

KENT COUNTY COUNCIL

PLANNING APPLICATIONS COMMITTEE

MINUTES of A meeting of the Planning Applications Committee held at Council Chamber, Sessions House, County Hall, Maidstone on Wednesday, 13th September, 2017.

PRESENT: Mr R A Marsh (Chairman), Mr R A Pascoe (Vice-Chairman), Mr P Bartlett (Substitute for Mr A Booth), Mr I S Chittenden, Miss E Dawson, Mr K Gregory, Mr B H Lewis, Mr J P McInroy (Substitute for Mr P C Cooper), Mr H Rayner, Mr C Simkins, Mrs P A V Stockell and Mr J Wright

OTHER MEMBERS: Mr M D Payne

OFFICERS: Sharon Thompson (Head of Planning Applications Group), Andrea Hopkins (Principal Planning Officer), Paul Hopkins (Principal Planning Officer), Jim Wooldridge (Principal Planning Officer - Mineral Developments), Mary Green (Senior Planning Officer), Matt Hogben (Principal Transport and Development Manager) and Andrew Tait (Democratic Services Officer)

UNRESTRICTED ITEMS

36. Membership.
(Item.)

The Committee noted the appointment of Miss E Dawson in place of Mr B J Sweetland.

37. Minutes - 19 June 2017.
(Item. A3)

RESOLVED that the Minutes of the meeting held on 19 June 2017 are correctly recorded and that they be signed by the Chairman.

38. Site Meetings and Other Meetings.
(Item. A4)

The Committee noted that a training session on the Development Consent Order process would take place following the meeting.

39. Application DA/17/762 (KCC/DA/0104/2017) - Application to vary Condition 1 of Permission DA/13/140 to allow continuation of restoration operations until 31 May 2020 at Stone Pit 1, Cotton Lane, Stone; Land Logical Dartford Ltd.
(Item. C1)

RESOLVED that permission be granted to the variation of Condition 1 of Permission DA/13/140 to allow the continuation of restoration operations until 31 May 2020 subject to conditions, including conditions covering the infilling and restoration of the site being completed by 31 May 2020; the re-imposition of all other conditions previously imposed on Permission DA/13/140 (updated and amended as necessary to reflect any details approved pursuant to this permission) including landfilling operations being restricted to between 0730

and 1700 hours on Mondays to Fridays and between 0730 and 1300 hours on Saturdays with no operations taking place on Sundays and Public Holidays; a maximum of 158 HGV movements per day; pollution prevention control measures; implementation of the approved ecological mitigation strategy; delivery of a surface water management scheme; maintenance and continued operation of the landfill gas monitoring and collection system; noise controls at sensitive properties; and the submission and implementation of a final management plan.

40. Application AS/17/243 (KCC/AS/0045/2017) - Application to extend the hours of operation under Permission AS/12/813 to allow for the transportation of waste to and from the site at the beginning and end of each day at Ashford Waste Transfer Station, Cobbs Wood Industrial Estate, Brunswick Road, Ashford; Biffa Waste Services.

(Item. C2)

(1) Mr P Bartlett addressed the Committee in his capacity as the Local Member. He did not participate in the decision-making in respect of this application.

(2) On being put to the vote, the recommendations of the Head of Planning Applications Group were carried by 8 votes to 2.

(3) RESOLVED that permission be granted to the application subject to conditions, including conditions covering the re-imposition of all conditions previously imposed on Permission AS/12/813 (updated and amended as necessary to reflect any details approved pursuant to this planning permission); Condition 26 being amended to allow operation of the Waste Transfer Station only between 0500 and 1800 hours on Mondays to Fridays, 0600 and 1800 hours on Saturdays and 0700 and 1730 hours on Sundays; and the imposition of additional conditions covering no HGVs entering or leaving the site before 0600 hours; all mobile plant / equipment based on site being fitted with broadband (white noise) reverse alarms; and additional controls on HGV movements during the extended hours to no more than 9 HGV movements (3 in and 6 out) between 0600 and 0700 on Mondays to Fridays, 6 HGV movements (3 in and 3 out) between 0600 and 0700 on Saturdays, 10 HGV movements (5 in and 5 out) between 0700 and 0900 on Sundays, 14 HGV movements (7 in and 7 out) between 1630 and 1800 on Mondays to Fridays, 24 HGV movements (12 in and 12 out) between 1300 and 1800 on Saturdays and 6 HGV movements (3 in and 3 out) between 1600 and 1730 on Sundays.

41. Application AS/17/1054 (KCC/AS/0192/2017) - Installation of Ferric Dosing Kiosk at Ashford Wastewater Treatment Works and Sludge treatment Centre, Kinneys Lane, Canterbury Road, Ashford; Southern Water Services Ltd.

(Item. C3)

(1) Mr P Bartlett addressed the Committee in his capacity as the Local Member. He did not participate in the decision-making in respect of this application.

(2) RESOLVED that:-

(a) permission be granted to the application subject to conditions, including conditions covering the submission of a Construction Management Plan detailing arrangements for routing, speed of vehicles on site, parking and turning, timing of deliveries, wheel

washing and temporary traffic management/signage; limits on the number of HGVs as set out in the application; limits to the hours of construction activities; appropriate handling and storage of fuel, oil and lubricants; and the access road being kept free of mud and debris; and

- (b) the applicants be advised by Informative that they need to obtain necessary highway approvals and consents, including appropriate controls regarding the management of abnormal loads.

42. Application SE/17/179 (KCC/SE/0179/2017) - Section 73 application for the temporary relaxation of Condition 13 of Permission SE/90/1302 to allow the waste transfer station only to be extended to run from 0500 to 1800 hours on Mondays to Fridays during repairs to the Tunbridge Wells Waste Transfer Station at Dunbrik Waste Transfer Station, Main Road, Sundridge, Sevenoaks; KCC Waste Management.

(Item. C4)

RESOLVED that:-

- (a) permission be granted to the application subject to all existing conditions on Permission SE/90/1302 (as amended) being re-imposed and to additional conditions covering the extended operating hours being limited to between 0500 and 0700 hours on Mondays to Fridays for a temporary 10 week period commencing with the closure of the Tunbridge Wells Waste Transfer Station; and no more than 16 HGV / articulated waste freighter movements (8 in / 8 out) taking place between 0500 and 0700 hours on Mondays to Fridays; and
- (b) the applicants be advised by Informative that they should use their best endeavours to minimise vehicle movements and associated activities between 0500 and 0700 hours.

43. Proposal TH/17/818 (KCC/TH/0137/2017) - Change of use from agricultural land to school sports field with associated pavilion building, storage and fencing, and the creation of a horticultural area with associated polytunnels at land adjacent to Forelands Fields School, Ramsgate; KCC Property and Infrastructure Support.

(Item. D1)

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; the submission of the scheme of landscaping; control of hours of use of the sports field and pavilion building out of school hours to between the hours of 1600 and 2100 only, during daylight hours, with no artificial lighting; the school car park being made available for use by community users of the facility out of school hours; the submission of a specification and timetable for the implementation of a programme of archaeological

work; the submission of a detailed Sustainable Surface Water Drainage Scheme; the submission of details of the implementation, maintenance and management of the Sustainable Surface Water Drainage Scheme; control of surface water drainage and infiltration into the ground; the prohibition of piling and other penetrative foundation design methods; control of the development should land contamination be identified; hours of working during construction and demolition being restricted to between 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; the submission of a Construction Management Strategy, including the location of site compounds and operative/visitor parking, details of site security and safety measures, lorry waiting and wheel washing facilities, and details of the construction access and management of the site access to avoid peak school times; and

- (b) the applicants be advised by Informative that:-
 - (i) their attention is drawn to the letter from Public Rights of Way which contains general informatives with regard to works adjacent to and/or on a Public Right of Way. It is also advised that “the granting of planning permission confers on the developer no other permission or consent or right to close or divert any Public Right of Way at any time without the express permission of the Highways Authority”; and
 - (ii) they are advised to speak to the County Council Public Rights of Way team should any works to the Public Right of Way be required.

44. 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 2017; and
- (d) Scoping Opinions under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017.