

## KENT COUNTY COUNCIL

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### PLANNING APPLICATIONS COMMITTEE

MINUTES of a meeting of the Planning Applications Committee held in the Council Chamber, Sessions House, County Hall, Maidstone on Tuesday, 13 March 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 R J Lees, 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), Mr J Moat (Planning Officer), Mr R White (Development Planning Manager), Mr A Tait (Democratic Services Officer) and Mr R Mansfield (Jacobs – Noise Consultants).

#### UNRESTRICTED ITEMS

##### **14. Membership**

*(Item A1)*

The Committee noted that Mrs E M Tweed had replaced Mr R A Pascoe

##### **15. Minutes - 14 February 2012**

*(Item A4)*

RESOLVED that the Minutes of the meeting held on 14 February 2012 are correctly recorded and that they be signed by the Chairman.

##### **16. Site Meetings and Other Meetings**

*(Item A5)*

- (1) The Committee confirmed arrangements for the site meeting at Cryalls Lane, Sittingbourne on Wednesday, 4 April 2012. A decision on whether to hold an additional public meeting would be taken after the site meeting had been held.
- (2) The Committee noted that the site visit to the land off Pluckley Road, Charing scheduled to be held on Tuesday, 10 April 2012 might not take place. The Committee Members would be informed separately of the final arrangements.

##### **17. National Planning Policy Framework**

*(Item )*

The Head of Planning Applications Group informed the Committee that the National Planning Policy Framework was due to be published in the very near future. An electronic copy would be sent to all Members of the Committee and nominated substitutes at the earliest opportunity in order that its provisions could inform the Committee's decision making at its next meeting.

**18. Application SW/11/1227 ( KCC/SW/0419/2011) - Change of use of land to undertake Waste Electrical and Electronic Equipment (WEEE) recycling activities, construction of storage facilities and variation to previously permitted hours at SWEEP Kuusakoski Ltd, Gas Road, Sittingbourne; SWEEP Kuusakoski Ltd**

*(Item C1)*

(1) Mr R Mansfield from Jacobs, the Authority's Noise Consultant was present for this item and answered questions from Members of the Committee.

(2) The Head of Planning Applications Group reported correspondence from Swale Borough Council raising no objection to the amended application subject to appropriate Noise Controls.

(3) 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 46,000 tonnes per annum of waste electrical and electronic equipment (WEEE) being processed at the facility; a daily cap of 50 HGV movements (25 in, 25 out) per day; site operations only taking place between the hours of 0600 on Monday and 0600 on Sunday, with maintenance work only (as necessary) taking place between 0600 on Sunday and 0600 on Monday; a restriction of HGV movements to and from the site to between 0600 and 2300 on Monday to Friday, 0600 and 1800 on Saturdays, with no movements outside these periods; noise controls, as set out in paragraph (17 parts (i) and (ii)) of the report; car parking within "Area C" being retained in perpetuity for staff and visitor parking associated with the facility; details of fencing, gates and associated visibility splays into Area C being submitted for approval prior to their erection on site and before the first use of the car parking area hereby permitted; details of any new or realigned vehicular access points (including associated visibility splays) into Areas A or B being submitted for approval; methods being installed on site to control the transfer of mud and debris to the public highway; "Area C" only being used for the purposes of car parking and storage, with no processing taking place on that land; the submission of a Flood Evacuation Plan for approval; details of a surface water drainage scheme being submitted for approval prior to commencement of development on "Area C"; details of a buffer zone along Milton Creek and "Area C" being submitted for approval prior to commencement of the development; ground contamination; and hazardous waste storage only taking place in those areas of the site identified to be at the lowest risk of flooding.

**19. Proposal SW/12/92 (KCC/SW/0009/2012) - Retrospective application for the removal of fencing and replacement with timber palisade fencing at Tunstall CEP School, Tunstall Road, Sittingbourne; Governors of Tunstall CEP School**

*(Item D1)*

(1) Mr A T Willicombe informed the Committee that he was acquainted with the objectors in his capacity as the Local County Councillor. None of these acquaintanceships constituted a close personal relationship and he was therefore able to approach the determination of this proposal with a fresh mind.

(2) Correspondence from Mrs T Mills objecting to the proposal had been circulated to all Members of the Committee before the meeting. In addition, a photograph provided by Mrs Mills was placed on display in the Council Chamber and was referred to in the Head of Planning Applications Group's presentation to the Committee.

(3) The Head of Planning Applications Group reported comments from a Mrs A Spicer, a local resident objecting to the proposal.

(4) The Committee agreed to amend the recommendations of the Head of Planning Applications Group by the inclusion of an additional Informative reminding the applicants that they should engage with the local community and interested parties on planning matters.

(5) On being put to the vote, the amended recommendations of the Head of Planning Applications Group were carried by 11 votes to 3 with 1 Abstention.

(6) RESOLVED that:-

- (a) permission be granted to the proposal subject to conditions, including the standard time limit condition for implementation; and the development being completed in accordance with the approved plans; and
- (b) the applicant be advised by Informative: -
  - (i) that maintenance of the fencing should take place in order to keep the fencing tidy and in good repair in order to avoid it damaging the setting of the Listed Building and character and appearance of the Conservation Area;
  - (ii) of the additional planning controls that apply to developments affecting Listed Buildings and Conservation Areas; and
  - (iii) that they should engage with the local community and interested parties on planning matters.

## **20. 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).