

KENT COUNTY COUNCIL

PLANNING APPLICATIONS COMMITTEE

MINUTES of a meeting of the Planning Applications Committee held at Sessions House, County Hall, Maidstone on Tuesday, 12 December 2006.

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

OTHER MEMBERS: Mr M J Northey.

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

UNRESTRICTED ITEMS

95. Minutes

RESOLVED that subject to the amendment of Minute 87 (2) (d) to indicate that the Allington Energy from Waste Plant accepts a limited amount of waste between 0800 and 0930, the Minutes of the meeting held on 7 November 2006 are correctly recorded and that they be signed by the Chairman.

96. Site Meetings and Other Meetings (Item A3)

(1) The Committee agreed to visit Hugh Christie School, Tonbridge on Monday 22 January 2007 and Allans Bank, Lydd on Thursday 1 February 2007.

97. Application DA/06/417 – Retrospective application for the use of land for screening, crushing and processing of aggregates, construction waste and concrete, together with open storage of these materials at F M Conway Works, Rochester Way, Dartford; F M Conway (Item C1 – report by Head of Planning Applications Group)

(1) Professor Duncan Laxen was present to answer questions on dust control at the application site.

(2) The Head of Planning Applications Group reported the views of Dartford BC raising no objection subject to conditions together with an additional representation from a local resident requesting a site visit whilst expressing concerns over noise and drawing attention to intensification on the site.

(3) The Head of Planning Applications Group informed the Committee that since publication of the report, the applicants had given a commitment to the provision of a quieter road sweeper thereby reducing the noise rating to 3.4 dba above background levels.

(4) Mr S Burch, a local resident and Councillor H Marriner, a ward councillor from Bexley Council spoke in opposition to the application. Mr K Parr from RPS spoke in reply on behalf of the applicants.

(5) On being put to the vote, the recommendations of the Head of Planning Applications Group were carried unanimously.

(6) RESOLVED that the application be referred to the Secretary of State for Communities and Local Government and that subject to her giving no direction to the contrary permission be granted to the application subject to conditions including conditions relating to standard commencement; restriction on waste sources to those identified; details of the acoustic barrier including planting; restriction on stockpile heights to 6m and measures to remove plant visible above the barrier outside working hours; control of noise; operating hours, including the provision for out of hours use in exceptional circumstances and operating hours for the road sweeper; noise; dust and environmental monitoring and the availability of data and results; limitations on plant; measures to eliminate contaminated material; the definition of maintenance activities and a programme for implementation.

98. Proposal TM/06/2342 – Redevelopment to provide integrated highways depot comprising offices, garaging, salt barn and storage areas with associated car parking and landscaping at The Poplars Business Park, London Road, Wrotham; Kent High Services

(Item D5 – report by Head of Planning Applications Group)

(1) Mrs V J Dagger addressed the Committee in her capacity as local Member but did not take part in the decision-making process.

(2) The following additional documents were tabled:-

- (a) further comments from Wrotham Parish Council;
- (b) an amended south west elevation;
- (c) the further views of the Divisional Transportation Manager;
- (d) the further views of Tonbridge and Malling Borough Council; and
- (e) a representation from the North Larkfield Group for Protection of the Environment.

(3) The Head of Planning Applications Group tabled an amended recommendation.

(4) Mr P Gillin from Keep Boroughs Green; Councillor H Rayner from Wrotham Parish Council; Mr M Taylor from Borough Green Traffic Action Group; Mr M Coffin, a local resident and Mr R Saunders from the North Larkfield Group for the Protection of the Environment spoke in opposition to the proposal. Mr D Crofts from RPS spoke in reply on behalf of the applicants.

(5) On being put to the vote the amended recommendation of the Head of Planning Applications Group was carried by 8 votes to 7.

(6) RESOLVED that:-

- a) the application be referred to the Secretary of State for Communities and Local Government and that subject to her decision and satisfactory resolution of the outstanding issues on noise and contamination permission be granted to the application subject to conditions including conditions covering the standard time limit; the development being carried out in accordance with the permitted details; tree protection measures; a scheme of landscaping and boundary treatment, to include measures to enhance the site for wildlife, and subsequent maintenance; details of site and finished floor levels; external materials; external lighting; details of vehicular access – egress to be designed for left turn only, and a scheme of signing and lighting, for approval; provision and safeguarding of pedestrian access; provision and safeguarding of parking within the site and vehicular access routes within the site; implementation and ongoing review of the Travel Plan; details of foul and surface water drainage; ground contamination from previous uses; location of and construction of contractors' site compound and provision of vehicle parking; measures to prevent mud and debris being taken onto the public highway; hours of working during construction and demolition; preparation and implementation of a detailed reptile mitigation strategy to include a long term management plan and monitoring strategy; an archaeological watching brief and no additional floor space being added to the buildings without the permission of the County Planning Authority; and
- b) the applicant be advised of the following informatives:-
- (i) Natural England's advice about the action to be taken should there be any bats or evidence of bats found prior to or during works;
 - (ii) the applicants should ensure that any activity they undertake on the site must comply with the appropriate wildlife legislation, and that failure to do so may result in fines and potentially, a custodial sentence; and
 - (iii) the applicant must take account of the Environment Agency's Pollution Prevention Guidelines for Highway Depots.

99. Proposal CA/06/1187 – Retrospective application for the replacement of weldmesh fencing with metal palisade fencing at the shared school playing field off Spring Lane, Canterbury; Governors of Barton Court Grammar and Chaucer Technology Schools and KCC Children, Families and Education
(Item D6 – report by Head of Planning Applications Group)
(Mr M J Northey was present for this item pursuant to the Committee Procedure 2.24 and spoke)

- (1) Notes of a site visit held on 1 December 2006 were tabled together with correspondence from Mr George Jeffrey, a local resident.
- (2) The Head of Planning Applications Group reported additional correspondence from Mr Glendon of the Barton Ward Liberal Democrats.
- (3) Mr S Bax, a local resident spoke in opposition to the application. Mr A Ploughman (Deputy Head Teacher of Barton Court Grammar School) spoke in reply.

- (4) The Head of Planning Applications Group tabled a revised recommendation.
- (5) Mr A R Bassam moved, seconded by Mrs S V Hohler that the revised recommendation of the Head of Planning Applications Group be approved.
- (6) Mr J I Muckle moved, seconded by Mr J A Davies as an amendment that consideration of this matter be deferred to enable further discussions on how to avoid damage to the visual amenity to take place involving the applicants; local residents; Planning Officers and the Conservation Officer. This amendment was carried, became the substantive motion and was in turn carried with no opposition.
- (7) RESOLVED that consideration of this matter be deferred to enable further discussions to take place on how to avoid damage to the visual amenity, involving the applicants; local residents; Planning Officers and the Conservation Officer.

100. Temporary revisions to delegated powers pending the appointment of a new Head or Acting Head of Planning Applications Group.
(Item F1 – report by Head of Planning Applications Group)

- (1) The Chairman declared this item to be urgent as Mr Bill Murphy was leaving the County Council's employ before the Committee's next meeting.
- (2) The Head of Planning Applications Group tabled a report requesting that a number of powers currently delegated to himself should be delegated to the County Planning Officer until a replacement was in post.
- (3) Members of the Committee praised Mr Bill Murphy for his work on its behalf. It was agreed that their appreciation of his work be recorded.
- (4) RESOLVED that:-
 - (a) Mr Bill Murphy be thanked for all his work on behalf of the Committee and be wished well in his new post; and
 - (b) the functions set out in paragraph 2 of the report be delegated to the County Planning Officer pending the appointment of a new or acting Head of Planning Applications Group.

101. Deferred Items

The following matters were deferred to the next meeting of the Committee on 16 January 2007:-

- (a) Application TW/06/1646 – Change of use from agricultural to new green waste open window composting facility at Little Bayhall Farm, High Woods Lane, Tunbridge Wells; Bowman and Sons;
- (b) Application SE/06/2415 – Variation of Condition 8 of permission SE/87/1488 to extend operating hours for bagging plant to between 1800 and 2400 Mondays to Fridays between 1 April and 30 September at Sevenoaks Quarry, Sevenoaks; Tarmac Ltd;

- (c) Proposal SW/06/1137 – Extension and modernisation to 1 FE School, including parking area and temporary works, including mobile classroom at Boughton under Blean Methodist Primary School, School Lane, Boughton under Blean, Faversham; Governors of Boughton under Blean Methodist Primary School and KCC Children, Families and Education;
- (d) Proposal CA/06/1392 – Demolition of existing buildings and erection of a detached 3 storey block of 40 extra care apartments for the elderly with associated communal facilities together with car parking and landscaping at King Edward Court, King Edward Avenue, Herne Bay; KCC Adult Services and Housing 21;
- (e) Proposal AS/06/1422 – Integrated highways depot comprising offices, garaging, salt barn and storage areas with associated car parking and landscaping at Land adjacent to Henwood Industrial Estate, Ashford; Kent Highways Services;
- (f) Proposal TM/06/2488 – Construction of new art and drama block and sports centre, introduction of a one way traffic management system with new exit and slip road onto Pembury Road and refurbishment of the existing reception (Collectively Phase 2) at The Weald of Kent Grammar school for Girls; Tudeley Lane, Tonbridge; Governors of The Weald of Kent Grammar School and KCC Children, Families and Education;
- (g) Proposal SW/06/836 – Erection of a 1.5m high weldmesh fence around the school playground and stock fence around the playing field at Rodmersham Primary School, Rodmersham; Governors of Rodmersham Green, Rodmersham, Sittingbourne; Governors of Rodmersham Primary School and KCC Education and Libraries; and
- (h) County Matters dealt with under Delegated Powers.