

## 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, 13 December 2005.

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 T A Maddison, Mr R A Marsh, Mr J I Muckle, Mr W V Newman, Mr A R Poole, Mrs P A V Stockell and Mr F Wood-Brignall.

ALSO PRESENT: Mr L Christie and Mr A D Crowther.

OFFICERS: The Head of Planning Applications Group, Mr W J Murphy (with Mr J Crossley, Mr R Gregory and Mr J Wooldridge); the Head of Transportation and Planning, Mr Behdad Haratbar (with Mr D Bond); and the Democratic Services Officer, Mr A Tait.

### UNRESTRICTED ITEMS

#### **115. Minutes**

*(Item A2)*

RESOLVED that the Minutes of the meeting held on 8 November 2005 are correctly recorded and that they be signed by the Chairman subject to clarification of Minute 111 that Stephen Ladyman, MP was objecting as a representative of a constituent and not on his own behalf.

#### **116. Site Meetings and Other Meetings**

*(Item A5)*

(1) The Committee agreed to visit the site of the proposed Wrotham Highway Office on Tuesday, 17 January 2006.

(2) The Committee also agreed to visit the proposed East Kent Access and Ursuline College, Westgate-on-Sea on Monday, 30 January 2006.

#### **117. Application MA/04/1047 – Appeal by Russell Surfacing Ltd against the decision of Kent County Council to refuse planning permission on land adjacent to Detling Aerodrome Industrial Estate, Detling, Maidstone** *(Item B1 – Report by Head of Planning Applications Group)*

RESOLVED that the report be noted.

**118. Application DA/05/328 – Redevelopment of existing household waste recycling centre (HWRC) site and highways depot to provide an integrated HWRC and waste transfer station (WTS) together with associated buildings, access, weighbridge, parking areas and landscaping at Pepperhill HWRC site, Station Road, Southfleet, Gravesend; Waste Recycling Group (Central) Ltd**

*(Item C1 - Head of Planning Applications Group)*

*(Mr L Christie was present for this item pursuant to Committee Procedure Rule 2.24 and spoke. He also made a declaration of Personal Interest as a nearby resident of the site).*

(1) The Head of Planning Applications Group reported the receipt of an additional objection from a local resident.

(2) Mrs N Salway, Chairman of the Southfleet Parish Council addressed the Committee in opposition to the application, Mr S Fidgett, Planning Consultant spoke in reply on behalf of the applicant.

(3) On being put to the vote the recommendations of the Head of Planning Applications Group were agreed by 11 votes to 2 subject to a recommendation to the Planning and Environment Manager that alternative provision needed to be made during the period when the site was closed.

(4) RESOLVED that:-

(a) the application be referred to the Deputy Prime Minister as a departure from the Development Plan and that subject to his giving no decision to the contrary and the undertakings by the Strategic Planning Director to the matters detailed in Appendix 2 of the report, permission be granted to the application subject to conditions covering amongst other matters: date of implementation (3 years); waste types (as specified in the planning application); waste quantities (130,000tpa maximum throughput); waste sources for the WTS (Dartford and Gravesham areas, unless exceptionally agreed from elsewhere); HGV movement restrictions (178 movements per day – 89 in/89 out); maintenance of sight lines and visibility splays; additional night time restrictions (HGV movements and operations); erection and maintenance of signs within the facility (e.g. safety warnings for users and switching off engines when stationary); measures to prevent mud or other debris being deposited on the public highway (during construction and operation); dust controls (management/action plan); noise (restrictions on night time operations and practices, including HGV movements); odour (management plan); hours of operation for HWRC (as applied for); hours of operation for WTS (24 hours); pollution control (e.g. to avoid off-site contamination); details of surface water and foul drainage; construction methodology; protection of CTRL or Highways Agency infrastructure, associated assets and rights; landscape planting and maintenance; details of materials and colours for buildings; lighting details (to minimise visual impacts); restrictions on outside waste storage; ecology (e.g. bats); archaeology (flexible watching brief); and implementation of site redevelopment strategy; and

- (b) the Planning and Environment Manager be recommended to provide suitable alternative arrangements for waste disposal in the neighbourhood during the period when the site is closed.

**119. Application SW/05/744 – Extension to mineral workings with restoration by landfill at Norwood Quarry and Landfill Site, Lower Road, Brambledown, Isle of Sheppey; Waste Recycling Group Ltd**

*(Item C2 – Report by Head of Planning Applications Group)*

*(Mr A D Crowther was present for this item pursuant to Committee Procedure Rule 2.24 and spoke).*

- (1) Two letter from the Environment Agency dated 2 September and 2 December 2005 had previously been circulated.

(2) Mrs D Payne (Kent Against Toxic Tippings), Mr J Stanford (a local resident) and Mr A Cooper (representing Eastchurch Parish Council) addressed the Committee in opposition to the application. Mr J Leeson (SR Consulting) spoke in reply on behalf of the applicants.

(3) The Head of Planning Applications Group informed the Committee that paragraph 3 or the report contained an outdated description of the site. The correct version was to be found in paragraph 14.

(4) Mr A R Bassam moved, seconded by Mr J B O Fullarton that the recommendations of the Head of Planning Applications Group be agreed.

(5) The Chairman moved as an amendment that Draft Heads of Agreement 3 in Appendix 2 be amended to add that in the event of KCC's bid under the LTP for up to £20,000 being turned down, the financial contribution be increased to up to £20,000.

Amendment Lost

(6) On being put to the vote the motion in (4) above was carried unanimously.

(7) 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 2 of the report, the applicants meeting the County Council's reasonable legal costs associated with this agreement and to conditions covering amongst other matters: date for implementation (3 years); duration of the permission (end of 2015 for landfilling and end of 2016 for restoration); requirement for annual progress reports; removal of the waste treatment facility, buildings, plant, machinery and access roads when no longer required for site operations; maximum depth of extraction (35m AOD); wastes being limited to boiler ash and APCRs from the Allington EfW facility; hours of operation; noise and dust controls; vehicle movement restrictions; measures to minimise any adverse effects associated with the landfill gas and leachate control infrastructure; measures to minimise mud, dust and other debris being deposited in the highway (including installation, maintenance and use of a wheel wash); implementation of proposed improvements to the site access; maintenance of site visibility splays; detailed restoration and aftercare schemes; lighting details (to minimise visual impacts); details of colour(s) for the conditioning plant and any other buildings and plant; details of surface water and foul drainage; appropriate soil handling and archaeology.

**120. Proposal SW/05/1278 – Retrospective application for the erection of 2 mobile classrooms and toilet unit at Minster College, Minster Road, Minster-on-Sea, Sheppey; KCC Education and Libraries**  
*(Item D1 – Report by Head of Planning Applications Group)*

(1) A photograph showing the landscaping boundary between the college and the nearest housing was tabled.

(2) RESOLVED that permission be granted to the proposal, subject to conditions requiring removal of the mobile classrooms and toilet block from the site by 30 December 2010; the development being carried out in accordance with the permitted details; a condition requiring the opaque film on the windows to be maintained; and a scheme of landscaping being submitted and approved.

**121. Proposal SW/05/1299 – Outline application for clearance of site and erection of new building to accommodate 6 supported apartments for those with learning difficulties, and provision of associated car parking at land off Sumpter Way, Lower Road, Faversham; KCC Education and Libraries**  
*(Item D2 - Report by Head of Planning Applications Group)*

(1) The Head of Planning Applications Group reported correspondence from Swale Borough Council raising very strong objections to the proposal. He recommended to the Committee that consideration of this matter should be deferred to enable officers from the two authorities to discuss these objections in detail.

(2) RESOLVED that consideration of the proposal be deferred.

**122. Proposal SH/05/1165 – Erection of a single storey extension to form 8 classrooms and ancillary accommodation, a two storey extension to form youth club and external hard and soft landscaping to serve the school at Hythe Community School, Cinque Ports Avenue, Hythe; Governors of Hythe St Leonard's CEJ School, Governors of Hythe Community School and KCC Education and Libraries**  
*(Item D3 - Report by Head of Planning Applications Group)*

RESOLVED that recommend that permission be granted to the proposal subject to conditions including the standard time condition; the development being carried out in accordance with the approved plans; the external materials matching those used in the recent classroom extension; the submission and approval of a scheme of landscaping; tree protection; the submission of existing and proposed levels for the playing field; the submission of a revised school travel plan and its subsequent implementation; and the provision of pedestrian vision splays.

**123. Proposal DO/05/729 – Two storey business resource centre including associated hard and soft landscaping and enhanced car parking at St Edmund's Catholic School, Old Charlton Road, Dover; Governors of St Edmund's Catholic School and KCC Education and Libraries**  
*(Item D4 – Report by Head of Planning Applications Group)*

RESOLVED that permission be granted to the proposal subject to conditions including the standard time condition; the submission and implementation of a scheme of landscaping; the development being carried out in accordance with the approved plans; hours of use of the café of 0830 to 1730 hours Mondays to

Saturdays with no use on Sundays and Bank Holidays; the submission of details of external materials; the submission of details of the external play area, café space and piazza; hours of use of the external areas of up until 1630 Mondays to Fridays with no use on Saturdays and Sundays; hours of use of the building (except the café) of up until 2100; the securing of the implementation of a programme of archaeological work in accordance with a written specification and timetable; the provision of a close boarded timber fence along the site boundary with the properties in Stanhope Road; noise limit for the mechanical services plant and a necessary scheme of attenuation; the external door to the café and internet area being kept closed after 1630 hours and no music being played in the cafe.

- 124. Proposal AS/05/1490 – Fencing works to the new playing field at Cradle Bridge Farm for The Norton Knatchbull School, Hythe Road, Ashford; Governors of Norton Knatchbull School and KCC Education and Libraries**  
*(Item D5 – Report by Head of Planning Applications Group)*

RESOLVED that permission be granted to the proposal subject to conditions including the standard time limit; the development being carried out strictly in accordance with the plans; and the submission of details of any impacts on the existing planting.

- 125. Proposal TM/04/3388 – Details of site and finished floor levels for new school and amendments to teaching barn 3 at Hugh Christie Technology College, White Cottage Road, Tonbridge ; KCC Education and Libraries and Kent Education Partnership**  
*(Item D6 – Report by Head of Planning Applications Group)*

RESOLVED that approval be given to the details of site and finished floor levels and to the amendments to the floor plan and elevations at the north west end of teaching barn 3, as amended and amplified.

- 126. Proposal SE/05/1871 – Alterations and extensions to the existing school building to provide additional accommodation and external works to form new car park and play areas at Milestone School, Ash Road, New Ash Green, Longfield; KCC Education and Libraries**  
*(Item D7 – Report by Head of Planning Applications Group)*

(1) The Head of Planning Applications Group reported the receipt of correspondence from Hartley Parish Council raising no objections and from Ash-cum-Ridley Parish Council maintaining their objection.

(2) Mr M West from Ash-cum-Ridley Parish Council and the SMILE Centre Management Committee addressed the Committee in objection to aspects of the proposal.

(3) RESOLVED that the application be referred to the Deputy Prime Minister as a departure from the Development Plan and in accordance with the Playing Field directions, and that, subject to his decision, permission be granted to the proposal subject to conditions including the standard time condition; the submission of external materials to be used; the submission of a detailed landscaping scheme; detailed reservation of parking spaces; and the development being carried out strictly in accordance with the approved plans.

**127. Proposal SE/05/2023 – Single storey extensions to the existing hall at St Lawrence CE Primary School, Stone Street, Seal; Governors of St Lawrence CE Primary School and KCC Education and Libraries**  
*(Item D8 – Report by Head of Planning Applications Group)*

- (1) A letter from the St Lawrence Residents Association was tabled. The Head of Planning Applications Group reported the view of the Local Member, Mr N J D Chard that the proposal represented the best pragmatic solution.
- (2) Mr C Milligan from Seal Parish Council addressed the Committee in opposition to the proposal. Mrs S Hudson, Chairman of Governors spoke in reply.
- (3) RESOLVED that permission be granted to the application as amended, subject to the standard time condition; the submission of details of external materials to be used; the submission of a landscaping scheme; and the development being carried out strictly in accordance with the approved plans and specifications.

**128. Proposal AS/05/1525 – Demolition of single storey canteen block and the construction of a new single storey detached youth centre and detached garage at The North School, Essella Road, Ashford; KCC Education and Libraries and KCC Youth and Community Services**  
*(Item D9 – Report by Head of Planning Applications Group)*

RESOLVED that subject to the submission of a detailed drawing of the agreed changes to the width of the Mabledon Road access, permission be granted to the proposal subject to conditions including the standard time limit; the development being carried out in accordance with the approved plans; the submission, approval and subsequent implementation of a landscaping scheme; the submission and approval of all materials to be used externally; details of external lighting and CCTV provision; details of fencing; details of a programme of construction works; provision of a vehicle turning area; details of sound insulation for the Youth Centre; details of the cycle and bin store being submitted; details related to protected species survey being submitted; all windows in the music rooms remaining shut during use; and the site not being used for any other purpose than that applied for.

**129. County Matters Dealt with Under Delegated Powers**  
*(Items 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 (none);
- (b) consultations on applications submitted by District Councils or Government Departments;
- (c) County Council developments;
- (d) detailed submissions under Channel Tunnel Rail Link Act 1996 (None);
- (e) screening opinions under Environmental Impact Assessment Regulations 1999 ; and
- (f) scoping opinions under Environmental Impact Assessment Regulations 1999. (None)