

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, 8 May 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 R F Manning, Mr R J Parry, 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). Mr R Woolley from Jacobs was also in attendance.

UNRESTRICTED ITEMS

29. Minutes - 10 April 2012

(Item A3)

RESOLVED that the Minutes of the meeting held on 10 April 2012 are correctly recorded and that they be signed by the Chairman.

30. Site Meetings and Other Meetings

(Item A4)

(1) The Committee agreed to visit the site the proposed aggregates recycling facility at Ham Hill Quarry, Snodland during the afternoon of Tuesday, 12 June 2012 and to hold a public meeting in respect of that application during the evening.

(2) The Committee also noted that the afternoon of Tuesday, 24 July 2012 would be set aside for possible site visits in respect of proposed School and Academy developments.

31. Dates of meetings in 2013

(Item B1)

The Committee agreed the following meeting dates in 2013:-

Wednesday, 16 January 2013
Tuesday, 12 February 2012
Wednesday, 13 March 2013
Wednesday, 10 April 2013
Wednesday, 5 June 2013
Wednesday, 17 July 2013
Wednesday, 14 August 2013 (provisional)
Wednesday, 11 September 2013

Wednesday, 9 October 2013
Wednesday, 6 November 2013
Wednesday, 11 December 2013.

32. Oral Updates by Head of Planning Applications Group *(Item)*

(1) The Head of Planning Applications Group reported that the County Council Development and Waste Planning Applications Validation Documents, which had been agreed for publication by the Committee in January 2011, were now in the process of being revised. This was in order to remove references to Planning Policy Statements and Planning Policy Guidance and to replace them with references to the National Planning Policy Framework. She agreed to send each Member of the Committee a hyperlink of the revised documents.

(2) The Head of Planning Applications Group gave an update on the called in planning application TM/10/2029 for the westerly extension to Hermitage Quarry in Aylesford (Minute 37/2011). She informed the Committee that a public inquiry would be held in late November 2012. There had been a delay as the applicant had asked the Secretary of State for the opportunity to update the ecological surveys that had accompanied the application, so as to reflect Natural England's Standing Advice. She said that she would inform the Committee of the results of the new surveys. The inquiry was scheduled to start on 27 November 2012 and to sit for an estimated 12 days. A pre-inquiry meeting was scheduled for 31 July 2012. The Council's Statement of Case and agreement of a Statement of Common Ground was required in July 2012 with the Proof of Evidence required in October 2012.

(3) The Head of Planning Applications Group informed the Committee that the Geological Society was hosting a lecture on Unconventional Gas on Wednesday, 9 May. She agreed to send all Members of the Committee the link for this lecture for training purposes, which they could supplement by watching the webcast over the two or three days following the lecture.

33. Application TM/11/2275 (KCC/TM/0372/2011) - Development of a recycled aggregate and topsoil production facility incorporating a primary aggregate, recycled aggregate and topsoil depot at Land at Sanderson Way, Tonbridge; Sheerness Recycling Ltd *(Item C1)*

(1) Mr Richard Woolley from Jacobs (KCC's Noise, Dust and Odour Consultant) was in attendance for this item and answered questions from Members of the Committee on noise levels.

(2) In agreeing the recommendations of the Head of Planning Applications Group, the Committee agreed that the Condition in respect of Noise would specify a requirement that noise arising from operations at the site should not exceed the background noise level at any residential property; would appropriately limit noise exposure at the nearest commercial property; and would require the submission of an updated noise assessment (confirming background noise levels at the nearest receptors; demonstrating compliance with the specified conditions; and including any further mitigation measures to be agreed by the County Council).

- (3) RESOLVED that permission be granted to the application subject to the conditions, including conditions covering adherence to the details contained in the planning application; the development commencing within 5 years; the number of vehicles; vehicle parking; volumes of throughput of materials; noise (as set out in (2) above); details of surface water drainage; the prevention of infiltration or surface water drainage into the ground; environmental monitoring and the submission of a maintenance plan; a remediation strategy for contamination; a hard and soft landscaping scheme; long-term tree and shrub protection and management; adherence to dust mitigation measures; the safeguarding of ecological interests and habitats; details of noise attenuation; hours of operation; crushing activity hours of operation; construction hours being restricted to 0800-1800 on Mondays to Fridays and 0800-1300 on Saturdays; no burning of waste on site; and details of external lighting.

34. Application DA/12/89 (KCC/DA/0485/2011) - Retrospective application for an amendment to Permission DA/10/1232 for the change of use of part of yard from open storage to waste separation using a trommel with a covered waste sorting facility and the provision of netting on top of the existing rear wall at Lee's Yard, Rochester Way, Dartford; Easy Load Ltd
(Item C2)

RESOLVED that permission be granted to the application subject to conditions, including conditions covering the development commencing within five years; the development being completed in accordance with the approved plans and scheme as submitted, together with any subsequently approved details including a single site access (with emergency access) and the footprint of the proposed waste stockpiles; a restriction on waste types, hours of operation, throughput and traffic movements to the level of those already permitted on site; the Trommel and picking station being of a fixed specification and location, including their precise heights and associated fencing and stand-off distances; the Stockpile heights being no greater than 5m above ground level; operational safeguarding measures to control noise, dust, odour, related emissions, surface run-off and drainage, litter, light pollution and mud and debris on the road; and remediation measures to handle any unsuspected site contamination issues that may arise during the carrying out of the development.

35. Proposal TM/12/564 (KCC/TM/0037/2012) - Provision of three modular buildings each incorporating two classrooms, toilets, cloakroom and store room at The Discovery School, Discovery Drive, Kings Hill; KCC Property and Infrastructure Support
(Item D1)

(1) The Head of Planning Applications Group informed the Committee that if it was minded to permit the application, this would need to be subject to the final views of Kent Highways Services on the revised School Travel Plan, as well as those of Sport England and, if Sport England maintained its objection, to the decision of the Secretary of State.

(2) Mrs Anne Vincent, a local resident addressed the Committee in opposition to the application. Mr D Adams from KCC Education, Learning and Skills spoke in reply.

(3) RESOLVED that:-

- (a) subject to Sport England's final views on the proposal and those of Kent Highways Services in respect of the revised School Travel Plan, the application be referred to the Secretary of State for Communities and Local Government, and subject to his decision, permission be granted to the application subject to conditions, including conditions covering a temporary consent for a period of 5 years from the date of permission; removal of the classroom units at the expiration of the 5 year period and the subsequent restoration of the site thereafter; the development being carried out in accordance with the permitted details; and the drop-off and pick-up facilities being provided and kept available for use by parents at the beginning and end of the school day, as well as for after school clubs and other activities outside of the main school day; and
- (b) an Informative be added to the decision highlighting the importance of continued commitment to the School Travel Plan process in seeking to reduce congestion and increase highway safety around the school.

36. Proposal MA/12/0385 (KCC/MA/0053/2012) - Gate and drop kerb access from Rayner Road for mower and landscape maintenance to the rear of the main school building at Sandling Primary School, Ashburnham Road, Penenden Heath; KCC Education, Learning and Skills
(Item D2)

- (1) Mr M B Robertson informed the Committee that he was acquainted with Cllr Mrs J Patterson who had objected to the application. As this was not a close association, he was able to approach the application with a fresh mind.
- (2) RESOLVED that permission be granted to the proposal subject to conditions, including conditions covering the standard time condition specifying that the development be commenced within 5 years; the access only being used for grounds maintenance with no other general access to the school; the development being carried out in accordance with the submitted details and plans; precautions on site to guard against the transfer of mud and similar substances onto the public highway; and no scheduled use of the proposed gate during the morning peak drop-off time between 8.20 am and 8.45 am and the afternoon peak time between 3.10 pm and 3.40 pm.

37. 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.