

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, 12 June 2012.

PRESENT: Mr J A Davies (Chairman), Mr C P Smith (Vice-Chairman), Mr R E Brookbank, Mr H J Craske (Substitute for Mr W A Hayton), Mrs V J Dagger (Substitute for Mr S C Manion), Mr T Gates, 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 A Pascoe (Substitute for Mrs E M Tweed), Mr M B Robertson, Mrs P A V Stockell 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 R White (Development Planning Manager) and Mr A Tait (Democratic Services Officer)

UNRESTRICTED ITEMS

38. Membership

(Item)

The Committee noted the appointment of Mrs P A V Stockell in place of Mrs V J Dagger.

39. Minutes - 8 May 2012

(Item 4)

RESOLVED that the Minutes of the meeting held on 8 May 2012 are correctly recorded and that they be signed by the Chairman.

40. Site Meetings and Other Meetings

(Item A4)

(1) The Committee had previously been informed that the meeting would be followed by a presentation by the County Council's Waste Management Group on the County Council's Role and Responsibilities in Waste Management and Closed Landfill sites.

(2) The Committee noted that the site visit and public meeting in relation to the proposed aggregates recycling facility at Ham Hill, Snodland would now be held on Thursday, 28 June 2012.

(3) The Committee Members were asked to the afternoon of Tuesday, 24 July free for a possible site visit and public meeting in respect of an educational establishment.

41. Application KCC/TM/0094/2012 - Renewal of Permission TM/08/2654 (Change of use of land to use as a skip hire waste transfer and recycling

station along with the construction of a weighbridge, diesel and oil storage tanks, portacabin offices and industrial building) at Any Waste Solutions Ltd. The Brook, Sortmill Road, Snodland; Any Waste Solutions Ltd
(Item C1)

(1) The Head of Planning Applications Group reported the views of the Local Member, Mrs S V Hohler raising no objection to the application whilst expressing the hope that the applicants would address local concerns in the application itself.

(2) A representative from BNP Paribas Real Estate had indicated that she wished to speak to the Committee on behalf of the Royal Mail in opposition to the application. Even though she did not attend the meeting, Mr Lee May from Brachers was present in order to exercise the applicants' right of reply. The Chairman therefore agreed to vary the Committee's public speaking arrangements by permitting Mr May the opportunity to comment on the Royal Mail's objection.

(3) RESOLVED that permission be granted to the extension of the time limit for the implementation of Permission TM/08/2654 for a further 3 years subject to those conditions previously imposed, including conditions covering a timescale for implementation; a contamination risk assessment; restriction on waste types; all waste being handled inside the building; no external storage of waste; a restriction on waste throughput; a restriction on vehicle access; a restriction on vehicle numbers to 174 (87 in/87 out) per day; a restriction on hours of operation; dust suppression measures; and an additional condition requiring provision of hard surfacing on land to the south.

42. Application CA/12/222 (KCC/CA/0492/2011) - Section 73 application to vary conditions 2 (approved plans) and 21 (landscaping) of Permission CA/09/1903 for the alteration and extension of the existing Household Waste Recycling Centre at Studd Hill HWRC, Westbrook Lane, Herne Bay; KCC Waste Management
(Item C2)

RESOLVED that permission be granted to the variation of Conditions 2 and 21 of permission CA/09/1903 subject to all other conditions previously imposed, including conditions covering the limitation of noise emissions; noise monitoring to ensure compliance; a Grampian condition regarding the redesign of the service access to discourage right turns out of the HGV access onto the Old Thanet Way; limits to the hours of use and operation; a limitation on times of use of the HGV service access; details of parking arrangements; details of parking and loading arrangements; dust mitigations measures; controls to prevent dirt and debris on the highway; site drainage controls; landscaping; nature conservation measures; the standard time limit for implementation; the standard condition limiting development to the approved plans; and two additional conditions specifying that the Household Waste Recycling Centre (HWRC) cannot be opened to public use until additional signage at the junction of Westbrook Lane and Whitstable Road is secured by agreement with KCC Highways & Transportation; and the submission and approval of outline arrangements to secure the HWRC operational area in the event that emergency access is required to the portion of Westbrook Lane enclosed within the site and subject to the Transport Regulation Order.

43. Proposal MA/12/488 (KCC/MA/0044/2012) - Modular building to provide two classrooms and extension to playground at St Francis Catholic School. Queens Road, Maidstone; KCC Property and Infrastructure Support
(Item D1)

(1) Mr M B Robertson informed the Committee that although he had corresponded with the Head of Planning Applications Group about the application, he had not expressed a view about its merits. He was therefore able to approach its determination with a fresh mind. He asked the Committee to include an Informative that the updated School Travel Plan should include improvements in the management of the drop-off facilities. This was agreed by the Committee.

(2) RESOLVED that:-

- (a) permission be granted to the proposal subject to conditions, including covering the consent being for a temporary period of 5 years with the building being removed at the expiration of this period and the site being restored thereafter; the development being carried out in accordance with the permitted details; controls on the construction phase to minimise any impact on the public highway during this period; and the submission of an updated school travel plan; and
- (b) the applicants be informed by Informative that:-
 - (i) they should be aware of the Environment Agency's advice concerning best practice during construction;
 - (ii) Kent Highways and Transportation has commented that it would wish to review the highways and parking implications again if at the end of this temporary consent planning permission is sought to retain the building or to provide alternative permanent facilities; and
 - (iii) the updated School Travel Plan should include improvements in the management of the drop-off facilities.

44. Matters dealt with under Delegated Powers
(Item E1)

(1) The Committee noted that Permission SW/12/167 now enabled use of rail sidings at Ridham Dock for the importation and transfer of waste to the proposed Kemsley Mill Sustainable Energy Plant.

(2) 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).