

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, 17 January 2012.

PRESENT: Mr J A Davies (Chairman), Mr C P Smith (Vice-Chairman), Mr R E Brookbank, Mr A R Chell, Mr T Gates, Mr C Hibberd, Ms A Hohler (Substitute for Mr P J Homewood), Mr J D Kirby, Mr R J Lees, Mr J F London, Mr S C Manion, Mr R F Manning, Mr R A Pascoe, Mr M B Robertson and Mr A T Willicombe

ALSO PRESENT: Mrs T Dean

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

UNRESTRICTED ITEMS

1. Minutes - 6 December 2011

(Item A3)

RESOLVED that the Minutes of the meeting held on 6 December 2011 are correctly recorded and that they be signed by the Chairman.

2. Site Meetings and Other Meetings

(Item A4)

(1) The Committee noted the final arrangements for the site visit and public meeting on 17 January 2012 concerning the Dungeness Borrow Pit application. It was also confirmed that there would be a short presentation to Members on the planning implications of the Localism Act following the Committee meeting on Tuesday, 14 February 2012.

(2) The Committee also agreed to hold a site visit (and possibly a public meeting) in late February in respect of planning application KCC/SW/0502/2011 at Cryalls Lane, Sittingbourne.

3. Application TM/11/2635 - Metals recycling facility at New Hythe Lane, Aylesford; Aylesford Metals Company

(Item C1)

(1) Mrs T Dean was present for this item pursuant to Committee Procedure Rule 2.21 and spoke.

(2) Correspondence from East Malling and Larkfield Parish Council had been circulated to the Committee before the meeting.

(3) The Committee noted an amendment to paragraph 71 of the report which deleted reference to a low bridge near Snodland.

(4) In agreeing the recommendations of the Head of Planning Applications Group, the Committee asked for the inclusion of Informatives asking the applicant to give further consideration to rail and river transportation and to make all reasonable efforts to ensure that traffic associated with the development would use new Hythe Lane (north of its junction with Leybourne Way) and Leybourne Way to access the site.

(5) The Development Planning Manager confirmed that he would draw his Highways and Transportation colleagues' attention to the Bellingham Way roundabout and parking bay issues referred to by Mrs Dean but advised that there would need to be concrete evidence of actual problems before action could follow.

(6) RESOLVED that:-

- (a) permission be granted to the application subject to the prior completion of a Section 106 Agreement (Unilateral Undertaking) to secure the cessation of all metals recycling operations at the applicant's existing facility at Mill Hall, Aylesford and to conditions, including covering a maximum throughput of 100,000 tonnes per year (tpa); a maximum number of operational vehicle movements associated with the MetRF being limited to 172 per day (86 in / 86 out); measures to prevent mud or other materials being deposited on the highway; parking, loading and turning areas being paved, drained and maintained for the life of the facility; the hours of construction being 0700 to 1700 hours Monday to Saturday unless otherwise approved by the County Planning Authority; the hours of operation being 0700 to 1800 hours Monday to Friday and 0700 to 1300 hours on Saturdays with no working on Saturday afternoon, Sundays, Bank and Public Holidays unless otherwise approved by the County Planning Authority; vehicles additionally being permitted to enter and leave the site between 0600 and 0700 hours on those days that the site is operational; any unexpected ground contamination; groundwater protection; a foul and surface water drainage scheme to be approved by the County Planning Authority; dust control measures; the rating noise level emanating from the facility at nearby residential premises being restricted to no more than the existing background noise level when assessed in accordance with BS 4142; the use of the proposed container inverter being precluded (unless otherwise agreed by the County Planning Authority); the use of cladding material for the proposed sheds meeting a 34dB criteria; a 3m high noise barrier on the east and south east site boundaries; the shed door containing the wood chipper remaining closed during its operation; the wood chipper not operating on Saturdays; non-tonal reversing alarms (e.g. variable level broadband white-noise directional signals) being used where possible to minimise the use of tonal alarms; a lighting scheme being submitted to the County Planning Authority for approval prior to the commencement of the development, with the lighting being designed, maintained and used to minimise adverse impacts; details of building materials, design and colour being approved by the County Planning Authority; details of the 3m high acoustic fence being approved by the County Planning Authority; the height of material

stockpiles and skip storage being restricted to no more than 5m above ground level, with the plant and machinery being operated from ground level rather than from on stockpiles; materials being handled and stored in accordance with the proposed site layout unless otherwise approved by the County Planning Authority; the implementation of a scheme of archaeological work approved by the County Planning Authority, if any excavations are required; the implementation of a biodiversity enhancement scheme approved by the County Planning Authority; and scrub clearance being implemented as proposed (i.e. outside the bird nesting season); and

- (b) the applicant be advised by Informative that it should give further consideration to rail and river transportation and make all reasonable efforts to ensure that traffic associated with the development will use New Hythe Lane (north of its junction with Leybourne Way) and Leybourne Way to access the site.

4. Proposal DO/11/956 - Single-storey pre-school building at St Richard's Catholic Primary School, Castle Avenue, Dover; Federation of Dover Catholic Schools

(Item D1)

(1) In agreeing the recommendations of the Head of Planning Applications Group, the Committee decided to clarify the restriction on pupil numbers condition by inclusion of the words “unless otherwise agreed in writing by the County Planning Authority.” It also clarified that details of the staggering of opening times and travel plan were to be agreed prior to commencement of use of the building.

(2) RESOLVED that permission be granted to the proposal (as now amended) subject to conditions, including the standard time condition for implementation; the development being completed in accordance with the approved plans; pupil numbers being limited to 16 attending any one session, unless otherwise agreed in writing by the County Planning Authority; the existing boundary hedging being maintained; tree protection measures being implemented before construction starts (as shown on the relevant plan); opening times being staggered to set times to be agreed in consultation with the Development Planning Manager (Highways and Transportation) prior to commencement of use of the site; and a Travel Plan being submitted to and approved by the County Planning Authority prior to commencement of use of the site.

5. 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 or Government Departments (None);

- (c) County Council developments;
- (d) Screening opinions under Environmental Impact Assessment Regulations 1999; and
- (e) Scoping opinions under Environmental Impact Assessment Regulations 1999 (None).