

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, 14 July 2009.

PRESENT: Mr R E King (Chairman), Mr R Brookbank, Mr A R Chell, Mr T Gates, Mr W A Hayton, Mr C Hibberd, Mr G A Horne MBE, Mr J D Kirby, Mr R J Lees, Mr J F London, Mr R F Manning, Mr R J Parry, Mr K Pugh, Mr C P Smith, Mrs P A V Stockell and Mr D S Daley (Substitute) (Substitute for Mr M Robertson)

ALSO PRESENT: Mrs V J Dagger

IN ATTENDANCE: Mr G Wild (Director of Law and Governance), Mrs S Thompson (Head of Planning Applications Group), Mr M Clifton (Team Leader - Waste Developments), Mr J Crossley (Team Leader - County Council Development), Mr J Wooldridge (Team Leader - Mineral Developments), Mr N Sarrafan (County Transport & Development Manager) and Mr A Tait (Democratic Services Officer)

UNRESTRICTED ITEMS

35. Election of Vice-Chairman
(Item A2)

Mr R E King moved, seconded by Mrs P A V Stockell that Mr J F London be elected Vice-Chairman of the Committee.

Carried Unanimously

36. Terms of Reference and dates of future meetings
(Item A3)

The Committee noted its terms of Reference and the following future meeting dates:-

Tuesday, 18 August 2009
Tuesday, 8 September 2009
Tuesday, 6 October 2009
Tuesday, 3 November 2009
Tuesday, 8 December 2009
Thursday, 21 January 2010
Tuesday, 16 February 2010
Tuesday, 16 March 2010
Tuesday, 13 April 2010
Tuesday, 11 May 2010
Tuesday, 15 June 2010
Tuesday, 27 July 2010
Tuesday, 17 August 2010 (Provisional)
Tuesday, 7 September 2010
Tuesday, 12 October 2010
Tuesday, 2 November 2010; and
Tuesday, 7 December 2010.

37. Minutes - 26 May 2009 and 25 June 2009
(Item A5)

RESOLVED that, subject to the deletion of Mr R J Parry and Mr C Smith from the list of those present on 25 July 2009, the Minutes of the meetings held on 26 May 2009 and 25 July 2009 are correctly recorded and that they be signed by the Chairman.

38. Site Meetings and Other Meetings
(Item A6)

The Committee agreed to the following site visit and training dates:-

- (a) Tilmanstone composting proposal on 18 August 2009;
- (b) Sevenoaks Quarry extension on 8 September 2009 (provisional);
- (c) Northfleet Works – Bulk aggregates import terminal on 6 October 2009;
- (d) Training on 3 November 2009; and
- (e) Coach Tour of permitted development sites on 24 November 2009.

39. Probity in Planning
(Item B1- Report by Director of Law and Governance)

RESOLVED that the report be noted.

40. Application TM/08/3715/R8 - Dust Control Scheme pursuant to Condition 8 of Permission TM/08/3715 at Borough Green Quarry, Wrotham Road, Borough Green, Sevenoaks; Cemex UK Materials Ltd
(Item C1- Report by Head of Planning Applications Group)

(1) Mrs V J Dagger was present for this item and spoke pursuant to Committee Procedure Rule 2.24.

(2) The Head of Planning Applications informed the Committee of correspondence from Wrotham Parish Council raising a number of questions in respect of the application. A response was given to the questions raised.

(3) Mr M Taylor of Borough Green PC and Mr H Rayner of Wrotham PC addressed the Committee in opposition to the application. Mrs K Hannaford-Hill from Cemex spoke in reply.

(4) The Committee agreed to include an additional condition requiring all loaded vehicles (in and out) to be sheeted. It also asked for an Informative asking Cemex to invite representatives from Tonbridge and Malling BC (Environmental Health) and the Environment Agency to attend the Liaison Group meetings.

(5) RESOLVED that:-

- (a) approval be given pursuant to condition 8 of Permission TM/08/3715 for the dust control scheme subject to conditions including the operator reporting complaints to the Quarry Liaison Group on a regular basis and providing contact details for those wishing to make complaints; the speed limit on internal haul roads being restricted to 10mph with signs being erected to this effect within the site; and all loaded vehicles (in and out) being sheeted; and
- (b) the operator be informed by Informative of the Committee's view that representatives from Tonbridge and Malling BC (Environmental Health) and the Environment Agency should be invited to its Liaison Group meetings.

41. Application DA/09/364 - Variation of Conditions 6 (infilling restoration) and 15 (Noise) of Permission DA/98/805/MR27 at Stone Pit II, St James Lane, Greenhithe, Dartford; Stone Pit Restoration Ltd
(Item C2- Report by Head of Planning Applications Group)

RESOLVED that:-

- (a) permission be granted to the to the variation of Conditions 6 and 15 of permission DA/98/805/MR27 subject to conditions including conditions relating to hours of working (0800 to 1800 Mondays to Fridays, with no operations including deliveries and collections to and from the site on Saturdays, Sundays or Public Holidays, and when working along the eastern boundary 1000 to 1600 on Mondays to Fridays only); operations being undertaken in accordance with the proposed scheme of infilling;, noise limits; submission of noise, dust and vibration monitoring details; and details of final landscaping and restoration; and
- (b) the applicants be advised by Informative that all other conditions imposed under Permission DA/98/805/MR remain in force, and of the requirements of National Grid and EDF Energy in terms of the need to safeguard their interests.

42. Application SE/08/2141 - Amendment of Condition 3 of Permission SE/00/2739 to allow additional time for completion of development and enable restoration to approved levels and to amend the approved Ecological Management Scheme to reflect a delay in commencement of operations at Greatness Quarry, Bat and Ball Road, Sevenoaks; Cory Environmental Ltd
(Item C3- Report by Head of Planning Applications Group)

(1) Mr G A Horne and Mr J F London made declarations of personal interest in respect of this item.

(2) Correspondence from Sevenoaks Town Council objecting to the application was tabled.

(3) The Head of Planning Applications Group informed the Committee of correspondence from Mr N J D Chard, the Local Member supporting the recommendations.

(4) RESOLVED that:-

(a) subject to the applicant entering into and satisfactory completing a Section 106 Agreement (and paying reasonable legal and administrative costs and disbursements incurred by the County Council) permission be granted to the proposed variation of Condition 3 of permission SE/00/2739 and the proposed amendment to the approved Ecological Management Scheme subject to Condition 3 being reworded as follows:-

“ Unless otherwise approved in writing by the County Planning Authority, all waste treatment and disposal operations shall cease by 15 August 2017 and the site shall be restored in accordance with details approved pursuant to condition (10)(a) of this permission on 7 October 2002 by 15 August 2017”; and

(b) the applicant be reminded that all other conditions imposed under Permission SE/00/2739 remain in effect.

43. Application CA/09/341 - Motor control centre kiosk and vent stack as part of sewer upgrade works at Maxted Court, Highfields View, Herne Bay; Southern Water Ltd

(Item C4- Report by Head of Planning Applications Group)

The Head of Planning Applications Group informed the Committee that this application had been withdrawn.

44. Application AS/09/530 - Wastewater pumping station, including construction of a motor control centre kiosk, sub station kiosk, standby generator and steel palisade fencing at Land to south of Alsops Road, Willesborough, Ashford; Southern Water Ltd

(Item C5- Report by Head of Planning Applications Group)

RESOLVED that:-

(a) permission be granted to the application subject to conditions including the standard time condition; noise controls; construction hours; details of parking and loading arrangements; measures to prevent mud or debris on the highway; and details of methods of disposing of surface water within the site; and

(b) Informatives sought by the Environment Agency regarding groundwater vulnerability, drainage, land contamination and storage of fuels and chemicals be attached to any permission.

45. Proposal TW/09/79 - Fenced and floodlit synthetic multi-sports pitch with associated car parking and landscaping at Tunbridge Wells Grammar School for Boys, St John's Road, Tunbridge Wells; Governors of Tunbridge Wells Grammar School for Boys

(Item D1- Report by Head of Planning Applications Group)

(1) Mr J F London made a declaration of personal Interest as his grandson was a pupil at the School.

(2) The Head of Planning Applications Group reported the further views of Mr Edwards, a local resident asking for further restrictions on hours of use.

(3) 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 School's changing facilities being kept available for use after school hours, unless another arrangement is secured; details of the cycling storage being submitted for approval and then installed before the commencement of use of the pitch; the new car park not being used until the floodlit pitch is built; the development being carried out in accordance with the lighting and other details specified in the application and not varied without prior written approval of the County Planning Authority; no trees being removed without County Planning Authority approval and a Tree protection plan being submitted; the submission of Landscaping scheme details, including bund details (existing vegetation along the bank to the east of the pitch should be strengthened through further planting and additional planting should be incorporated along the existing bank to the south of the pitch and extended along the western extent of the pitch), illustration of the changes in topography in relation to the existing banks and existing vegetation; Light levels not exceeding the levels applied for; Hours of use for the pitch and the floodlighting being restricted to between 0900 and 2200 hours Mondays to Fridays, 1000 and 2000 hours on Saturdays, 1000 and 1800 hours Sundays and no use on Bank Holidays; Lighting not being in use when the pitch is not in use; Community Use agreements being submitted and approved; and the development being carried out in accordance with the permitted details.

46. Proposal SH/09/418 - Modular building for use as a dining hall including associated groundwork at Pent Valley Technology College, Surrenden Road, Folkestone; Governors of Pent Valley Technology College

(Item D2- Report by Head of Planning Applications Group)

(1) Mrs M Brown, a local resident addressed the Committee in opposition to the proposal. Mrs J Rose (Business Manager at Pent Valley School) spoke in reply.

(2) The Committee agreed to the inclusion of an Informative asking the School to consider the installation of semi-fixed seating.

(3) RESOLVED that:-

(a) permission be granted to the proposal subject to conditions, including conditions covering the building being removed from the site by the end of 2012; no amplified or musical equipment being used in the building; the building only being used between 0800 and 1800 hours

on weekdays and in term time only; and the development being carried out in accordance with the permitted details; and

- (b) the applicants be advised by Informative about the boundary planting along the southern boundary to help with the ongoing conflict with the neighbours, and of the Committee's view that semi-fixed seating should be installed in order to reduce noise levels.

47. Proposal SE/09/889 - 6KW wind turbine with 15m mast on the front lawn of college buildings and installation of solar photovoltaic panels on college flat roof at Swanley Technology College, St Mary's Road, Swanley; Governors of Swanley Technology College

(Item D3- Report by Head of Planning Applications Group)

- (3) RESOLVED that permission be granted to the Proposal subject to conditions, including conditions covering the standard time limit; white finish of the blades and turbine head; and the development being carried out in accordance with the approved details.

48. Proposal MA/09/594 -Siting of a mobile catering van at Teston Bridge Country Park, Teston Lane, Teston, Maidstone; KCC Country Parks Service

(Item D4- Report by Head of Planning Applications Group)

- (1) Correspondence from Teston Parish Council was tabled
- (2) Mrs O Oxley (Chairman of Teston PC), Mrs E Henderson (a local resident) and Mrs F Gooch (the local Borough Councillor) addressed the Committee in opposition to the proposal. Mr L Grover (Area Country Parks Manager) spoke in reply.
- (3) In approving the proposal, the Committee included a condition restricting the Permission to a period of 2 years.
- (4) RESOLVED that temporary permission be granted to the proposal for a period of two years subject to conditions, including restrictions on the hours of use; the development being in accordance with the approved plans; the permission be restricted specifically to the catering van (and menu) applied for within the application; the provision of adequate litter facilities and the area being kept clean and tidy; no advertisements being displayed on the highway; and no music being emitted or played in the van when on site.

49. Proposal SH/09/440 - Conversion of existing bicycle shed for vocational hairdressing unit for use of Pent Valley Technology College students studying hair and beauty at Morehall Primary School, Chart Road, Folkestone; Governors of Pent Valley Technology College

(Item D5- Report by Head of Planning Applications Group)

RESOLVED that permission be granted to the proposal subject to conditions, including the development being commenced within 3 years; the development

being carried out in accordance with the permitted details; the development being constructed using the materials detailed in the application; and the provision of replacement cycle parking;

50. Proposal DA/09/583 - Two five-bay mobile classroom units at Craylands Primary School, Craylands Lane, Swanscombe; KCC Children, Families and Education

(Item D6- Report by Head of Planning Applications Group)

(1) Mr R Lees made a declaration of interest as Chairman of Governors of Craylands Primary School. He took no part in the discussion or decision making on this item.

(2) RESOLVED that:-

(a) temporary permission be granted to the proposal subject to conditions, including a temporary consent for the period of 3 years from the date of permission; removal of classroom units at the expiration of the 3 year period and the subsequent restoration of the site thereafter; the development being carried out in accordance with the permitted details; and the use of the mobile buildings being restricted to ancillary teaching accommodation, community use and storage in connection with a one form entry Primary School; and

(b) the applicants be advised by Informative of the concerns raised by the Parish Council.

51. Proposal SE/09/1028 - Retention of a single storey modular building and installation of a new modular building and link corridor at Milestone School, Ash Road, New Ash Green; KCC Children, Families and Education

(Item D7- Report by Head of Planning Applications Group)

(1) The Head of Planning Applications Group informed the Committee of correspondence from Sevenoaks DC withdrawing its objection to the proposal.

(2) RESOLVED that:-

(a) permission be granted to the proposal subject to conditions, including the buildings being removed and the site restored within 5 years of the grant of planning permission; and the additional modular unit matching the existing building in colour, style and finish; and

(b) the applicant be advised by Informative that the mobile classrooms have been granted temporary permission on Green Belt land on the basis of very special circumstances which outweigh any potential harm, and on the understanding that the post 16 facilities will be provided off site in the future.

52. County matters dealt with under delegated powers
(Items E1-E5- Reports by Head of Planning Applications Group)

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 Environmental Impact Assessment Regulations 1999; and
- (e) Scoping opinions under Environmental Impact Assessment Regulations 1999 (None).