

## 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 Wednesday, 6 November 2013.

PRESENT: Mr J A Davies (Chairman), Mr C P Smith (Vice-Chairman), Mr M J Angell, Mr M Baldock, Mr M A C Balfour, Mr R H Bird (Substitute for Mr I S Chittenden), Mrs P Brivio, Mr T Gates, Mr M Heale, Mr P M Harman, Mr T A Maddison, Mr S C Manion, Mr R J Parry, Mrs E D Rowbotham, Mr T L Shonk, Mr C Simkins, Mrs P A V Stockell (Substitute for Mr P J Homewood), Mr A Terry and Mr J N Wedgbury

IN ATTENDANCE: Mrs S Thompson (Head of Planning Applications Group), Mr J Crossley (Principal Planning Officer - County Council Development), Mr J Wooldridge (Principal Planning Officer - Mineral Developments), Mr P Rosevear (Senior Transportation Engineer), Mrs V Clothier (Senior Solicitor) and Mr A Tait (Democratic Services Officer)

### UNRESTRICTED ITEMS

#### **67. Membership**

*(Item A1)*

The Committee noted the appointment of Mrs P Brivio in place of Mr R Truelove.

#### **68. Minutes - 9 October 2013**

*(Item A4)*

RESOLVED that the Minutes of the meeting held on 9 October 2013 are correctly recorded and that they be signed by the Chairman.

#### **69. Site Meetings and Other Meetings**

*(Item A5)*

The Committee agreed that its next training session would follow its meeting on Friday, 24 January 2014 and that the topic would be "Landscape Issues."

#### **70. Application SW/13/939 (KCC/SW/0227/2013) - Variation of Conditions 1 and 3 of Permission SW/03/430 to extend the period of working and restoration at the existing Hempstead House brickearth site until 31 October 2020 at Land South of the A2 and East of Pantenny Lane, Bapchild, Sittingbourne; Ibstock Brick Ltd**

*(Item C1)*

(1) Mr M Baldock informed the Committee that he had been lobbied about the application by members of the public from his own and the neighbouring constituency. He had not, however, expressed a view on this matter and would consider the application with a fresh mind.

(2) In agreeing the recommendations of the Head of Planning Applications Group, the Committee agreed an Informative advising of the need to also let the County and Parish Councils know when work was not programmed to take place on site in any year.

(3) RESOLVED that: -

- (a) permission be granted to the application subject to conditions, including conditions covering the development being completed and the site restored by no later than 31 October 2020; the restoration and landscaping of the site if excavation ceases and does not recommence for a period of two years; the development being carried out in accordance with the submitted plans and documents, those previously approved under Permission SW/03/430 and any approved pursuant to the conditions set out below; all non-agricultural vehicles attending the site using the permitted access; all loaded HGVs leaving the site being sheeted; no more than 100 HGVs visiting the site per day (100 in / 100 out); hours of operation being 0700 to 1800 on Mondays to Fridays and 0700 to 1300 hours on Saturdays, with no operations on Saturday afternoons, Sundays or Bank Holidays; extraction and removal of brickearth only taking place for a maximum of 4 weeks each year between the months of May and September; no materials being processed on site; the applicant giving 2 weeks notice of its intended working periods each year; maintenance of the approved landscaping scheme; the safe storage and handling of any oil, fuel or lubricants required on site; 75cm of brickearth being maintained at the base of the void; removal of any crop or vegetation before soil stripping commences each year; soil protection measures; measures to manage and protect the topsoil stored on site; the restoration to agriculture being completed in accordance with the details approved under Permission SW/03/430; topsoil being evenly re-spread to achieve 35cm depth following extraction; the development being carried out in accordance with an approved aftercare scheme; reasonable precautions to prevent unauthorised persons from entering operational areas on site; noise from operations on site not exceeding 70dB when measured at noise sensitive properties; dust suppression measures; the public right of way not being obstructed by the development; the remaining quarry area being worked in accordance with a modified programme of archaeological works; and the outcome of the archaeological investigations carried out to date, including post excavation work and reporting, being completed within 18 months of the grant of permission; and
- (b) the applicant be advised by Informative of the need to also let the County and Parish Councils know when work is not programmed to take place on site in any year.

**71. Proposal GR/12/0441 (KCC/GR/0148/2012) - Realignment and widening of Rathmore Road, Gravesend; KCC Highways and Transportation**  
*(Item D1)*

(1) Mr M A Balfour advised that he would not be voting on the application as he was the Deputy Cabinet Member for Environment, Highways and Waste.

(2) Various documents were tabled. These were a letter from "Urban Gravesham"; a letter from Mr Jonathan Clay including an Appendix giving the High Court decision in the *East Northamptonshire 2013* case; and a supplementary report from the Head of Planning Applications Group responding to Mr Clay's correspondence.

(3) The Head of Planning Applications Group reported additional correspondence from five businesses in Railway Place, Gravesend objecting to the proposal, together with an e.mail communication from another person (Suzanne Couves) not volunteering any address but also objecting to the proposal. .

(4) Mr Roger Steer and Mr Geof Foxwell addressed the Committee in opposition to the proposal. Mr Stephen Dukes from Kent Highways Services spoke in reply on behalf of the applicants.

(5) Mr T A Maddison moved, seconded by Mr T L Shonk that consideration of this proposal be deferred pending a Members' site visit.

*Carried by 9 votes to 8 with 2 abstentions.*

(6) RESOLVED that consideration of this proposal be deferred pending a Members' site visit.

**72. Proposal SW/13/1110 (KCC/SW/0257/2013) -New classroom block, minor classroom extension and 21 additional staff parking spaces at Lansdowne Primary School, Gladstone Drive, Sittingbourne; KCC Property and Infrastructure Services**  
*(Item D2)*

(1) Mr M Baldock informed the Committee that he was a former pupil of Lansdowne Primary School. This fact had not in any way caused him to pre-determine the proposal, which he would consider with a fresh mind.

(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 the coloured render to be used externally; a scheme of landscaping, including consideration of additional screening along the western boundary, landscape connectivity and its implementation and maintenance; the submission of details of the ecological enhancements to be incorporated into the site; potential land contamination being addressed; surface water drainage and infiltration into the ground being addressed; the paving, draining and permanent retention of the area proposed for car parking and turning space before the development is

first used/occupied; permanent retention of the cycle parking area before the development is first used/occupied; the submission of an updated School Travel Plan for approval, including an implementation programme and parking review strategy, which is to be reviewed for a minimum of 5 years and until 1 year after the school has fully operated a 2 form entry in each academic year; hours of working during construction and demolition being restricted to between the hours of 0800 and 1800 on Mondays to Fridays and between the hours of 0900 and 1300 on Saturdays, with no operations on Sundays and Bank Holidays; and the submission of a Construction Management Strategy, including access, parking and circulation within the site for contractors and other vehicles related to construction and demolition operations, a restriction on traffic movements at peak school times and measures to prevent mud and debris being taken onto the public highway; and

- (b) the applicant be advised by Informative of the general advice from the Environment Agency and Southern Water regarding site drainage and foul sewer connection.

**73. Proposal SE/13/2646 (KCC/SE/0273/2013) - Change of use for classroom facility at Lullingstone Country Park Visitor Centre to permit dual use for both educational activities and functions at Lullingstone Country Park Visitor Centre, Kingfisher Bridge, Castle Road, Eynsford, Dartford; Kent Country Parks (Item D3)**

RESOLVED that 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 use of the classroom being solely those applied for, with no other uses taking place unless otherwise agreed in writing by the County Planning Authority; and hours of use of the classroom being limited to 0800 and 2200 hours, seven days a week.

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