

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, 11 September 2024.

PRESENT: Mr A Booth (Chairman), Mr H Rayner (Vice-Chairman), Mrs R Binks, Miss S J Carey, Mr P Cole, Mr D Crow-Brown, Mr M Dendor, Ms J Meade and Mr O Richardson

IN ATTENDANCE: Mrs S Thompson (Head of Planning Applications), Ms S Bonser (Solicitor), Adam Tomaszewski (Principal Planning Officer), James Bickle (Principal Planning Officer) and Ms E Kennedy (Clerk)

UNRESTRICTED ITEMS

1. Apologies

(Item A1)

Apologies were received from Mr Chittenden and Mr Simkins.

2. Declarations of Interest

(Item A2)

There were no declarations of interest.

3. Minutes

(Item A3)

RESOLVED that the minutes of the meeting held on 15 July 2024 were correctly recorded and that they be signed by the Chairman.

4. Site Meetings and Other Meetings

(Item A4)

There were no site visits scheduled. However, Members were invited to a briefing on the NPPF consultation.

5. CA/24/380 - (KCC/CA/0 235/2023) - Retrospective application for the erection of a Materials Recycling Facility and associated works. Shelford Farm Estate, Shelford Waste Management Facility, Broad Oak Road, Canterbury, Kent CT2 0PU

(Item C1)

1) Mr Tomaszewski, Principal Planning Officer outlined the report.

2) It was proposed by Chair and seconded by the Vice Chair:

That the officer's recommendation be adopted, namely:

That PERMISSION BE GRANTED, SUBJECT TO:

(i) conditions covering, amongst other matters:

- 1. Written notification of the date on which waste importation commences at the MRF shall be sent to the County Planning Authority within 7 days of such commencement.*
- 2. Carrying out the development in accordance with the submitted plans.*
- 3. The MRF shall operate only in accordance with the approved Dust Management Plan and Odour Management Plan.*
- 4. Waste entering the MRF for processing shall only be stored within the building itself and no waste shall be stored outside the building at any time.*
- 5. Waste must only be deposited into the MRF when the fast action vehicular roller doors are completely closed.*
- 6. A maximum throughput of waste of 150,000 tonnes per annum only shall pass through the MRF.*
- 7. Only commercial/industrial waste and construction, demolition and excavation waste types shall be accepted, handled and processed at the Materials Recycling Facility.*
- 8. The operator shall maintain records as to the origins, number and frequency of loads and quantities of waste which are brought to the site and such records shall be made available to the County Planning Authority upon request.*
- 9. The MRF shall cease to operate at the same time as the landfill operations (currently 2036) and the site restored in accordance with the approved restoration scheme.*
- 10. No MRF operations shall be carried out except between 0700 hours and 1800 hours Monday to Saturday, no operations other than environmental monitoring at the site shall take place on Sundays or bank/public holidays.*
- 11. The onward transfer of processed waste materials must be on a first in, first out basis and always within 72 hours of arrival at the MRF.*
- 12. Waste importation to the MRF shall not begin until a detailed sustainable surface water drainage scheme for the site has been submitted to and approved in writing by the County Planning Authority and thereafter implemented as approved.*
- 13. No waste importation to the MRF (or within an agreed implementation schedule) hereby permitted shall commence until a Verification Report, pertaining to the surface water drainage system and prepared by a suitably competent person, has been submitted and approved in writing by the County Planning Authority and thereafter implemented as approved.*

14. *If, during completion of the development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the County Planning Authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to and approved in writing by the County Planning Authority. The remediation strategy shall be implemented as approved.*

15. *Provision and permanent retention of an Electric Vehicle charging facility prior to the use of the site commencing.*

16. *Provision and permanent retention of the vehicle parking spaces shown on the submitted plans prior to the use of the site commencing.*

17. *Provision and permanent retention of secure, covered cycle parking facilities prior to the use of the site commencing.*

18. *Submission, written approval and subsequent implementation of an Ecological Enhancement Plan, within 3 months of planning permission being granted.*

19. *The restriction of permitted development rights condition.*

20. *No external lighting shall be installed without the prior written approval of the County Planning Authority. Any external lighting shall be designed, implemented, maintained and used in such a way as to minimise light spill.*

21. *All plant and equipment shall be maintained in good working order and in accordance with the supplier's or manufacturer's recommendations.*

(ii) informatives covering the following matters:

1. *The applicant is strongly encouraged to set up a Community Liaison Group and hold regular meetings with representatives from the operator and local community representatives.*

2. *Standard Highways informative confirming that planning permission does not convey any approval to carry out works on or affecting the public highway.*

3) Upon being put to the vote, the motion was declared CARRIED.

6. County matter applications

(Item E1)

RESOLVED to note matters dealt with under delegated powers since the meeting on 15 July 2024 relating to:

E1 County matter applications.

7. County Council developments

(Item E2)

RESOLVED to note matters dealt with under delegated powers since the meeting on 15 July 2024 relating to:

E2 County Council developments.

8. Screening opinions under Town and Country Planning (Environmental Impact Assessment) Regulations 2017

(Item E3)

RESOLVED to note matters dealt with under delegated powers since the meeting on 15 July 2024 relating to:

E3 - Screening opinions under Town and Country Planning (Environmental Impact Assessment) Regulations 2017

9. Scoping opinions under Town and Country Planning (Environmental Impact Assessment) Regulations 2017

(Item E4)

RESOLVED to note matters dealt with under delegated powers since the meeting on 15 July 2024 relating to:

Scoping opinions under Town and Country Planning (Environmental Impact Assessment) Regulations 2017

10. F1 - Fawkham Neighbourhood Plan – Regulation 16 Consultation

(Item F1)

RESOLVED to note Kent County Council's response to:

Fawkham Neighbourhood Plan – Regulation 16 Consultation

11. F2 - Sandhurst Neighbourhood Plan (2022-2038) - Regulation 14 Consultation

(Item F2)

RESOLVED to note Kent County Council's response to:

Sandhurst Neighbourhood Plan (2022-2038) - Regulation 14 Consultation