

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 Tuesday, 27 July 2010.

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

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

UNRESTRICTED ITEMS

48. Minutes - 15 June 2010

(Item 4)

RESOLVED that the Minutes of the meeting held on 15 June 2010 are correctly recorded and that they be signed by the Chairman.

49. Meetings of the Committee in 2011:-

(Item A4)

The Committee noted the following meeting dates in 2011:-

Thursday, 20 January 2011;
Tuesday, 15 February 2011;
Tuesday, 15 March 2011;
Tuesday, 12 April 2011;
Tuesday, 10 May 2011;
Tuesday, 14 June 2011;
Tuesday, 26 July 2011;
Tuesday, 16 August 2011 (provisional);
Tuesday, 6 September 2011;
Tuesday, 11 October 2011;
Tuesday, 8 November 2011;
Tuesday, 6 December 2011;

50. Site Meetings and Other Meetings

(Item A5)

The Committee agreed that there would be a training session on either Tuesday, 12 October 2011 or 2 November 2011. The free date would be provisionally set aside for a site visit and public meeting concerning a major application which had not yet been fully validated. The Committee also agreed to hold a site visit at Kemsley Mill on

Tuesday, 17 August 2011 for those Committee Members who had not yet visited the site. The Democratic Services Officer was also asked to arrange a tour of permitted development sites in October or November 2011.

51. Status of the South East Plan - Update

(Item B1)

(1) A letter from Bob Neill MP, Parliamentary Under Secretary of State at the Department for Communities and Local Government had been circulated to the Committee Members prior to the meeting. This letter contained the "Guidance for Local Planning Authorities following the revocation of Regional Strategies."

(2) Revised recommendations from the Head of Planning Applications Group were tabled. These were agreed subject to the authorisation to the Head of Planning Applications Group being in consultation with the Chairman.

(3) RESOLVED that:-

- (a) the report be noted and its contents taken into account in the delivery of Kent County Council's development control function; and
- (b) the Head of Planning Applications Group be authorised, in consultation with the Chairman, to review any application for which a resolution of the Committee has been made but where the decision has yet to be issued in the light of the Secretary of State's revocation of the South East Plan and of the Department for Communities and Local Government's "Guidance for Local Planning Authorities following the revocation of Regional Strategies" dated 6 July 2010 and (where she is satisfied that there is no reason to alter the decision) to determine the application in accordance with the Committee's resolution.

52. Application CA/10/285 - Section 73 application to amend Condition 18 of Permission CA/09/607 to vary opening hours at Units D and E, Lakesview Business Park, Canterbury; Ling (UK) Holdings Ltd

(Item C1)

RESOLVED that permission be granted to the variation of Condition 18 of Permission CA/09/607 subject to additional conditions restricting the hours during which abandoned vehicles may be delivered and off loaded at the site to between 0700 and 2300 hours together with a restriction on Bank Holiday working to only allow public access and delivery of Civic Amenity site waste to the site between 0800 and 1600 hours.

53. Application GR/10/412 - Change of use to a Waste transfer Station with demolition of existing portacabin at Unit 4, Apex Business Park, Queens Farm Road, Shorne, Gravesend; RS Skips

(Item C2)

The Committee deferred consideration of this application to enable consideration of the implications of the weight restriction on the access route to the site.

54. Proposal DA/10/347 - Conversion of existing air raid shelter to classroom space, replacement pitched roof and installation of windows at St Alban's Road Infant School, St Alban's Road, Dartford; Governors of St Alban's Road Infant School

(Item D1)

RESOLVED that permission be refused for the following reasons: -

- (a) by virtue of the proximity of the shelter to the neighbouring household, the raised elevation would reduce the natural sunlight and daylight enjoyed by the garden and the rear ground floor windows, and would be an oppressive and dominant feature over a residential property, and would therefore not be acceptable under policies H12, B1 and CF3 of the Dartford Local Plan; and
- (b) the development would be likely to result in the loss or reduction of a tree significant to the neighbouring amenity.

55. Proposal DO/10/414 - Covered link and awning including the installation of 1.8 metre high black bow top fencing at Worth Primary School, The Street, Worth; Governors of Worth Primary School and KCC Children, Families and Education

(Item D2)

RESOLVED that subject to the further details of the awning being acceptable, permission be granted to the proposal subject to conditions, including conditions covering the standard time limit; the development being carried out in accordance with the submitted details, plans and specifications; control over the roofing material and colour; and the fencing being finished in black.

56. Proposals GR/10/463 and GR/10/464 - Clarification of use (with particular regard to major events) and external lighting of the core activity park at The A2 Activity Park, Gravesend; KCC Communities

(Item D3)

(1) Mr H J Craske informed the Committee that one of the objectors to the proposals was a constituent with whom he had corresponded on a number of issues not involving the matter in hand. He did not therefore have a personal or prejudicial Interest in the application.

(2) Resolved that:-

- (a) permission be granted to Proposal GR/10/463 subject to conditions, including conditions covering a 5 year time limit for implementation; the development being carried out in accordance with the permitted details; hours of use; all lighting on site, except security lighting, being extinguished by 10pm, or 15 minutes after last use of the facility if

earlier; the extinguishment of lighting when the pitch is not in use; the level of use of the facilities according with the submitted details; lighting being installed in accordance with the approved details, and checked on site; lighting levels not exceeding those specified within the application; no further lighting being installed without planning permission; hours of working during construction; and measures to prevent mud and debris on the highway; and

- (b) permission be granted to Proposal GR/10/464 subject to conditions covering: a 5 year time limit for implementation; the development being carried out in accordance with the permitted details; the mitigation, safeguards and commitments given within the 'Major Event Travel Plan and Traffic and Parking Management Strategy', including monitoring and, where necessary, a financial contribution to a Traffic Regulation Order being adhered to and implemented where necessary; the number of major events to be held per annum being limited to 22 (with a maximum of 3 "Case 6" events, i.e. major events with 20% additional competitors and 100% extra paying spectators); and restrictions on hours of use of the Core Activity Park and the pavilion and car park.

57. 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 (None);
- (c) County Council developments;
- (d) Screening opinions under Environmental Impact Assessment Regulations 1999 (None); and
- (e) Scoping opinions under Environmental Impact Assessment Regulations 1999 (None).