

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 February 2026.

PRESENT: Mr J Eustace (Chair), Mr R Palmer (Vice-Chair), Mr M Brice, Mr W Chapman, Ms S Emberson, Mr S Heaver, Mr R Mayall, Mr T Mole, Mr G R Samme, Mr T L Shonk, Mr P Thomas, Mr D Truder and Mr H Rayner

IN ATTENDANCE: Mrs S Thompson (Head of the Planning Applications Group), Mrs S Bonser (Deputy Head of Law), Mr A Tomaszewski (Principal Planning Officer) and Mr J Clapson (Democratic Services Officer).

UNRESTRICTED ITEMS

35. Apologies

(Item A1)

Apologies were received from Mrs Hudson for whom Mr Rayner is present as substitute.

36. Declarations of Interest

(Item A2)

There were no declarations of interest.

37. Minutes of the Meeting 17.12.25

(Item A3)

RESOLVED that the minutes of the meeting held on 17 December 2025 were correctly recorded and that they be signed by the Chair.

38. Site Meetings and Other Meetings

(Item A4)

Mrs Thompson advised that there were no upcoming site visits or other meetings to draw to Members' attention.

39. General Matters

(Item B1)

Mrs Thompson advised that Members would receive a briefing on the newly published draft National Planning Policy Framework 2025 which had been published for consultation, upon the rising of the Committee meeting.

40. Item C1 - Section 73 application to vary conditions 3, 21, 25 and 27 of planning permission SH/08/124 at Otterpool Quarry, Ashford Road, Sellindge, Kent TN25 6DA - FH/25/1739 (KCC/FH/0076/2025)

(Item C1)

- 1) Mr Tomaszewski, Case Officer outlined the report.
- 2) It was proposed by Chair and seconded by Mr Samme that the officer's recommendation be adopted, namely:

That PERMISSION BE GRANTED, SUBJECT TO the reimposition of the existing conditions from permission reference SH/08/124, amended as appropriate (see full SH/08/124 decision notice below at Appendix 1), and changes to conditions 3, 21, 25 & 27 as set out below and the inclusion of the two additional conditions to address landscaping and the water tank:

Amended Conditions

3. The development to which this permission relates, shall be carried out and completed in all respects strictly in accordance with the submitted documents and site layout drawing OP12 Rev. C dated September 2024 and LPCB Approved Sprinkler Tank 500m³ drawings (Sheets 1-4), together with any subsequent amendments which may be approved by the Waste Planning Authority.

21. Odour management shall be carried out in accordance with the mitigation measures specified in section 5.4, pages 23 and 24, of the Air Quality Assessment dated December 2007 and the Odour Management Plan (Version 3) dated May 2024, and operate in accordance with a negative air pressure system to prevent any fugitive emissions from any of the buildings proposed to be erected on site.

25. The buildings hereby permitted shall not be used for any purpose other than specified in the application documents set out in Schedule 1 and within the Planning Application Statement (Revision: Final_v2) dated 12 May 2025, nor shall the building(s) be altered to accommodate any other use, together with any subsequent amendment which may be approved by the Waste Planning Authority.

27. No more than a total of:

*32,000 tonnes per annum of Commercial & Industrial Waste;
25,000 tonnes per annum of Domestic Black Bag Waste;
11,500 tonnes per annum of Dry Mixed Recycling; and
6,500 tonnes per annum of Green Waste.*

shall be imported to and processed at the MRF site in any calendar year. Records detailing the quantities and nature of waste types imported to the site shall be maintained for the life of the facilities hereby permitted and shall be made available for inspection at any reasonable time following a request from the Waste Planning Authority. The 20,000 tonnes per annum of compostable

waste permitted to be imported under condition 32 shall only be processed via the Anaerobic Digestion Plant.

New Conditions

- *Submission and approval in writing of a landscaping scheme to include measures designed to benefit foraging badgers.*
- *Water tank to be finished in the same green colour treatment as the MRF.*

- 3) Following the debate Mr Palmer proposed, Mr Rayner seconded and Members agreed that the following condition and two informatives be added to the motion:

Additional Condition

- *Details of the number of HGVs to be parked at the site overnight shall be submitted to and approved by the Planning Authority*

Additional Informatives:

- *The applicant is asked to monitor the impact on the local highway network and if queuing HGVs regularly occur on the public highway in the vicinity of the site, to explore the potential for additional HGV parking on the site and to bring forward proposals to address as appropriate.*
- *There is an Environmental Permit regulated by the Environment Agency at the site which sets out odour mitigation controls. In the event of odour concerns, the applicant shall provide details of contact details for the Environment Agency to investigate such concerns.*

- 4) RESOLVED that the amended motion was CARRIED.

41. Country Council Developments

(Item D1)

There were no applications for developments to be carried out by the County Council considered at the meeting.

42. County matter applications

(Item E1)

RESOLVED to note matters dealt with under delegated powers since the meeting on 17 December 2025 relating to:

E1 County matter applications.

43. County Council developments

(Item E2)

RESOLVED to note matters dealt with under delegated powers since the meeting on 17 December 2025 relating to:

E2 County Council developments.

44. 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 17 December 2025 relating to:

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

45. 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 17 December 2025 relating to:

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