

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 Wednesday, 12 February 2014.

PRESENT: Mr J A Davies (Chairman), Mr C P Smith (Vice-Chairman), Mr M J Angell, Mr M Baldock, Mr M A C Balfour, Mrs P Brivio, Mr I S Chittenden, Mr T Gates, Mr P M Harman, Mr P J Homewood, Mr T A Maddison, Mr S C Manion, Mr R J Parry, Mrs E D Rowbotham, Mr C Simkins and Mr A Terry

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 Lulham (Transport Planner) and Mr A Tait (Democratic Services Officer)

UNRESTRICTED ITEMS

8. Minutes - 24 January 2014

(Item 4)

- (1) In respect of Minute 3, the Chairman agreed that the votes of Mr Baldock, Mr Heale, Mr Shonk and Mr Terry against the recommendations of the Head of Planning Applications Group in respect of the Dungeness Borrow Pit application (SH/11/381) would be recorded.
- (2) RESOLVED that the Minutes of the meeting held on 24 January 2014 are correctly recorded and that they be signed by the Chairman.

9. Site Meetings and Other Meetings

(Item A4)

- (1) The Committee noted that there would be a training session on Biodiversity and Landscape after the meeting was over.
- (2) The Committee was reminded of the site visit to Tunstall on 25 March 2014 in respect of the proposed replacement school.

10. Application CA/13/2209 (KCC/CA/0341/2013) - Variation of Conditions 8 and 9 of Permission CA/13/18 to allow the acceptance of commercial and industrial waste from sources in and external to Canterbury District and source segregated fractions from waste collections from domestic properties in the Canterbury District in addition to existing waste streams at Plots D and E, Lakesview Business Park, Hersden; Ling (UK) Holdings Ltd

(Item C1)

- (1) The Head of Planning Applications Group reported correspondence from Chislet PC expressing concern about lorry numbers and asking the Committee to set

up a system to monitor them. The Head of Planning Applications Group advised that the applicant did not seek to amend the current restriction on HGV movements

(2) RESOLVED that permission be granted to the application subject to the conditions and informatives included in Permission CA/13/18 (dated 15 April 2013) being re-imposed with the following exceptions:-

(a) Conditions (8) and (9) being re-worded as follows:-

“(Condition 8). Only the following waste materials shall enter the site:

- (i) those wastes specified in section 8 “Description of the Development” of the Environmental Statement Non-Technical Summary dated 27 February 2009 (document reference: ES NTS Final 27.2.09) that accompanied planning application CA/09/607;*
- (ii) domestic (“black bag”) waste, source separated food waste, separately collected fractions (excluding green / garden waste) and bulky domestic waste collected from within Canterbury District; and*
- (iii) municipal wastes, arising only from commercial, industrial and institutional sources, including separately collected fractions from those sources (excluding green / garden type waste).*

Reason: Waste materials outside these categories may raise environmental, pollution or other issues that would need to be considered afresh.

(Condition 9). No more than 82,000 tonnes of waste shall enter the site in any one year and of this no more than a combined total of 58,200 tonnes shall be:

- a. domestic:*
 - i. “black bag” waste;*
 - ii. source separated food waste;*
 - iii. separately collected fractions; and*
 - iv. bulky domestic waste; and*
- b. municipal waste, arising only from commercial, industrial and institutional sources, including separately collected fractions from those sources.*

Reason: To ensure that the development is carried out in accordance with the approved plans and details and to accord with the objectives of Kent Waste Local Plan Policies W18 and W22.”;

(b) Conditions (5), (11), (21), (23) and (24) being re-worded to ensure that the controls applied to “black bag” and source separated food waste from domestic sources are applied to those similar wastes from municipal sources;

- (c) Condition (3) being re-worded to reflect the non-material amendment to Permission CA/13/18 approved on 27 November 2013 relating to (amongst other things) the size and orientation of a roll-over bund (which separates the car dismantling area from the rest of the site), the external design and internal layout of the non-ferrous building and main vehicular access gate and the installation of vehicle and engine storage pits; and
- (d) The Schedule attached to the Permission being amended to reflect (c) above and the explanatory notes being updated to reflect the latest adopted and emerging development plan policies and the reasons for granting planning permission outlined in the report.

11. Proposal TM/13/3677 (KCC/TM/0386/2013) - Car park, access road and footpath at Tower View, Kings Hill, West Malling; KCC Property and Infrastructure Services

(Item D1)

(1) The Head of Planning Applications Group informed the Committee of recent correspondence from KCC Highways and Transportation raising no objection to the proposal.

(2) Mrs Sarah Barker, Chairman of the Kings Hill PC Planning Committee addressed the Committee to set out her Authority's concerns over the proposal. Mr Matt Hyland, KCC Enterprise and Environment spoke in reply on behalf of the applicants.

(3) Mr M Baldock moved, seconded by Mr A Terry that consideration of this matter be deferred pending a Members' site visit.

Lost 3 votes to 12

(4) Mr M Baldock requested, pursuant to Committee Procedure Rule 2.26 (3) that his vote in favour of the motion be recorded.

(5) The Committee unanimously agreed to the inclusion of a condition requiring the submission of a Travel Plan within the recommendations.

(6) On being put to the vote, the recommendations of the Head of Planning Applications Group (as amended in (5) above) were carried by 13 votes to 2.

(7) Mr M Baldock and Mr A Terry requested, pursuant to Committee Procedure Rule 2.26 (3) that their votes against the motion be recorded.

(8) RESOLVED that:-

- (a) permission be granted to the proposal subject to condition, including conditions covering the standard time limit for commencing the proposed development; the development being carried out in accordance with the permitted details; and the submission of a scheme of landscaping, including details of species, positioning of saplings and shrubs to be planted, as well as its implementation and maintenance; and

- (b) the applicants be advised by Informative of:-
 - (i) the need to ensure that the proposed lighting complies with the advice of the Bat Conservation Trust, in order to minimise the impact of external lighting on any bats; and
 - (ii) the suggestion of Tonbridge and Malling Borough Council of incorporating a cycle ramp by the pedestrian walkway steps.

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) 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).