

KENT COUNTY COUNCIL

PLANNING APPLICATIONS COMMITTEE

MINUTES of a meeting of the Planning Applications Committee held at Sessions House, County Hall, Maidstone on Tuesday, 13 May 2008.

PRESENT: Mr R E King (Chairman), Mr A R Bassam (Vice-Chairman), Mr A R Chell (substitute for Mr T Gates), Mrs V J Dagger, Mr J A Davies, Mrs E Green, Mr C Hibberd, Mrs S V Hohler, Mr G A Horne, MBE, Mr S J G Koowaree, Mr T A Maddison, Mr R A Marsh, Mr J F London, Mr J I Muckle, Mr W V Newman, Mr A R Poole, Dr T R Robinson (substitute for Mr J B O Fullarton) and Mr F Wood-Brignall.

OTHER MEMBERS: Miss S J Carey and Mr R Truelove.

OFFICERS: The Head of Planning Applications Group, Mrs S Thompson (with Mr M Clifton, Mr J Crossley and Mr J Wooldridge); the Development Manager, Mr R White; and the Democratic Services Officer, Mr A Tait.

UNRESTRICTED ITEMS

32. Minutes

RESOLVED that the Minutes of the meeting held on 15 April 2008 are correctly recorded and that they be signed by the Chairman.

33. Site Meetings and Other Meetings

The Committee agreed to tour a number of permitted developments in West Kent on 17 June 2008. It also agreed to hold a public meeting in Sellindge on Tuesday, 24 June 2008; a site visit to Wrotham Quarry on 29 July 2008 and to Sevenoaks Quarry on 9 September 2008.

34. Application TM/07/4294 – Renewal of Permission TM/03/2785 in the Western Extension of Hermitage Quarry, Hermitage Lane, Aylesford; Gallagher Aggregates Ltd.

(Item C1 – Report by Head of Planning Applications Group)

(1) The Head of Planning Applications Group reported the views of the local Member, Mr G Rowe.

(2) The Committee noted an amendment to paragraph 22 of the report that average blast levels should usually be below 6mm/sec ppv in 95% of all blasts.

(3) RESOLVED that permission be granted to the application subject to conditions including conditions covering the standard time condition; noise; dust and odour controls; hours of working; scheme of working; and a restoration and blasting regime.

- 35. Application SH/08/351 – Variation of Conditions 2, 6 and 7 of Permission SH/03/62 and Condition 14 of Permission SH/04/1629 to allow use of the farm access road between Hope Farm and the B2011 New Dover Road to provide vehicular access to waste composting facility at Hope Farm, Crete Road East, Hawkinge; J Taylor and Son.**
(Item C2- Report by Head of Planning Applications Group)

(1) The Head of Planning Applications Group reported the views of the local Member, Mr R A Pascoe.

(2) RESOLVED that permission be granted to the application subject to conditions including conditions limiting green waste vehicular movements to an average of 50 movements per week; all drivers delivering green waste to the site approaching from the B2011 New Dover Road direction and turning right on to the new access road; all green waste vehicles exiting the site by using the new access road onto the B2011 New Dover Road; additional warning signage being erected to alert delivery drivers of the Public Right of Way/Bridle and Cycle Path that cross the access road; and a scheme of landscaping.

- 36. Application MA/07/1649 – Development of an inert waste recycling facility at Allington Depot, 20/20 Industrial Estate, Allington, Maidstone; Hanson Quarry Products Europe Ltd**
(Item C3 – Report by Head of Planning Applications Group)

RESOLVED that permission be granted to the application subject to conditions including conditions covering the development being carried out in accordance with the submitted plans; the submission of a full detailed drainage scheme for the site; hours of operation; material received on site not exceeding 110,000 tonnes per annum; stockpile heights not exceeding 6.5m above ground level; new landscape planting to infill the gap on the western boundary of the site and measures to prevent future encroachment on to it; and implementation of dust mitigation measures.

- 37. Proposal SH/07/261R - Single storey school to replace the existing Lympne Primary School. Minor amendments to the approved scheme, including revised height of the building at Lympne Primary School, Octavian Drive, Lympne, Hythe; KCC Children, Families and Education.**
(Item D1 – Report by Head of Planning Applications Group)

1) Miss S J Carey 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 Shepway District Council and Lympne Parish Council.

(3) The Chairman agreed to investigate how the discrepancy between the original permission and the construction had occurred. The Committee expressed the hope that this would result in recommendations for best practice in the future.

(4) Mrs S V Hohler moved, seconded by Mr J I Muckle that the recommendation of the Head of Planning Group be agreed subject to an informative that any further proposed alterations to the building must be reported to the Committee for its determination.

Carried unanimously

(5) RESOLVED that:-

- (a) in terms of Option 1a: the amendment be refused on the grounds that the proposal gives rise to unacceptable amenity and environmental impacts and fails to protect and enhance the natural beauty of the AONB and the SLA contrary to Development Plan Policies QL1, EN4, EN5 and S1 of the Kent and Medway Structure Plan 2006 and Policies BE1, SD1, CO3 and CO4 of the Shepway District Local Plan;
- (b) in terms of Option 2a: approval be given to the amendment subject to conditions including conditions covering the development being carried out in accordance with the permitted details; the removal of permitted development rights; and a scheme of landscaping, its implementation and maintenance; and
- (c) the applicants be informed by Informative that any further proposed alterations to the building must be reported to the Committee for its determination.

38. Proposal DA/08/175 - New two-storey children's centre and use of the car parking spaces to the rear of properties 11 – 17 Southfleet Road during working hours at Swan Valley School, Southfleet Road, Swanscombe; KCC Children, Families and Education.
(Item D2 – Report by Head of Planning Applications Group)

RESOLVED that permission be granted to the proposal subject to conditions including conditions covering the development being carried out in accordance with the permitted details; the standard time limit; the submission of details relating to the lighting of the car park; submission of details of external materials; the provision of 10 car parking spaces for staff during opening hours; and hours of use for the Children's Centre being restricted to 0800 to 1800 Monday to Friday.

39. Proposal SW/04/1453/R4 – Submission of a report by Jacobs for KCC Regeneration and Economy investigating opening bridge designs for the proposed Milton Creek Crossing as part of the proposed Sittingbourne Northern Relief Road, Milton Creek, Sittingbourne.
(Item D3 – Report by Head of Planning Applications Group)

1) Mr R Truelove was present for this item pursuant to Committee Procedure 2.24 and spoke.

(2) The Head of Planning Applications Group reported correspondence from RSPB, Natural England, the Cruising Association and a local resident from Kemsley.

(3) Mr W Pretty, Mr B Broughton, Mrs L Tansley, Mr C Reader and Mr P MacDonald addressed the Committee in opposition to the proposal. Mr C Jones from Jacobs spoke in reply.

(4) Mr J I Muckle moved, seconded by Mr A R Poole that the recommendations of the Head of Planning Applications Group be agreed.

Carried 11 votes to 4

(5) Mr A R Chell, Mr J A Davies, Mr J F London and Mr R A March requested that their votes against the proposal be recorded pursuant to Committee Procedure Rule 2.20.

(6) Mr G A Horne asked the Committee to note that he had not voted on the proposal as he had been absent for part of the debate.

(7) RESOLVED that the findings of the investigation into an alternative bridge design be noted and that approval be given to the submitted report as satisfying Condition 4 of permission SW/04/1453.

40. County 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) detailed submissions under Channel Tunnel Rail Link Act 1996 (None);
- (e) screening opinions under Environmental Impact Assessment Regulations 1999; and
- (f) scoping opinions under Environmental Impact Assessment Regulations 1999 (None).

KENT COUNTY COUNCIL

REGULATION COMMITTEE

MINUTES of a meeting of the Regulation Committee held at Sessions House, County Hall, Maidstone on Tuesday, 20 May 2008.

PRESENT: Mr M J Harrison (Chairman), Mr A D Crowther (Vice-Chairman), Mr T J Birkett, Mr C J Capon, Mr I S Chittenden, Mr L Christie, Mr J Curwood, Mr J A Davies, Mr T Gates, Mr C Hart, Mr W A Hayton, Mr I T N Jones and Mr R E King (substitute for Mr A R Bassam).

IN ATTENDANCE: The Head of Planning Applications Group, Mrs S Thompson (with Mr R Gregory); and the Democratic Services Officer, Mr A Tait.

UNRESTRICTED ITEMS

9. Membership

The Committee noted the appointment of Mr W A Hayton in place of Mr J B O Fullarton.

10. Minutes

RESOLVED that the Minutes of the meetings of the Committee held on 22 January 2008 and of the Member Panels held on 11 February 2008, 21 February 2008, 7 April 2008 and 11 April 2008 are correctly recorded and that they be signed by the Chairman.

11. Update on Planning Enforcement issues (Item 8)

RESOLVED to:-

- (a) endorse the actions taken or contemplated on the respective cases set out in paragraphs 14 to 42 of the report and those contained within Schedules 1 to 3 of Appendices 1 to 3 on pages 4:11 to 4:29 of the report; and
- (b) note the independent publicity given to the County Council's enforcement work in the national professional journal "Waste Planning" in Appendix 4 of the report.

EXEMPT ITEMS

(Open Access to Minutes)

(Members resolved that under Section 100A of the Local Government Act 1972 the public be excluded from the meeting for the following business on the grounds that it involved the

likely disclosure of exempt information as defined in paragraphs 5 and 6 of Part 1 of Schedule 12A of the Act)

12. Enforcement Strategy for Four Gun Field, Otterham Quay Lane, Upchurch
(Item 7 – Report by Head of Planning Applications Group)

- (1) The Head of Planning Applications Group reported the latest enforcement position concerning the Four Gun Field site, Upchurch.
- (2) RESOLVED to endorse the strategy outlined in paragraphs 6 to 16 of the report.

13. Update on Planning Enforcement Issues at Deal Field Shaw, Charing
(Item 8- Report by Head of Planning Applications Group)

- (1) The Head of Planning Applications Group reported the latest enforcement position concerning Deal Field Shaw (Shaw Grange), Charing.
- (2) RESOLVED to endorse the enforcement strategy outlined in paragraphs 6 to 14 of the report.