMS), and highlighted points within the report in relation to Section 53 Applications, applications to divert, extinguish or create public rights of way, applications made under the Town & Country Planning Act 1990, backlogs, legislation, and the cut-off-date coming into force on 1 January 2031.
2. Further to questions and comments from Members, it was noted that:

- The diversion of public rights of way on development sites under the Town & Country Planning Act 1990 was a district power and the Council processed orders on behalf of districts under a service level agreement. There was a long period between confirmation of a public path order and certification of a new route and this period was managed through a temporary closure of an existing public right of way. Conditions were being sought through the planning process for new routes to be brought forward at an earlier point in a development.
- Clarification on the district's role in relation to the diversion of public rights of way on development sites would be helpful.

3. RESOLVED that the report be noted.

77. Update on Planning Enforcement Issues

(Item 5)

1. The Planning Enforcement Team Leader introduced the report which covered the work of the Planning Enforcement Team since 7 May 2024.
2. RESOLVED that the actions taken or contemplated in the report be noted and endorsed.

78. Other Items which the Chairman decides are Urgent

(Item 6)

There were no urgent items.

79. Exempt Minutes from the meeting held on 29 July 2024

(Item 7)

RESOLVED that the exempt minutes of the Committee meeting on 29 July 2024 are correctly recorded and that they be signed by the Chairman.

80. Update on Planning Enforcement Cases

(Item 8)

EXEMPT ITEMS

(Open Access to Minutes)

(Members resolved under Section 100A of the Local Government Act 1972 that the public be excluded for the following business on the grounds that it involved the likely disclosure of exempt information as defined in paragraphs 5 and 6 of Part 1 of Schedule 12A of the Act)

1. Mr Beaney declared an interest that he rented a workshop at Alkham Valley Garden Centre in Dover.
2. The Planning Enforcement Team Leader introduced the report which covered the work of the Planning Enforcement Team since 7 May 2024.
3. The Planning Enforcement Team Leader gave an update on unauthorised (or part unauthorised) planning enforcement matters setting out actions taken or

contemplated at Hoads Wood, Bethersden, Ashford; Swanton Lane, Littlebourne, Canterbury; Warden Point/Third Avenue, Eastchurch, Isle of Sheppey; Raspberry Hill Park Farm, Iwade, Sittingbourne; Bell Lane Farm, Minster-on-Sea, Isle of Sheppey; Ancient Woodland Adjacent to Knoxfield Caravan Site, Dartford; Oaktree Farm, London Road, Halstead; Manor Farm, Willow Lane, Paddock Wood; Knowle Farm, Malling Road, Teston; Court Paddock Farm, Ightham; Former Travel Lodge/Brother Hood Woods, Boughton Bypass Dunkirk; The Pines Nursery, Gravel Castle Road, Barham; Pike Road/Thornton Kennels, Tilmanstone; Shelford Landfill, Broad Oak Road, Canterbury; Cube Metals, Unit A, Highfield Industrial Estate, Bradley Road, Folkestone; R S Skips, Apex Business Park, Shorne; East Kent Recycling, Oare Creek, Faversham; Borough Green Sandpits, Platt; Wrotham Quarry (Addington Sandpit), Addington, West Malling; H & H Celcon, Ightham.

4. RESOLVED that the enforcement strategies outlined in paragraphs 7 to 136 of the report be noted and endorsed.