

PLANNING APPLICATIONS COMMITTEE

MINUTES of A meeting of the Planning Applications Committee held in the Council Chamber, Sessions House, County Hall, Maidstone on Thursday, 22 January 2009.

PRESENT: Mr R E King (Chairman), Mr A R Bassam (Vice-Chairman), Mrs V J Dagger, Mr T Gates, Mrs E Green, Mr W A Hayton, Mrs S V Hohler, Mr S J G Koowaree, Mr J F London, Mr T A Maddison, Mr J I Muckle, Mr W V Newman, DL, Mr R J Parry (Substitute for Mr G A Horne MBE), Mrs P A V Stockell and Mr F Wood-Brignall

ALSO PRESENT: Mr M J Fittock

IN ATTENDANCE: Mrs S Thompson (Head of Planning Applications Group), Mr J Crossley (Principal Planning Officer), Mr J Wooldridge (Principal Planning Officer), Mr A Ash (Local Transport And Development Manager(Sevenoaks And Tunbridge Wells)) and Mr A Tait (Democratic Services Officer)

UNRESTRICTED ITEMS

1. Minutes - 9 December 2008
(Item A3)

(1) The Head of Planning Applications Group reported in respect of Minute 88 (2) that the Environment Agency had now withdrawn its objection to the Queenborough Children's Centre application and a temporary 25 year Permission had been issued. This had been granted under Delegated Powers in line with the decision of the Committee on 4 November 2008 (Minute 86).

(2) RESOLVED that the Minutes of the meeting held on 9 December 2009 are correctly recorded and that they be signed by the Chairman.

2. Applications TM/08/3350, TM/08/3351 and TM/08/3353 - Removal or variation of Condition 12 of Permission TM/06/762 at Blaise Farm Quarry Composting Facility, Kings Hill, West Malling; New Earth Solutions Ltd.
(Item C1- Report by Head of Planning Applications Group)

(1) The Head of Planning Applications Group informed the Committee that Application TM/08/3351 had been withdrawn. As a result, the recommendations contained in Paragraph 54 of the report were amended through the deletion of sub paragraphs (i) and (iv).

(2) Additional correspondence from Tonbridge and Malling Borough Council was tabled.

(3) The Head of Planning Applications Group reported correspondence from Mrs T Dean in opposition to the applications.

(4) Mrs C Innes from Offham Parish Council addressed the Committee in opposition to the applications. Mr T Bleszynski from New Earth Solutions spoke in reply.

(5) RESOLVED that:-

(a) Permission be refused in respect of Application TM/08/3350 for the following reasons:-

(i) The importation of waste from other sources would be contrary to the principles of Best Practicable Environmental Option (BPEO) and contrary to paragraph 3.2 of PPG2 and Policies SS2 and WM2 of the Kent and Medway Structure Plan (2006). It would also undermine the County Council's previous decision and lead to reduced capacity for waste arisings from within Kent or Medway (i.e. more proximate waste sources) resulting in such wastes either being transported greater distances with resultant disbenefits or pressure for additional new facilities in the Green Belt which could further undermine National Green Belt policy; and

(ii) The applicant has not demonstrated the very special circumstances necessary to overcome the presumption against inappropriate development in the Green Belt contrary to PPG2 and Policy SS2 of the Kent and Medway Structure Plan (2006); and

(b) Permission be refused in respect of Application TM/08/3353 for the following reasons:-

(i). The importation of waste from other sources would be contrary to the principles of Best Practicable Environmental Option (BPEO) and contrary to paragraph 3.2 of PPG2 and Policies SS2 and WM2 of the Kent and Medway Structure Plan (2006). It would also undermine the County Council's previous decision and lead to reduced capacity for waste arisings from more proximate waste sources within Kent or Medway resulting in such wastes either being transported greater distances with resultant disbenefits or pressure for additional new facilities in the Green Belt which could further undermine National Green Belt policy; and

(ii) The applicant has not demonstrated the very special circumstances necessary to overcome the presumption against inappropriate development in the Green Belt contrary to PPG2 and Policy SS2 of the Kent and Medway Structure Plan (2006).

3. Proposal SE/08/1602 - Construction of a part two-storey modular building on existing school playground for use as a Children's Centre, including canopied entrance with buggy storage, weldmesh fencing and tarmac play area, marking out of existing parking bays for use by the centre at The Willows, Hilda May Avenue, Swanley; KCC Children, Families and Education
(Item D1- Report by Head of Planning Applications Group)

(1) Mr M J Fittock was present for this item pursuant to Committee Procedure Rule 2.24 and spoke.

(2) The Head of Planning Applications Group reported the views of the Divisional Transportation Manager raising no objection to the proposal.

(3) The Committee asked the Head of Planning Applications Group to hold further discussions with the applicant in respect of providing compensatory tree planting and of improving the design with brick cladding.

(4) 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; a surface water drainage scheme being submitted to and approved by the County Planning Authority prior to any development commencing on site; details of materials of the canopy being submitted to and approved by the County Planning Authority prior to any development commencing on site; and trees shown for retention being afforded protection during construction in accordance with the current British Standard.

4. Proposal AS/08/1506 - Two mobile classrooms at Norton Knatchbull School, Hythe Road, Ashford; Governors of Norton Knatchbull School and KCC Children, Families and Education
(Item D2- Report by Head of Planning Applications Group)

RESOLVED that subject to the receipt of amended plans to show the rotation of the mobile classrooms through 180 degrees, together with their associated ramp system, Permission be granted to the Proposal for a temporary period of 3 years from the date of this Permission subject to conditions, including conditions covering the removal of classroom units from the site at the expiration of the 3 year period and the subsequent restoration of the site thereafter; obscured glazing being installed and maintained on all windows facing residential properties for the duration that the units are on site; and the development being carried out in accordance with the permitted details.

5. Proposal DO/08/1176 - Installation of two temporary classroom units (housing 4 classrooms) together with associated service connections and drainage (retrospective) at Portal House School, Sea Street, St Margarets-at-Cliffe, Dover; Governors of Portal House School
(Item D3- Report by Head of Planning Applications Group)

RESOLVED that permission be granted to the Proposal subject to conditions, including conditions requiring the removal of the buildings and the restoration of the site within 3 years of the Permission; the submission of a landscape scheme to enhance the existing arrangements within 3 months of the Permission; and the School Travel Plan being updated within 6 months of the Permission.

6. Matters dealt with under delegated powers
(Items E1-E6 - Reports by Head of Planning Applications Group)

RESOLVED to note reports on items 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).