

KENT COUNTY COUNCIL

PLANNING APPLICATIONS COMMITTEE

MINUTES of a meeting of the Planning Applications Committee held in the Council Chamber, Sessions House, County Hall, Maidstone on Tuesday, 6 September 2011.

PRESENT: Mr R E King (Chairman), Mr J F London (Vice-Chairman), Mr R E Brookbank, Mr A R Chell, Mrs V J Dagger, Mr J A Davies, Mr W A Hayton, Mr C Hibberd, Mr P J Homewood, Mr J D Kirby, Mr S J G Koowaree (Substitute for Mr M B Robertson), Mr R J Lees, Mr S Manion (Substitute for Mr R A Pascoe), Mr R F Manning, Mr C P Smith Mr A T Willicombe

ALSO PRESENT: Mr M J Whiting

IN ATTENDANCE: Mrs S Thompson (Head of Planning Applications Group), Mr M Clifton (Team Leader - Waste Developments), Mr J Crossley (Team Leader - County Council Development), Mr R White (Development Planning Manager) Mr A Tait (Democratic Services Officer)

UNRESTRICTED ITEMS

42. Election of Chairman

(Item 4)

(1) Mr R E King informed the Committee that he was resigning as its Chairman. He thanked the Planning Officers and Members of the Committee for the quality of their work over the previous six years.

(2) Mr R E King moved, seconded by Mr R F Manning that Mr J A Davies be elected Chairman of the Committee.

Carried unanimously

(3) Mr J A Davies thereupon took the Chair. He thanked Mr King on behalf of the Committee for the manner and style in which he had chaired the Committee over the past six years.

43. Election of Vice-Chairman

(Item A4)

(1) The Chairman moved, seconded by Mr A T Willicombe that Mr C P Smith be elected Vice-Chairman of the Committee.

Carried unanimously

(2) The Chairman thanked Mr J F London on behalf of the Committee for his work as Vice-Chairman (and previously as Chairman) of the Committee. Mr J F London suitably replied.

44. Minutes - 26 July 2011

(Item A5)

RESOLVED that the Minutes of the meeting held on 26 July 2011 are correctly recorded and that they be signed by the Chairman.

45. Committee meeting dates in 2012

(Item A6)

(1) The Democratic Services Officer informed the Committee that the published Committee date for February 2012 had been amended to 14 February 2012.

(2) The Committee noted the following meeting dates in 2012:-

Tuesday, 17 January 2012;
Tuesday, 14 February 2012;
Tuesday, 13 March 2012;
Tuesday, 10 April 2012;
Tuesday, 8 May 2012;
Tuesday, 12 June 2012;
Tuesday, 24 July 2012;
Tuesday, 14 August 2012 (provisional);
Tuesday, 4 September 2012;
Tuesday, 9 October 2012;
Tuesday, 6 November 2012;
Tuesday, 11 December 2012.

46. Site Meetings and Other Meetings

(Item A7)

The Committee noted that a training session on the Draft National Planning Policy Framework would be held on the rising of the Committee meeting.

47. Application SW/ 11/194 - Use of Building 15A for internal shredding and screening of wood and external storage of shredded wood at Unit 15A, Ridham Dock Industrial Ridham Dock Road, Ridham, Sittingbourne; Sita UK Ltd

(Item C1)

(1) Mr M J Whiting was present for this item pursuant to Committee Procedure Rule 2.24 and spoke.

(2) RESOLVED that permission be granted to the Application subject to conditions, including conditions covering a 5 year implementation period; the development being carried out in accordance with the permitted details; a cap of 75,000 tpa of waste wood being processed at the facility; a daily cap of 46 HGV movements (23 in, 23 out) per day; the restriction of HGV movements to and from the site to between 0700 and 1900 hours seven days per week; full implementation of the ecological avoidance measures detailed within the application; the external stockpile of processed wood not exceeding 6 metres in height, with no stockpiling of wood except in the location shown within the application drawings; installation of an external dust suppression system (rain guns) for the external stockpile of shredded wood prior to first commencement of wood shredding operations (the rain guns thereafter being used in accordance with a management plan to be agreed with the Waste Planning Authority); installation of a replacement boundary wall structure prior to first

commencement of wood shredding operations; replacement cladding matching the existing building in external appearance; the development being carried out in accordance with the submitted Flood Risk Assessment and Flood Evacuation Plan; and the use of rainwater harvesting techniques as detailed within the application.

48. Application SW/11/209 - Use of Building 15B for a Materials Recycling Facility (MRF) and Refuse Derived Fuel (RDF) Facility at Unit 15B Ridham Dock Industrial Estate, Ridham Dock Road, Ridham, Sittingbourne; Sita UK Ltd (Item C2)

(1) Mr M J Whiting was present for this item pursuant to Committee Procedure Rule 2.24 and spoke.

(2) In agreeing the Head of Planning Applications Group's recommendations, the Committee asked her to write to Iwade Parish Council to explain the rationale for its decisions in respect of both this application and Application SW/11/194.

(3) RESOLVED that:-

- (a) permission be granted to the application subject to conditions, including conditions covering a 5 year implementation period; the development being carried out in accordance with the permitted details; a cap of 125,000 tpa of commercial and industrial waste being processed at the facility per year (25,000 tpa for the MRF and 100,000tpa for the RDF); a daily cap of 58 HGV movements (29 in, 29 out) per day; restriction of HGV movements to and from the site to between 0700 and 1900 hours seven days per week; full implementation of the ecological avoidance measures detailed within the application; any replacement cladding to Unit 15B matching the existing building in external appearance; no external stockpiling of material in respect of the MRF/RDF facility; and the development being carried out in accordance with the submitted Flood Risk Assessment and Flood Evacuation Plan;
- (b) the applicant be advised by Informative that they should take all reasonable steps to advise HGVs entering and leaving the facility to use Sheppey Way to gain access to and from the A249 and only use the Grovehurst junction when Sheppey Way is not in use; and
- (c) the Head of Planning Applications Group be requested to write to Iwade Parish Council setting out the Committee's rationale for this decision as well as its decision in respect of Application SW/11/194 (Minute 47).

49. Proposal TW/10/4051/R5 & R7 - Revised details of site levels of the development on Site 2 (Condition 5) and surface water drainage on Site 2 (Condition 7) pursuant to Permission TW/10/4051 for the redevelopment of The Skinners Kent Academy at The Skinner's Kent Academy, Blackhurst Lane, Tunbridge Wells; KCC Building Schools for the Future and Academies Team (Item D1)

RESOLVED that approval be given to the proposed site levels of the development on Site 2 (Condition 5) and to the surface water drainage scheme on Site 2 (Condition 7) pursuant Permission TW/10/4051 for the redevelopment of the Skinners Academy (permitted on 30 March 2011).

50. Matters dealt with under delegated powers

(Item E1)

RESOLVED to note matters dealt with under delegated powers since the last meeting relating to:-

- (a) County matter applications;
- (b) consultations on applications submitted by District Councils and Government departments (None);
- (c) County Council developments;
- (d) Screening opinions under Environmental Impact Assessment Regulations 1999; and
- (e) Scoping opinions under Environmental Impact Regulations 1999.