# **Regulation Committee –18<sup>th</sup> September 2008**

# Appendix 1

#### **<u>Schedule 1</u>**: Contraventions on (part) unauthorised sites

	Site & Case Reference	<u>Alleged Breach</u>	<b>Objectives / Actions</b>	<u>Progress</u>	<u>Notes / Remarks</u>
1	Ashford DC3/AS/03/COMP/0090 Shaw Grange, Charing (Member: Richard King)	Multiple breaching of landfill permissions Enforcement Notices and High Court Injunctions	To prevent further breaching and secure restoration of the site	Breaching has ceased but restoration has proved protracted for complex legal reasons	This landfill site in need of restoration is the subject of an exempt report to these papers (see Item 11)
2	DC3/AS/08/COMP/0005 Pilgrims Way/Toll Lane, Charing (Member: Richard King)	Unauthorised importation, depositing and stockpiling of waste materials in the AONB / SLA, partly in the form of un-engineered earthbund. This makes use of and is in part an attempt to enhance a working rural platform, granted by Ashford BC.	To prevent further breaching and secure restoration of the site.	Planning Contravention Notice served. Breaching has ceased. The site operator has agreed to remove the deposited waste stockpiles and restore the site through informal resolution by 30 June 2008.	A negotiated solution has achieved with no further depositing of waste materials and full restoration.

	Site & Case Reference	<u>Alleged Breach</u>	<u>Objectives / Actions</u>	<u>Progress</u>	<u>Notes / Remarks</u>
3	DC3/AS/08/COMP/0006 Church Lane, Sellindge (Member: Charles Findlay)	Alleged unauthorised composting activity at a rural location, involving the construction of a new access and hardsurface, receipt of two main streams of waste (sewage sludge and wood chippings), their mixing and informal composting, before being deposited on adjoining land.	To investigate and see if the activity falls within the County Council's waste related remit.	Planning Contravention Notice served on 28 April 2008. This required the landowner to declare his position and to give details of the use. That prompted a site meeting and the grounds of a negotiated settlement.	The activity has currently ceased. That is pending the outcome of a retrospective planning application, recently submitted to this authority for a composting use on the land with retention of the access and hardsurfaces. I shall report to the next Meeting on the outcome of the application and any residual enforcement matters.
4	Canterbury DC3/CA/03/COMP/0089 Larkey Wood, Chartham (Member: John Simmonds)	Unlawful deposit of construction spoil on SLA valley side and related waste processing.	A County Court Injunction requires removal of surplus materials and waste related items and a return to agriculture with original slope profiles.	Of the three original land parcels; the two larger areas have been restored to agriculture, leaving remedial works to the remaining smaller area.	Under the action of the injunction, the contravenor has fully returned to agriculture. He is slowly but progressively restoring the crest of the valley side.

	Site & Case Reference	Alleged Breach	<u>Objectives / Actions</u>	<u>Progress</u>	<u>Notes / Remarks</u>
5	Dartford DC3/DA/03/COMP/0029 Dartford Gun Club, Dartford Marshes (Member: John Muckle)	Apparent waste importation and depositing on confirmed County Council Enforcement Notice area, with a part lawful / district permitted Gun Club now resident on site	The EA have taken the enforcement lead. An application to Dartford BC to retain the material has been anticipated. The County Council has reserved its enforcement position pending the outcome of both matters	The district council application is still awaited. The EA have apparently completed their investigation of the tipped material and its source and content	The EA and DBC retain the lead on this case. Members continuing support is still however sought on a contingency basis (and subject to Counsel's advice), for potential prosecution under the confirmed Enforcement Notice.
6	DA/00/72 & DA/04/993 150a Lower Hythe Street, Dartford (Member: Tom Maddison)	Unauthorised extension to an existing permitted waste transfer station into adjoining area (with lawful use for vehicle dismantling), with related waste processing	To pull back the extended use to the original permitted footprint area.	Achieved. The immediate level of breaching has been successfully challenged by KCC	Full compliance with the original permission will need to be periodically monitored. Continuing support for the serving of BCNs is sought, should that prove necessary

	Site & Case Reference	<u>Alleged Breach</u>	<u>Objectives / Actions</u>	<u>Progress</u>	<u>Notes / Remarks</u>
7	Dover DC3/DO/O8/COMP/0007 Roman Road, Dover (Member: Gordon Cowan & Bill Newman)	Unauthorised depositing of waste materials on private agricultural land	To investigate and see if the activity falls within the County Council's waste related remit.	The tipping has been halted and restoration is in progress.	A negotiated solution has been found, short of formal action. The submission of a scheme of restoration, respecting adjoining contours and capable of being enforced, has been submitted, vetted and well progressed on site.
8	Maidstone DC3/MA/05/COMP/0010 Riverfield Fish Farm, Staplehurst (Member: Mrs Paulina Stockell)	Alleged breaches of planning permission granted by Maidstone BC for a fish farm. There is concern at the quantities of waste materials entering the site	Maidstone BC has primary enforcement responsibility. It is being advised by specialist retained Counsel under the recommendation of County Officers.	The EA has issued an Exemption from Site Licensing but continues investigating the activity along with Maidstone BC	KCC holds no immediate remit on available evidence. However, I have made myself available for enforcement and technical advice. Maidstone BC has a issued a Temporary Stop Notice on more recent activity. The case is the subject of Exempt Item 12.

	Site & Case Reference	<u>Alleged Breach</u>	<b>Objectives / Actions</b>	<u>Progress</u>	<u>Notes / Remarks</u>
9	DC3/MA/04/COMP/0060 Tutsham Farm, West Farleigh (Members: Mrs Paulina Stockell)	Depositing of builders waste on the southern bank of the River Medway	Cessation of tipping and to secure restoration.	Tipping had previously been stopped but has recently resumed. The EA has retained the enforcement lead, given their waste, pollution control, river protection remit and waste removal powers. That includes the ability to trace the origin of the tipped material through transfer documentation.	The latest tipping has been stopped on the service of an immediate Planning Contraventions Notice on the landowner. Continuing support is sought (in the context of available EA powers) for the service of an Enforcement Notice and if necessary the seeking of an injunction, to protect the landholding from any further deposits.
10	DC3/MA/04/COMP/0005 D&D Recycling, Detling Airfield	Unauthorised extension to permitted waste transfer station and alleged breach of Enforcement Notice	To halt further breaches and have waste stockpiles and processing plant & machinery removed.	The identified breaches have been reversed.	Timely intervention has returned the site to its original operating base. I shall regularly monitor the site however to ensure ongoing and tight compliance. I intend to remove from these schedules and add to our monitoring list.

	Site & Case Reference	Alleged Breach	<b>Objectives / Actions</b>	<u>Progress</u>	<u>Notes / Remarks</u>
11	Sevenoaks DC/SE/03/COMP/0085 Poll Hill Gypsy Site, Halstead, Sevenoaks (Member: Roger Gough)	Unauthorised deposit of significant quantities of spoil on land immediately to the north of the Poll Hill Gypsy Site, in the MGB and AONB	The original objective was to cover flytipping with soil but the quantities used were excessive and included spoil. The best form of restoration and resolution in the circumstances is sought under detailed guidance from the EA	A number of technical studies have been carried out concerning the content, integrity and stability of the tipped mass. The EA wish to add to that data through extended monitoring.	In my view, sustained analysis of the deposit will help inform the best and most appropriate form of restoration. Monitoring will meanwhile give an early warning of the need for any of the tipped waste to be removed. I seek support for that continuing stance.
12	DC3/SE/07/COMP/0014 Morley's Farm, Morley's Road, Sevenoaks (Member: Nick Chard)	Unauthorised waste recycling facility reported by the EA.	To investigate and see if the activity falls within the County Council's waste related remit	Long established use of minor waste recycling facility through hand sorting of waste materials, in part for agricultural purposes.	An invalid application for Lawful Use to retain the activity has been submitted to this Authority. The implications of that and the content of the application are still being assessed.

	Site & Case Reference	Alleged Breach	<b>Objectives / Actions</b>	<u>Progress</u>	<u>Notes / Remarks</u>
13	DC3/SE/08/COMP/0010 Warren Court Farm, Knockholt Road, Halstead (Member: Richard Parry)	Unauthorised depositing of waste materials (including 'soils' and wood chipping) reported by Sevenoaks DC.	An investigation and site inspection established that the waste-related activities fell within the enforcement remit of the County Council.	Discussions with the landowner have resulted in agreement to cease further importation of waste materials and removal of the current waste stockpiles.	A negotiated settlement has set a compliance date of 30 September 2008. The site will be progressively monitored to that end. Both Sevenoaks DC and the EA have been informed of the County Council' enforcement position, with a view to supportive action if necessary.
	Shepway				
14	SH/05/1425. A20 Scrapyard, Rear of Airport Café, Main Road, Sellindge (Member: Susan Carey)	Storage and breaking of disused vehicles without planning permission	To establish the planning status of the activity. If deemed to be unlawful to ensure removal of the use and restoration of the site.	A Certificate of Lawful Use Application has been expected but has not materialised.	I intend to conduct a full review of the case when time allows, including the likelihood of receiving a credible and supportable Lawful use application. I am concerned to ensure consistency with other enforcement cases. Members support is sought for the serving of an Enforcement Notice, if required.

	Site & Case Reference	<u>Alleged Breach</u>	<u>Objectives / Actions</u>	<u>Progress</u>	<u>Notes / Remarks</u>
15	Swale DC3/SW/05/COMP/0016 Woodgers Wharf, Upchurch (Member: Keith Ferrin)	Unauthorised use of marine wharf for screening and crushing of imported spoil and alleged related waste management breaches	To arrest the alleged breaches and return the site to its lawful wharf-related use	An Enforcement Notice has been served and there has been no further importation and processing of waste on site. A Public Inquiry was held into the action on $22^{nd}$ to $23^{rd}$ July 2008.	The Enforcement Notice has been upheld and the case is reported in more detail in the main papers (see paragraphs 13 to 18 of Item 7).
16	DC3/SW/04/COMP/0059 Four Gun Field, Upchurch (Member: Keith Ferrin)	Alleged and sporadic waste- related use on a former brickfield with an industrially related lawful use	To ensure that no waste-related use develops on site, particularly given its sensitivity close to housing	The site has been monitored to guard against any alleged waste management breaches. Counsel has been retained given the legal complexity of the case	Continued support on a contingency basis for an EN/Injunctions. is sought. The case is reported in further detail on an exempt basis under Item 10 of these papers.

	Site & Case Reference	<u>Alleged Breach</u>	<u>Objectives / Actions</u>	<u>Progress</u>	<u>Notes / Remarks</u>
17	DC3/SW/04/COMP/0049 Raspberry Hill Park, Farm, Iwade (Members: Brenda Simpson / Roger Truelove)	Unauthorised importation, burning and depositing of mixed construction spoil, stationing of mobile homes and haulage distribution use on the waste deposit	KCC and Swale BC's 3 Enforcement Notices were upheld on Appeal. They require all traces of the unauthorised uses to be removed from the site, within given timescales.	Compliance monitoring with the Enforcement Notice is required.	The operators are currently in prison. There have been no further breaches on site. The landowners will now need to be pursued for removal of the waste deposit and restoration. That in itself will be an extensive logistical exercise.
18	DC3/SW/07/COMP/0004 Chapel Lane, Lower Halstow (Member: Keith Ferrin)	Unauthorised importation and depositing of waste	To secure removal of a required quantity of waste according to road and site conditions	A figure of 20 vehicle loads to remove has been agreed with the landowner. The extended deadline for removal to take account of adverse weather conditions was 16 <sup>th</sup> May 2008.	The deadline for removal has not been met. The reasons given do not persuade me from the need for further but proportionate action. With Members support I shall continue with the help of the County Solicitor, to seek a viable alternative to the use of an Enforcement Notice.

	Site & Case Reference	Alleged Breach	<u>Objectives / Actions</u>	<u>Progress</u>	<u>Notes / Remarks</u>
19	DC3/SW/05/COMP/0014 Lime Kiln Wood, Wormshill, Sittingbourne (Member: / Keith Ferrin)	Part-infilling of wooded depression with unauthorised residential use.	To assist Swale BC who are taking the enforcement lead to protect the remaining TPO'd trees and secure acceptable restoration	Swale BC's Enforcement Notice against unauthorised residency on the site (and related matters) has been appealed and heard at Inquiry. The outcome is awaited.	KCC is acting in a supportive role in this case. To reinforce the Borough Council's actions and to secure eventual restoration to woodland, the service of a KCC Enforcement Notice may be necessary, depending on the outcome of the appeal.
	Thanet				
20	TH/06/729 Unit JIC and J7 Westwood Industrial Estate Margate (Member: Bill Hayton & John Fullarton)	The original site unit has temporary planning permission for a recycling centre. However, the operator has moved the business to a larger unit on the same industrial estate without planning permission.	Cessation of waste inputs and clearance of waste from the new site in absence of a valid planning permission.	This new alleged contravention has arisen from routine site monitoring.	The operator and landowner have been informed of the alleged unauthorised activities. Options are to vacate the new site and revert to the original permitted site or to seek retrospective planning permission at the larger unit. Either way, I seek contingency support from Members for the service of BCNs and / or an EN as required.

	Site & Case Reference	Alleged Breach	<b>Objectives / Actions</b>	<u>Progress</u>	<u>Notes / Remarks</u>
21	<b>Tunbridge Wells</b> DC3/TW/06/COMP/0011 Eaglesden Farm, Mill Street, Iden Green, Benenden (Member: Roger Manning)	Importation of waste spoil into a small valley	To ensure no further tipping and arrive at the best form of restoration in the circumstances, including the required quantities of material to be removed	The land has been shaped and contoured. The EA is currently in litigation with the alleged contravenor.	The EA's prosecution needs to run its course. I am reserving the County Council's enforcement position, awaiting this current avenue to restoration.
22	DC3/TW/06/COMP/28 Durrants Farm, Maidstone Road, Paddock Wood (Member: Alex King)	Unauthorised waste recycling facility reported by the EA.	To assist the EA in their enforcement lead.	Prosecuted by the EA. Site operator convicted in the Magistrates Court in April 2008. Fined £10,000 with £2,500 costs.	Sporadic and recent reports of further breaches have been received from the EA. I intend to conduct a case review to see if formal KCC intervention is required. In that event I seek Members continuing support for the service of an Enforcement Notice and Temporary Stop Notice, if required.

## **<u>Schedule 2</u>**: Alleged breaches on Permitted Minerals & Waste Sites

Appendix 2

	<u>Site &amp; Case</u> <u>Reference</u>	<u>Details of Alleged</u> <u>Breach</u>	<b>Objectives / Actions</b>	<u>Progress</u>	<u>Notes / Remarks</u>
1	Ashford DC3/AS/03/COMP/0090 Shaw Grange, Charing (Member: Richard King)	Multiple breaching of landfill permissions, Enforcement Notices and High Court Injunctions (q.v. No.1, Schedule 1, p 4(i)).	To prevent further breaching and secure restoration of the site	Breaching has ceased but restoration has proved protracted for complex legal reasons	This landfill site in need of restoration is the subject of an exempt report to these papers (see Item 11)
2	DC3/AS/04/COMP/0003 Ripley's Scrapyard, Tennyson Road (Member: George Koowaree)	Local complaints of noise and vibration.	To help improve the level of local amenity protection within the powers available.	Permission has been granted to further improve and rationalise the site layout and amenity safeguarding. The noise issue is being addressed, as the site is upgraded and by a team including KCC, ABC and the EA.	The site improvements are still taking place. Close liaison has been established between local residents, the operator and monitoring and enforcement bodies. The optimum level of amenity safeguarding is being sought, within the scope of available powers.

	Site & Case Reference	<u>Alleged Breach</u>	<u>Objectives / Actions</u>	<u>Progress</u>	<u>Notes / Remarks</u>
3	DC3/AS/04/COMP/0013 Naccolt Brickworks, Wye (Member: Charles Findlay)	Series of site managerial problems at this local neighbourhood recycling centre	To regularise the position through an updated application and close liaison with the EA	An invalid planning application is in abeyance pending discussions concerning potential relocation of the use.	Members continuing support is sought for the reserving of enforcement powers, pending a permanent planning solution to the management issues at the site. Relocation is one possibility and negotiations are ongoing. In the meanwhile, I intend to remove from these schedules and report back on any positive progress.
4	AS/94/1155 Hegdale Quarry, Challock (Member: Charles Findlay)	Phasing of extraction at the site has departed from the approved plan impacting on timescales for phased removal of historically tipped wastes in the valley adjoining the site. Unconnected materials have been separately imported to the site and an apparent independent contracting use has been introduced.	Removal of alien stockpiles from the site and any secondary planning use. With a return to proper phasing, with removal of the unauthorised tipped materials and attendant restoration.	These breaches have been indentified from a chargeable monitoring visit.	This web of alleged contraventions on site will need detailed attention. I intend to approach the breaches in the order given. To strengthen my enforcement stance I seek Member support for the serving of BCNs and an Enforcement Notice if required.

	Site & Case Reference	Alleged Breach	<u>Objectives / Actions</u>	<u>Progress</u>	<u>Notes / Remarks</u>
5	Dartford DA/00/72 & DA/04/993 150a Lower Hythe Street, Dartford (Member: Tom Maddison)	Unauthorised waste-related extension to existing permitted waste transfer station into adjoining area	To pull back the extended use to the original footprint area and then attend to less serious operational breaches under the original waste transfer permission	First objective achieved.	Full compliance with the original permission will need to be periodically monitored. Continuing support for the serving of BCNs is sought, should that prove necessary.
6	Sevenoaks DC3/SE/03/COMP/0071 Brasted Sandpits, Sevenoaks (Member: Richard Parry)	Breach of the planning permission to extract sand from this site in the MGB, AONB and SLA	To secure early restoration of the site within the scope of the materials already on site.	Following long investigation and intervention by the EA on the waste tipped at the site, restoration may now in theory resume. The EA will continue to safeguard pollution and public health interests.	The Company operating the site has been wound up, considerably complicating the position on restoration. I intend to temporarily remove from these schedules, pending detailed negotiations with current and new potential land interests. I shall report back to Members on the progress of these talks.

	Site & Case Reference	Alleged Breach	<u>Objectives / Actions</u>	<u>Progress</u>	<u>Notes / Remarks</u>
7	<b>Tonbridge &amp; Malling</b> DC3/TM/04/COMP/0019 Borough Green Sand Pit, Platt Industrial Estate, Borough Green (Member: Peter Lake)	Complaints of windblown sand, noise, extended hours of working and mud on the road	To ensure compliance with the relevant planning permission	Three planning applications pertaining to the site and in part covering these issues have a resolution to grant planning permission, subject to completion of a S106 Agreement.	The issues raised have been considered in the context of the applications, including a Members Site Visit and where possible further amenity safeguards have been introduced. The S106 Agreement has yet to be concluded allowing release of the planning permissions.
8	TM/01/3081/MR95 Pearson Sand Pit, Addington Lane, Trottiscliffe (Member: Sarah Hohler)	Delayed restoration of former and now backfilled sand quarry.	To secure an early completion of restoration	The site has now been largely restored with the exception of the remaining section of the access track. However, an application for its downgrade is expected.	I shall inform Members when the access issue has been resolved. Meanwhile I intend to take this item from the Schedules.

	Site & Case Reference	<u>Alleged Breach</u>	<u>Objectives / Actions</u>	<u>Progress</u>	<u>Notes / Remarks</u>
9	TM/04/2028 Work House Quarry, Ryarsh (Member: Sarah Hohler)	Complaints from local residents of out of hours working and excavating outside of the permitted northern site boundary		The out of hours complaint was found to be an isolated incident and the works on site was slope profiling to achieve the best aesthetic result on site	Restoration is progressing well. I therefore intend to remove from these Schedules
10	DC3/TM/03/COMP/0005 Addington Sandpit, Addington (Member: Sarah Hohler)	A series of technical breaches on site, including slope stability and delayed restoration in part of the site	For the alleged breaches to be urgently addressed, with comprehensive remedial plans submitted for prior approval	The outstanding information and schemes are now overdue but need in any event to be considered in the context of the northern extension application, submitted under TM/07/2545	I shall report to the next Meeting on progress in dealing with these outstanding matters.

## **<u>Schedule 3</u>**: Alleged breaches on Permitted County Council Developments

Appendix 3

	<u>Site &amp; Case</u> <u>Reference</u>	<u>Alleged Breach</u>	<u>Objectives / Actions</u>	<u>Progress</u>	<u>Notes / Remarks</u>
1	Canterbury CA/06/1187 Barton Court Grammar and Chaucer Technology Schools, Canterbury (Member: M.Northey)	Perimeter fencing partly erected without prior permission	To regularise the planning situation and agree appropriate specifications	Fencing has been completed in accordance with approved specifications	The breach has been resolved pending landscaping works. I therefore intend to remove from these schedules.
2	Dover DO/05/729 St Edmund's School, Old Charlton Road, Dover (Members: K. Sansum / W.Nerwman)	Construction of Business Resource Centre, in part outside of permitted footprint area.	To correct the constructional error as far as practicable. Also, to respond to the Ombudsman's requirement for a review and tightening of KCC's internal enforcement procedures, so avoiding similar problems in the future.	The development has been regularised.	The on-site issues have now been addressed and I therefore intend to remove from these schedules.

	Site & Case Reference	Alleged Breach	<b>Objectives / Actions</b>	<u>Progress</u>	<u>Notes / Remarks</u>
3	Shepway SH/07/261 Lympne primary School, Octavian Drive, Lympne (Member Ms S Carey)	Roof and upper level design details not carried out fully in accordance with the planning permission.	To regularise the planning position.	An alternative design solution was granted at 13 May 2008 Planning Applications Committee.	The case is reported in more detail in the main papers (See paragraphs 19 to 21 of Item 7).
4	Swale SW/02/221 Preston Depot, Canterbury Road, Faversham (Member: T.Gates)	Extension of site for waste aggregate recycling outside of the original permitted area	To regularise the position.	The content of a retrospective planning application to address (amongst other matters) the identified breach has been negotiated with KCC Highways.	The breach has been contained and a planning application is in draft form. I shall keep Members informed.
5	Tunbridge Wells TW/07/421 The Sunrise Childrens' Respite Centre adjacent to Meadows School, London Road, Southborough (Member: R.Bullock)	Access road through Southborough Conservation Area constructed in advance of planning permission	To regularise the planning situation and agree more appropriate specifications	Retrospective application has since been permitted but amended specifications have still to be approved	The start of the scheme had been delayed by third party legal challenge. A revised start date is in hand and I now intend to remove this case from these schedules.