

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, 10 April 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 W A Hayton, Mr C Hibberd, Mr P J Homewood, Mr J D Kirby, Mr J F London, Mr S C Manion, Mr R F Manning, Mr M B Robertson, Mrs E M Tweed and Mr A T Willicombe

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), Ms A H Hopkins (Principal Planning Officer - Enterprise and Environment), Mr R White (Development Planning Manager) and Mr A Tait (Democratic Services Officer)

UNRESTRICTED ITEMS

21. Minutes - 13 March 2012

(Item 4)

RESOLVED that the Minutes of the meeting held on 13 March 2012 are correctly recorded and that they be signed by the Chairman.

22. Site Meetings and Other Meetings

(Item A4)

The Committee noted that the site visit to Pluckley Road, Charing had been cancelled and agreed not to hold a public meeting to compliment the recent site visit to Cryalls Lane, Sittingbourne.

23. Publication of the National Planning Policy Framework (Oral Report)

(Item B1)

(1) The Head of Planning Applications Group gave a presentation on the National Planning Policy Framework. This covered amongst other matters, the purpose of planning, the delivery of sustainable development, the key planning roles, and the core planning principles.

24. Application DO/11/570 - Erection of light industrial building for the storage and sortage of non-ferrous metals at Former Corporation Yard, Western Road, Deal; E H Churley

(Item C1)

(1) Mr Ian Killbery, a local resident addressed the Committee in opposition to the application. Mr Clive Tidmarsh from "Designs" spoke in reply on behalf of the applicant.

- (2) In agreeing the recommendations of the Head of Planning Applications Group, the Committee added conditions requiring the doors of the building to be shut during unloading operations and restricting the size of the lorries collecting the materials to those specified in the application.
- (3) RESOLVED that permission be granted to the application for the erection of a building for the sorting and storage of non - ferrous metals subject to conditions, including conditions covering the development being carried out as set out in the approved plans; hours of operation (construction and operational); the number of vehicle movements; volumes of throughput of materials; details of levels of the building; details of a flood damage prevention scheme; a detailed surface water drainage scheme to accommodate the mitigation of potential impacts on groundwater; a contamination risk assessment and remediation strategy; noise levels; the provision and retention of parking spaces for vehicles and covered cycle spaces; the safeguarding of vehicle turning areas; all material being tipped, salvaged and sorted within the building (and its doors remaining closed during unloading operations); no external storage of waste materials; the provision of loading/unloading and turning space for construction vehicles within the site during the construction period; parking for visitors and staff on site during the construction period; a detailed scheme of wheel wash facilities for the period of construction; and a restriction on the size of the lorries collecting the materials to those specified in the application.

25. Application AS/11/981 (KCC/AS/0365/2011) - Redevelopment of Household Waste Recycling Centre and construction of Waste Transfer Station at KCC Household Waste Recycling Centre, Brunswick Road, Cobbs Wood Industrial Estate, Ashford; KCC Waste Management Group

(Item C2)

- (1) The Head of Planning Applications Group reported correspondence from Mouchells on behalf of the applicants objecting to three of the proposed conditions. In particular, it asked the Committee to permit operations to commence on site before work on the highway improvements had commenced. The Committee decided that the conditions would stand as recommended.
- (2) RESOLVED that permission be granted to the application subject to conditions including conditions covering the development not commencing on site until the highway improvements to the junction of Brunswick Road and Chart Road (as indicated on drawing number 1035787-PR-100-001 Rev A) have been commenced; use of the development not commencing until the highway improvements to the junction of Brunswick Road and Chart Road (as indicated on drawing number 1035787-PR-100-001 Rev A) have been completed to an adoptable standard; the development commencing within 5 years; the development being carried out in accordance with the submitted plans and any subsequently approved in order to comply with the conditions attached to the Permission; the applicant providing written confirmation of the start date on site; the submission for approval of details of external materials; the submission for approval of details of foul and surface water drainage, including

a Sustainable Urban Drainage Scheme; the submission for approval of details of all external lighting; the submission for approval of details of all fencing and boundary treatment, including any retaining walls; the submission of a ground investigation report together with details for approval of any necessary remediation works; the submission for approval of a site waste management plan (including the dust and odour controls to be employed); the submission for approval of details of sustainable design and construction measures; the submission for approval of details of the method of construction statement, including details of the site compound, parking, access arrangements and storage of materials during construction; the implementation of a programme of archaeological work; the implementation of the mitigation measures proposed within the ecological survey; the construction operations being carried out in accordance with the precautionary measures detailed within the planning statement; precautions to guard against the deposit of mud on the highway; controls on the hours of operation during the construction period; the provision of access arrangements, vehicle parking and surface water drainage in accordance with the submitted plans; the provision of cycle parking; controls on the new access to ensure that HGVs enter and leave the site to the north-east; controls on the total combined waste throughput (to a maximum of 100,000tpa); controls on the overall number of HGV movements (to those applied for); all waste associated with the Transfer Station being loaded, unloaded, sorted and stored within the building; all biodegradable waste being removed within 48 hours of its arrival on site; controls on the hours of operation for the Waste Transfer Station (WTS); controls on the hours of operation for the Household Waste Recycling Centre (HWRC); controls on the noise to ensure that the rating noise level for the site does not exceed background noise at the nearest residential property; the entrances to the site being secured outside operational hours; HGV's leaving the site being sheeted or netted; use of the new access being restricted (except for site personnel) to commercial vehicle movements (HGVs and RCVs) in connection with the WTS; no HGVs entering the site via the HWRC access; the maintenance of visibility splays at the new access; any unauthorised material deposited on site being removed to an authorised waste disposal facility within 48 hours; and the terms of the planning permission being made known to any person(s) given responsibility for the management of the site.

26. Proposal DA/12/14 (KCC/DA/0537/2011) - redevelopment of existing school site including the erection of a 2-storey Academy building at Wilmington Academy, Common Lane, Wilmington; KCC Property and Infrastructure
(Item D1)

RESOLVED that:-

- (a) the proposal be referred to the Secretary of State for Communities and Local Government as a departure from the Development Plan on Green Belt grounds and that, subject to his decision permission be granted subject to conditions, including conditions covering the standard time limit; the development being carried out in accordance with the permitted details; the submission of details of all materials to be used externally; details of all external lighting, including during hours of

operation; control of noise from fixed plant; a scheme of landscaping, including hard surfacing, its implementation and maintenance; measures to protect those trees to be retained; a habitat management plan/biodiversity enhancement strategy, including monitoring and management; protection of badgers from construction activities; the submission of a Reptile Survey and subsequent mitigation; no tree removal taking place during the bird breeding season; the development according with the recommendations of the ecological survey; the development being carried out in accordance with the details of fencing, gates and means of enclosure, including colour finishes, as detailed within the application; archaeological works including an historic landscape assessment (to include the wall to be demolished); details of foundation designs and below-ground excavations; and a programme of archaeological works; protection of the bridge abutment throughout the period of construction works; the demolition of all buildings proposed to be demolished prior to occupation of the development; Secured by Design principles being adopted; a BREEAM rating of 'Very Good' being achieved; details of community use relating to use of the indoor and outdoor facilities, including hours of use; the submission of an updated Travel Plan within six months of occupation, and its ongoing monitoring and review thereafter; the provision and retention of car parking, coach parking/waiting, cycle parking, access, circulatory routes and turning areas; the development to be carried out in accordance with the Flood Risk Assessment; further works with regards to contaminated land; control of surface water drainage; noise restrictions on fixed plant; hours of working during construction and demolition being restricted to between 0800 and 1800 hours on Mondays to Fridays and between the hours of 0900 and 1300 on Saturdays, with no operations on Sundays and Bank Holidays; a construction management strategy, including access, lorry routing, parking and circulation within the site for contractors' and other vehicles related to construction and demolition operations; and measures to prevent mud and debris being taken onto the public highway; and

- (b) the applicant be advised by Informative that:-
- (i) account should be taken of the Environment Agency's advice relating to drainage and soakaways, contamination, watercourses and fuel/chemical storage; and
 - (ii) replacement woodland planting should be provided at the site, should funds become available;

27. Proposal SH/12/109 (KCC/SH/0543/2011) - New modular two classroom building. additional car parking, fencing, fire access road and relocation of existing poly tunnel at Highview School, Moat Farm road, Folkestone; KCC Property and Infrastructure
(Item D2)

(1) The Committee agreed by 10 votes to 4 that the permission would be granted for a four year period rather than the five years recommended.

- (2) RESOLVED that permission be granted to the proposal subject to conditions, including conditions covering the required removal of the double modular building from the site no later than four years from the date of the permission; the building being finished in light grey to match the adjoining building; fencing; provision and retention of the 8 additional car parking spaces; and a revised school travel plan being submitted for approval.

28. 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).