

## KENT COUNTY COUNCIL

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### PLANNING APPLICATIONS COMMITTEE

MINUTES of a meeting of the Planning Applications Committee held at Sessions House, County Hall, Maidstone on Tuesday, 19 June 2007.

PRESENT: Mr R E King (Chairman), Mr A R Bassam (Vice-Chairman), Mr T J Birkett (substitute for Mrs E Green), Mr J A Davies, Mr J B O Fullarton, Mr T Gates, Mr C Hibberd, Mrs S V Hohler, Mr G A Horne, Mr S J G Koowaree, Mr J F London, Mr T A Maddison, Mr R A Marsh, Mr J I Muckle, Mr W V Newman, Mr R A Pascoe (substitute for Mrs V J Dagger), Mr A R Poole and Mr F Wood-Brignall.

OFFICERS: The Head of Planning Applications Group, Mrs S Thompson (with Mr J Crossley and Mr J Wooldridge); the Development Planning Manager, Mr A Ash; and the Democratic Services Officer, Mr A Tait.

#### UNRESTRICTED ITEMS

**51. Minutes**  
(A3)

RESOLVED that the Minutes of the meeting held on 15 May 2007 are correctly recorded and that they be signed by the Chairman.

**52. Site Meetings and Other Meetings**  
(Item A4)

The Head of Planning Applications Group circulated a list of sites that Members of the Committee might wish to visit individually without recourse to a formal site meeting.

**53. Suggested Member Training Programme**  
(Item B1 - Report by Head of Planning Applications Group)

RESOLVED that:-

- a) a regular training programme be endorsed for all Members to address issues pertinent to the business of the Committee;
- b) the Head of Democratic Services be required to secure additional dates for half day training sessions in the County Council diary for 2008; and
- c) the following dates be agreed for formal training in 2007:-
  - (i) Tuesday 17 July;
  - (ii) Thursday 20 September;
  - (iii) Tuesday 9 October; and
  - (iv) Monday 26 November.

**54. Application DA/07/001 – Consolidation of Planning Permissions, northern extension of quarry and exchange of the proposed northern extension for the existing and permitted westerly extension at Pinden Quarry, Green Street Green Road, Longfield, Dartford; Pinden Ltd**  
*(Item C1 – Report by Head of Planning Applications Group)*

Mr A Bassam made a declaration of Personal Interest and took no part in the decision making.

- (1) A letter from Mrs M Greenhalgh, a local resident was tabled.
- (2) Mrs M Salway (Southfleet Parish Council), Mrs M Greenhalgh and Mr P Memory (Southfleet Residents' Association) addressed the Committee in opposition to the application. Mr B Ballard, local resident spoke in support (incorporating the views of Darenth Parish Council). Mr I Thompson (Bureau Veritas) spoke in reply on behalf of the applicants.
- (3) Mr A R Poole moved, seconded by Mr S J G Koowaree that the recommendation of the Head of Planning Applications Group be agreed.

*Carried with no opposition*

RESOLVED that permission be granted to the application subject to the prior satisfactory conclusion of a legal agreement to secure the Heads of Terms given in Appendix 5 of the report and the applicants meeting the County Council's reasonable legal costs associated with this agreement; and to conditions covering amongst other matters: duration of the permission (until February 2042); requirement for annual progress reports; requirement for working and phasing programmes to be reviewed at 3-yearly intervals; maximum depth of extraction (30m AOD); wastes being restricted to those set out in the application; hours of operation; noise and dust controls; lighting (to minimise visual impacts); land stability (relating to the CTRL); vehicle movement restrictions; use of existing site access only; measures to minimise any adverse effects associated with any landfill gas and leachate control infrastructure; measures to minimise mud, dust and other debris being deposited in the highway (including the use of suitably contained or covered vehicles); landscape planting; removal of permitted development rights; working, restoration and aftercare schemes; surface water drainage; appropriate soil handling and storage; ecology (including monitoring of dust impacts on the SNCI); and archaeology and historic landscape.

**55. Application SH/07/589 – Change of use of land from use in connection with plant hire business to use ancillary or incidental to the operation of a waste recycling facility at rear of Century House, Park Farm Road, Folkestone, Hythe Plant Services**  
*(Item C2 – Report by Head of Planning Applications Group)*

- (1) Mr R A Pascoe identified himself as the local Member instead of Mr Bliss. He informed the Committee that although he had not been consulted on this application he was content for it to be determined at the meeting.
- (2) In agreeing the recommendation, the Committee agree that the hours of operation condition should closely define the phrase "essential plant and vehicle maintenance" set out in paragraph 46 of the report.

RESOLVED that permission be granted to the application subject to conditions covering amongst other matters limitations on stockpile & container heights; hours of operation (including a definition of “essential plant and vehicle maintenance” as set out in (2) above); vehicle movements; noise; dust; odour and windblown litter.

- 56. Proposal MA/07/482 – New sports field for Harrietsham CE Primary School and erection of a low level black mesh fence around the perimeter of the playing area, including localised re-grading of the landscape to suit the slope of the site and the levelling of the pitch at Tongs Meadow, north of West Street, Harrietsham; KCC Children, Families and Education**  
*(Item D1 – Report by Head of Planning Applications Group)*

RESOLVED that 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 permitted details; the submission of ecological mitigation plans; details of the surfacing to the Public Right Of Way; hours of working during construction; and prevention of mud being deposited in the highway.

- 57. Proposal MA/07/607- Storage of dry chippings in an existing lay-by on the A249 at Stockbury, Maidstone; Kent Highways Partnership**  
*(Item D2 – Report by Head of Planning Applications Group)*

RESOLVED that 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 permitted plans; the stored chippings not exceeding 2 metres in height; a programme of clearing all refuse from the site prior to commencement of the proposed development; erection of appropriate roadside warning signage; and permitted months of operational use.

- 58. Proposal AS/06/2277 – Single floodlit all-weather pitch and the extension of an existing non-floodlit multi-use games area in connection with the comprehensive redevelopment of the school site previously approved by Permissions AS/05/1329 and AS/04/1708 at The North School, Essella Road, Ashford; KCC Children, Families and Education and Kent Educational Partnership.**  
*(Item D3 – Report by Head of Planning Applications Group)*

- (1) The Head of Planning Applications Group reported the receipt of correspondence from Ashford Borough Council maintaining its objection to the proposal.
- (2) RESOLVED that permission be granted to the proposal subject to conditions including the development being carried out strictly in accordance with the approved plans and specifications; the inspection of the installed lighting by a qualified lighting engineer to ensure its correct specifications and performance; hours of use of the pitch and floodlights being 0800 to 2130 hours Monday to Friday, 0900 to 2130 hours on Saturdays and 0900 to 1300 hours on Sundays and Bank Holidays; the floodlights being extinguished when not required for all or part of the pitch and operated at the proposed lux levels when required; the proposed acoustic fence being installed in addition to (placed outside of) the proposed mesh

fencing; details of surface materials for the proposed Multi Use Games Area being submitted prior to works on site being carried out; the submission of a Community Use Scheme for the proposed sports facilities; and the submission and implementation of a landscaping and boundary treatment scheme.

**59. County Matters dealt with under Delegated Powers**  
*(Item E1-E6 – Reports by Head of Planning Applications Group)*

RESOLVED to note reports on items dealt with under delegated powers since the last meeting relating to:-

- (a) County Matter applications;
- (b) consultations on applications submitted by District Councils or Government Departments;
- (c) County Council developments;
- (d) detailed submissions under Channel Tunnel Rail Link 1996 (None);
- (e) screening opinions under Environmental Impact Assessment Regulations 1999; and
- (f) scoping opinions under Environmental Impact Assessment Regulations 1999 (None).