

KENT COUNTY COUNCIL

PLANNING APPLICATIONS COMMITTEE

MINUTES of a meeting of the Planning Applications Committee held in the Council Chamber on Monday, 15 July 2024.

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

ALSO PRESENT: Mr N Chard

IN ATTENDANCE: Mrs S Thompson (Head of Planning Applications), Ms S Bonser (Solicitor), Mr D Joyner (Transport & Development Planning Manager – West Kent), Andrea Hopkins (Principal Planning Officer), Adam Tomaszewski (Principal Planning Officer), James Bickle (Principal Planning Officer) Douglas Lewis (Amey - Geotech), Mike Ashley (Amey – Drainage) and Ms E Kennedy (Clerk)

UNRESTRICTED ITEMS

1. Apologies

(Item A1)

Apologies were received from Mr Booth and Mr Harman.

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 17 April 2024 were correctly recorded and that they be signed by the Chairman.

4. General Matters

(Item B1)

Sharon Thompson, Head of Planning Applications, advised the committee about the revised National Planning Policy Framework (NPPF) for which there was going to be a consultation.

5. Item C1 - Stabilisation and restoration of Covers Farm Quarry using imported engineering materials to restore the site to grassland, including landscape planting and an ecological receptor area together with a temporary road and ancillary buildings at Covers Quarry, Westerham, Kent – SE/18/3435 (KCC/SE/0495/2018)

(Item C1)

- 1) Mrs Thompson, Head of Planning Applications Group, outlined the report.
- 2) Ms Cowan addressed the committee in opposition to the application on behalf of Keep Westerham Green.
- 3) Cllr Williams addressed the committee on behalf of Chevening Parish Council.
- 4) Cllr Robson addressed the committee on behalf of Westerham Town Council.
- 5) Mr Chard addressed the committee as Local Member.
- 6) Mr Accleton spoke in reply on behalf of the applicant, Morants Promotion Ltd.
- 7) It was proposed by Chair and seconded by Mr Dendor:

That the officer's recommendation be adopted, namely:

PERMISSION BE REFUSED on the following grounds:

1. The proposed development would be inappropriate development in the Green Belt which by definition would be harmful to the openness and character of the Green Belt, contrary to the National Planning Policy Framework and Policy DM4 of the Kent Minerals and Waste Local Plan and the Emerging Kent Minerals and Waste Local Plan 2024-39.

2. The proposed development would be contrary to Emerging Kent Minerals and Waste Local Plan 2024-39 Policy CSW11 as it does not represent the minimum quantity of waste necessary to achieve the benefit sought and therefore does not represent sustainable development contrary to Policy CSW1 of Kent Minerals and Waste Local Plan.

- 8) Further to debate, the motion was put to the vote and declared CARRIED.

6. County matter applications

(Item E1)

RESOLVED to note matters dealt with under delegated powers since the meeting on 17 April 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 17 April 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 17 April 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 17 April 2024 relating to:

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

10. F1 - Consultation on planning application EDC/22/0168 - Proposed development at Land adjacent to Ebbsfleet International Railway Station, Thames Way, Ebbsfleet
(Item F1)

RESOLVED to note Kent County Council's response to:

F1 - Consultation on planning application EDC/22/0168 - Proposed development at Land adjacent to Ebbsfleet International Railway Station, Thames Way, Ebbsfleet

11. F2 - KCC Government Consultation Response on an Accelerated Planning System April 2024
(Item F2)

RESOLVED to note Kent County Council's response to:

F2 - KCC Government Consultation Response on an Accelerated Planning System April 2024

12. F3 - Canterbury City Council Local Plan Regulation 18 Consultation
(Item F3)

RESOLVED to note Kent County Council's response to:

F3 - Canterbury City Council Local Plan Regulation 18 Consultation

13. F4 - Dover District Local Plan 2040 – Main Modifications Consultation
(Item F4)

RESOLVED to note Kent County Council's response to:

F4 - Dover District Local Plan 2040 – Main Modifications Consultation

14. F5 - Consultation on the Draft Royal Tunbridge Wells Town Centre Plan – Vision 2040
(Item F5)

RESOLVED to note Kent County Council's response to:

F5 - Consultation on the Draft Royal Tunbridge Wells Town Centre Plan – Vision 2040

15. F6 - Consultation on the Draft Wealden (Regulation 18) Local Plan
(Item F6)

RESOLVED to note Kent County Council's response to:

F6 - Consultation on the Draft Wealden (Regulation 18) Local Plan

16. F7 - Consultation on planning application 21/503914/EIOUT - Proposed development at land south and east of Sittingbourne
(Item F7)

RESOLVED to note Kent County Council's response to:

F7 - Consultation on planning application 21/503914/EIOUT - Proposed development at land south and east of Sittingbourne

17. F8 - Consultation on planning application 21/503906/EIOUT - Proposed development at land to the west of Teynham, London Road, Teynham
(Item F8)

RESOLVED to note Kent County Council's response to:

F8 - Consultation on planning application 21/503906/EIOUT - Proposed development at land to the west of Teynham, London Road, Teynham

18. F9 - Written Statement to the Tunbridge Wells Local Plan Examination – Stage 3 Matters, Issues and Questions
(Item F9)

RESOLVED to note Kent County Council's response to:

F9 - Written Statement to the Tunbridge Wells Local Plan Examination – Stage 3 Matters, Issues and Questions

19. F10 - Consultation on planning application 24/00372/PA – Proposed development of land to west of Hermitage Lane and East of Kiln Barn Road
(Item F10)

RESOLVED to note Kent County Council's response to:

F10 - Consultation on planning application 24/00372/PA – Proposed development of land to west of Hermitage Lane and East of Kiln Barn Road