

KENT COUNTY COUNCIL

PLANNING APPLICATIONS COMMITTEE

MINUTES of a meeting of the Planning Applications Committee held at Sessions House, County Hall, Maidstone on Tuesday, 17 January 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, Mr T Gates, Mrs E Green, Mr S J G Koowaree, Mr T A Maddison, Mr J I Muckle, Mr W V Newman, Mr R J Parry (substitute for Mr R F Manning), Mr A R Poole, Ms B J Simpson, Mrs P A V Stockell, Mr R Tolputt (substitute for Mr R A Marsh) and Mr F Wood-Brignall.

OFFICERS: The Principal Planning Officers Mr J J Crossley and Mr J Wooldridge; and the Democratic Services Officer, Mr A Tait.

UNRESTRICTED ITEMS

1. Membership
(Item A1)

The Committee noted the appointment of Ms B J Simpson in place of Mrs S V Hohler.

2. Minutes
(Item A2)

RESOLVED that the Minutes of the meeting held on 13 December 2005 are correctly recorded and that they be signed by the Chairman.

3. Site Meetings and Other Meetings
(Item A3)

The Committee agreed to bring forward its April meeting to Tuesday, 11 April 2006.

4. Application SE/05/2526 – Cessation of existing green waste composting facility and transfer station, with redevelopment of a new waste transfer station, modification of the existing household waste recycling centre and improvements to the landscaping of the site at Dunbrik, near Sevenoaks; Mr John Durnell, Darenth River Ballast Company Ltd
(Item C1 - Report by Head of Planning Applications Group)

(1) Mr R J Parry spoke to the Committee in his capacity as local Member but did not take part in the decision making process.

(2) The Principal Planning Officer informed the Committee that the relevant Kent and Medway Structure Plan (Deposit) (Proposed Modifications, August 2005) Policy in paragraph 14 of the report should read “NR10” not “NRO”. He also amended the first sentence of paragraph 23 of the report to read: “The Divisional Transportation Manager: Agrees that there is no need for improvement of the existing access onto the A25”.

(3) The Committee agreed to ask Kent Highways to monitor the effect of traffic at the access onto the A25 and report back after 12 months. It also agreed to amend the recommended condition on Japanese Knotweed to read “control and eradicate” and to make the same amendment to Point 5 of the Draft Heads of Terms for Legal Agreement in Appendix A.

(4) The Committee decided to delete Point 4 of the Draft Heads of Terms for Legal Agreement in Appendix A of the report and to insert the following additional condition:-

“within 12 months of the first use of the new WTS, the existing waste transfer building and any associated structure, shall be removed”.

(5) RESOLVED that the application be referred to the Deputy Prime Minister as a departure from the development plan and that subject to him giving no direction to the contrary and the prior satisfactory conclusion of a legal agreement to secure the Draft Heads of Terms set out in Appendix A of the report (excluding point 4 and amending point 5 as set out in (3) above) permission be granted to the application:

(a) subject to conditions including the submission of details of the specification and colour of external materials; the submission of details of the flood resistant design and construction of the building; the submission of details of external lighting; the submission and implementation of a dust suppression scheme; the submission and implementation of a scheme of surface water drainage works; the submission and implementation of a scheme for the disposal of foul and surface waters; the submission of a full survey of trees on site, a scheme of landscaping (including planting specifications and protection of trees during construction) and a management plan for the woodland belt; the submission of a management plan for the control and eradication of Japanese Knotweed; the closing of the roller shutter doors unless required for access; only vehicles, plant and machinery that are ancillary to the development being stored on the ‘existing paved area’; no plant or associated material being stored on the ‘existing paved area’ at a height greater than 2.5 metres; hours of operation of the transfer station and HWRC; waste sources; vehicle movement restrictions for the WTS (maximum 112 movements per day – 56 in/56 out); hours of construction; and within 12 months of the first use of the new WTS, the existing waste transfer building and any associated structures shall be removed; and

(b) the Divisional Director – Transport Operations be requested to monitor the effect of traffic at the access onto the A25 and report back to the Committee after 12 months.

5. Proposal SW/05/1299 - Outline application for the clearance of site and erection of new building to accommodate 6 supported apartments for those with learning difficulties, and the provision of associated car parking at land off Sumpter Way, Faversham; KCC Social Services
(Item D1 – Report by Head of Planning Applications Group)

(1) Mr T Gates spoke to the Committee in his capacity as local Member but did not take part in the decision making process.

(2) A letter from Swale Borough Council was tabled.

(3) RESOLVED that the proposal be referred to the Deputy Prime Minister as a departure from the Development Plan and that subject to him giving no direction to the contrary outline planning permission be granted to the proposal subject to conditions covering the standard time limit for outline permissions; the submission of details relating to the reserved matters of design and external appearance of the proposed building, and landscaping and boundary treatment of the site; hours of working during construction and demolition; a desktop study to identify potential contaminants; an ecological survey assessing the potential of the site to house protected species; and tree protection and clearance of the site outside of bird breeding seasons.

6. County Matters Dealt with Under Delegated Powers

(Items E1-6 – 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 the Channel Tunnel Rail Link Act 1996 (None);
- (e) screening opinions under Environmental Impact Assessment Regulations 1999 (None); and
- (g) scoping opinions under Environmental Impact Assessment Regulations 1999.