

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 February 2013.

PRESENT: Mr J A Davies (Chairman), Mr C P Smith (Vice-Chairman), Mr A R Chell, Mr I S Chittenden, 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 R J Parry, Mrs P A V Stockell, Mrs E M Tweed and Mr A T Willicombe

ALSO PRESENT: Mr D A Hirst

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 J Wooldridge (Team Leader - Mineral Developments) and Mr A Tait (Democratic Services Officer)

UNRESTRICTED ITEMS

5. Minutes - 16 January 2013

(Item A3)

RESOLVED that the Minutes of the meeting held on 16 January 2013 are correctly recorded and that they be signed by the Chairman.

6. Site Meetings and Other Meetings

(Item A4)

(1) The Committee noted that the site visit to the waste transfer facility at Lakesview Business Park in Hersden originally scheduled for 12 February would now take place during the afternoon of Monday, 25 February 2013 followed by a public meeting at 6pm at Hersden Neighbourhood Centre.

(2) The Committee Members were also asked to keep two days free for a possible tour of school building application sites on either Wednesday, 27 March or Wednesday, 3 April 2013.

(3) The Democratic Services Officer undertook to write to all Members of the Committee setting out the meeting and site visit arrangements over the next two months.

7. Application CA/12/2121 (KCC/CA/0398/2012) - Construction of two walk-in kiosks at Herne Bay Wastewater Treatment Works, May Street, Herne Bay; Southern Water

(Item C1)

(1) Mr D A Hirst was present for this item pursuant to Committee Procedure Rule 2.27 and spoke.

(2) In agreeing the recommendations of the Head of Planning Applications Group, the Committee added an Informative encouraging Southern Water to take active involvement in the work of Canterbury CC in its preparation of the Canterbury District Local Development Framework.

(3) RESOLVED that:-

- (a) permission be granted to the application subject to conditions, including conditions covering the development being commenced within 5 years; the development being carried out in accordance with the submitted plans and any approved pursuant to the conditions attached to the permission; the external lighting proposed being implemented in accordance with the application documents; controls on the construction phase to minimise any impact on the public highway during this period, including precautions to guard against the deposit of mud and similar substances on the public highway; and controls on the hours of operation during the construction period; and
- (b) the applicants be informed by Informative of the Committee's view that they should be encouraged to take active involvement in the work of Canterbury CC in its preparation of the Canterbury District Local Development Framework.

8. Application SW/0089/2012 - Section 73 application to continue development without complying with conditions 3,21 and 24 of Permission SW/10/1436 at Ridham Dock Road, Iwade; Countrystyle Recycling Ltd
(Item C2)

(1) Mr A T Willicombe informed the Committee that although he was a Member of Swale BC, he had not taken part on any of that Authority's discussions on this application. He was therefore able to approach its determination with a fresh mind.

- (2) RESOLVED that permission be granted to the application subject to conditions, including conditions covering the development being carried out strictly in accordance with drawing number 11.09B.01 B (which also identifies an area for storage of unprocessed wood); a restriction on the times of use of external plant; noise; mitigation measures set out in the dust and odour management plans; restrictions on the wood waste throughput to 10,000 tonnes per annum and evidence to demonstrate compliance; and external stockpiles being restricted to 3m in height.

9. Application SH/12/1032 (KCC/SH/0333/2012) - Retrospective change of use from a Vehicle Crash Repair site to a metal recycling facility and parking of two skip hire delivery lorries at Unit 1, Park Farm Industrial Estate, Folkestone; Johnson's Recycling Ltd
(Item C3)

(1) The Head of Planning Applications Group asked the Committee to agree the hours of operation for potential noise generating activities to bring them into line with

the hours of opening except for a 30 minute period between 0730 and 0800 on Mondays to Fridays when only those activities unlikely to give rise to noise impacts could take place. This was agreed.

- (2) 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 submitted application and any subsequently approved details; a restriction on waste types to those described in the application; a limit on the annual maximum throughput to 5,050tpa; a prohibition on end of life vehicles (ELV) being accepted at the site for breaking and on general domestic and industrial/commercial skip hire waste from being delivered, stored, transferred or held within the site; hours of opening being restricted to between 0730 and 1700 Mondays to Fridays and between 0830 and 1200 on Saturdays with no operation on Sundays and Bank Holidays; hours of operation for potential noise generating activities (e.g. receiving waste, moving waste in the yard and operating machinery in the building) being limited to between the hours of 0800 and 1700 Mondays to Fridays and 0830 and 1200 on Saturdays; use of the bailer, shearer and cable stripper being only inside the building; storage of waste batteries being only within the building; outdoor storage for metal waste being limited to 4 skips at any one time and the skips being covered at night; the parking of skip delivery vehicles on site being limited to two vehicles and skip storage being restricted to specified locations; provision and permanent retention of the vehicle parking and cycle parking spaces on site; site drainage being contained and discharged to foul sewer; the containment and bunding of oil and fuel storage facilities; operational safeguarding measures in relation to dust, odour, lighting, mud and debris on the road; and the noise condition recommended by KCC's Noise Consultant.

10. Proposal CA/12/1681 (KCC/CA/0338/2012) - Partial demolition of Adult Education Centre (AEC), and erection of a new 2-storey building within the retained facade, at St John's Primary School, Canterbury; KCC Property Group (Item D1)

(1) On being put to the vote, the recommendations of the Head of Planning Applications Group were carried by 9 votes to 4 with 2 abstentions.

(2) RESOLVED that:-

- (a) permission be granted to the proposal 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, including glazing; the submission of details of windows and doors; detailed drawings showing the junctions between the retained facades and the new build elements of the development; details of all external lighting; a scheme of landscaping, including hard surfacing, its implementation and maintenance; measures to protect those trees to be retained; details of fencing, gates and means of enclosure, including colour finishes; retention of the historic flint walls as well as the brick walls and piers at the school entrance via St John's Place; no tree removal taking place during the bird breeding season; the development according with the

recommendations of the ecological surveys; the submission of biodiversity enhancement measures; a programme of archaeological works; a programme of building recording; the submission of a detailed surface water drainage scheme; the submission of flood resistance/resilience measures; the submission of a flood evacuation plan; the submission of finished floor levels; land contamination; the submission of a revised School Travel Plan, its implementation and ongoing review; hours of working during construction and demolition being restricted to between 0800 and 1800 Mondays to Fridays and between the hours of 0900 and 1300 on Saturdays, with no operations on Sundays and Bank Holidays; a construction management plan, including access, 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 Informatives that:-

- (i) account should be taken of the Environment Agency's advice relating to flood risk, land contamination, drainage, and the storage of fuel, oil and chemicals; and
- (ii) account should be taken of the County Council's Public Rights of Way Officer's general Informatives with regard to works that cannot be undertaken on or immediately adjacent to the footpath.

11. Proposal SW/12/884 (KCC/SW/0180/2012) - Four single storey extensions to main school building at Ethelbert Road Primary School, Ethelbert Road, Faversham; KCC Education Learning and Skills
(Item D2)

(1) The Head of Planning Applications Group informed the Committee of correspondence from Mr T Gates, the Local Member in support of the recommendations.

- (2) RESOLVED that permission be granted to the proposal (as now amended) subject to conditions, including conditions covering the development being commenced within 5 years; the development being carried out in accordance with the permitted details; details of all external materials being submitted for prior approval; the existing boundary wall being protected and maintained on site; precautions to prevent the deposit of mud on the highway; and controls on the hours of operation during construction work.

12. County 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;
- (c) County Council developments;
- (d) Screening opinions under the Town and Country Planning (Environmental Impact Assessment) Regulations 2011; and
- (e) Scoping opinions under the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (None).