

3.2 The site has previously been used in connection with a paper mill. The northern site area was used for the storage of paper waste in high stacks and the southern area (know locally as the Island Site) used as an above ground water treatment plant and storage area. The sites are currently vacant.

4. Planning History:

TM/57/10327/OLD Grant With Conditions 20 June 1957

Pipeline.

TM/59/10929/OLD Grant With Conditions 3 March 1959

Outline application for road and stacking area for waste paper and preparation plant building.

TM/63/10819/OLD Grant With Conditions 13 September 1963

Outline Application for stacking and preparation of waste paper for paper making.

TM/64/10360/OLD Grant With Conditions 4 September 1964

Effluent plant.

TM/64/10786/OLD Grant With Conditions 21 May 1964

Stacking area and mess hut, as amplified in your letter of the 12th December, 1963 (G.E.903).

TM/64/10788/OLD Grant With Conditions 13 April 1964

A preparation plan buildings (as amended) (G.E. 903).

TM/64/10867/OLD Grant With Conditions 23 January 1964

Dynocone building.

TM/64/10910/OLD Grant With Conditions 27 April 1964

Weighbridge and office with toilet facilities (G.E.903).

TM/65/10482/OLD Grant With Conditions 15 September 1965

Prefabricated garage building.

TM/65/10577/OLD Grant With Conditions 29 November 1965

Extension to preparation plant building.

TM/65/10578/OLD Grant With Conditions 15 September 1965

Extension of hydrapulper.

TM/66/10500/OLD Grant With Conditions 22 December 1966

0A Nutrient dosing house (G.E.1131) for Reed Paper Group Ltd.

TM/66/10575/OLD Grant With Conditions 14 September 1966

Extension to Dynocone building.

TM/66/10620/OLD Grant With Conditions 14 March 1966

Extension to existing area, for Reed Paper Group Ltd.

TM/66/10823/OLD Grant With Conditions 24 June 1966

Treatment plant with pump house (G.E.1131) for Reed Paper Group Ltd.

TM/68/10619/OLD Grant With Conditions 19 August 1968

Details of de-inking plant (first stage centrifuge house) for Reed Paper Group Ltd.

TM/68/10991/OLD Grant With Conditions 23 May 1968

Outline application for the construction of building for de-ink plant and installation of clarification plant and incinerator to dispose of de-watered sludge from clarification plant, for Reed Paper Group Ltd., (Scheme A).

TM/70/10537/OLD Grant With Conditions 14 August 1970

Extension to waste preparation plant building (part of industrial Development Certificate No: IDC/3A/5/396/70).

TM/70/10774/OLD Grant With Conditions 11 May 1970

Extension of existing waste paper stacking area.

Area 3 Planning Committee

TM/71/10548/OLD Grant With Conditions 11 March 1971

Building for vacuum filter installation.

TM/71/10757/OLD Grant With Conditions 13 August 1971

Pump house, associated with new effluent treatment plant, for Reed International Ltd.

TM/72/11563/OLD Grant With Conditions 7 July 1972

Use of land for Waste Paper Stacking Area.

TM/73/10920/OLD Grant With Conditions 15 February 1973

Extension to filter house.

TM/74/12264/OLD Grant With Conditions 27 November 1974

Lorry and trailer parking area.

TM/75/10189/OUT Grant With Conditions 15 August 1975

Installation of 132/33,000 volt substation.

TM/75/11163/FUL Grant With Conditions 8 May 1975

Construction of an industrial effluent treatment plant and erection of extension to the paper manufacture preparation plant.

TM/76/10922/FUL Grant With Conditions 20 January 1976

Construction of pump house in connection with effluent plant (approved under TM.75/222).

TM/77/10865/FUL Grant With Conditions 30 June 1977

Messroom for effluent treatment plant operators.

TM/78/10884/FUL Grant With Conditions 10 March 1978

Extension to existing messroom and toilets for storage of fire fighting equipment adjacent to waste paper stacking area.

TM/78/11090/FUL Grant With Conditions 3 February 1978

Erection of L.T. Switch room for electrical equipment No. 3 machine preparation plant.

TM/83/11240/OUT Grant With Conditions 27 June 1983

Outline application for erection of building to house sorting, splitting, shredding and bailing of waste paper, toilet building, office/messroom and septic tank.

TM/90/10006/FUL Grant With Conditions 4 September 1990

New 132/33kv substation.

TM/91/10463/FUL Grant With Conditions 27 March 1991

Low level infill to accommodate proposed footpath diversion necessary due to the construction of a 132Kv grid substation.

TM/91/10537/FUL Grant With Conditions 27 March 1991

Use of land as extension of waste paper storage area.

TM/92/00293/FL Grant With Conditions 24 February 1993

extension to recycling paper preparation building

TM/94/00040/FL Grant With Conditions 26 July 1994

Tidal flood defence wall/embankment

TM/03/00487/WAS Grant With Conditions 20 May 2003

Reinstatement of temporary storage lagoons and temporary use of land for blending and storage of soils

TM/04/00750/FL Grant With Conditions 23 July 2004

Temporary change of use from general industrial (use class B2) to storage and distribution (use class B8)

TM/08/02220/FL Approved 10 September 2008

Installation of 51m of 1.33m high black, metal post and rail fence to prevent/deter illegal access to private land

5. Consultees:

- 5.1 Aylesford PC: Comments awaited.
- 5.2 Burham PC: Comments awaited.
- 5.3 Ditton PC: Comments awaited.
- 5.4 East Malling & Larkfield: Comments awaited.
- 5.5 KCC (Highways): Comments awaited.
- 5.6 DHH: Comments awaited.
- 5.7 EA: Comments awaited.
- 5.8 NE: Comments awaited.
- 5.9 KWT: Comments awaited.
- 5.10 Private Reps: 83/0X/0R/0S + ART8 + Press: Comments awaited.

6. Determining Issues:

- 6.1 **National policy:** The application comprises the installation of a solar park which will provide energy from a renewable source. This is wholly in line with Government policy and accords with the overarching aims of PPS1: Sustainable Development and PPS22: Renewable Energy. The application is, therefore, in principle acceptable. However, it is still necessary to assess the application in terms of impact upon the countryside, strategic gap, natural environment and local amenity.
- 6.2 **Countryside:** The site lies within the open countryside. Policy CP14 of the TMBCS seeks to preserve the character and openness of the countryside. The application site has previously been used for an industrial purpose and the creation of a solar park is unlikely to have any additional impact upon the openness and character of the wide countryside. The proposed sites are bounded by woodland and scrub and the nature of the structures ensures the visual impact of the scheme is limited.
- 6.3 **Strategic Gap:** The site lies within an area designated as Strategic Gap. Policy CP5 of the TMBCS seeks to maintain a physical gap between the built up areas of Maidstone, Medway Towns and the Medway Gap. The application is proposed on previously developed land and will therefore have no additional impact upon the function of the Strategic Gap.
- 6.4 **Natural Environment:** A small section of the northern site falls within the Eccles Old Pit local wildlife site. Policy NE1 of the TMBCMDE seeks to prevent

development that would adversely affect such areas. However, the installation of the panel structures are unlikely to have any significant impact, either in the short or long term, upon wildlife and indeed represent a betterment to the previous use of the site for the storage and treatment of paper.

- 6.5 Part of the southern site lies within a high probability flood area and therefore a Flood Risk Assessment has been submitted as part of the application. This concludes that the siting of the scheme clearly passes both the Sequential and Exception Test.
- 6.6 **Local residential amenity:** The site is located some considerable distance from the adjacent residential settlements. The proposal is not associated with any noise, odour, vibration or other waste generation which is likely to have an adverse impact upon residential amenity. The scheme does not involve any additional external lighting over that already in situ for the previous use.
- 6.7 The historic use of the site for open bulk storage of waste paper in piles up to 6m in height and this history led to the granting of permission for outdoor storage uses. Given the location and the setting it is considered that the 2.2m high solar panel installations would have less of an impact on the area than the historic or previously approved uses. Certainly there would be virtually no traffic generation save for the construction period. The works themselves are low impact and easily demountable should change prove necessary in the future.
- 6.8 The development is welcomed due to the large amount of sustainable, carbon free, electricity that would be generated. The installation would not lead to any traffic generation on the north side of the river as it would be serviced entirely from New Hythe utilising the existing private footbridge.
- 6.9 The development would not have any adverse impacts on either the site or its surroundings and is an ideal use for such a large area of redundant land in such a location. The proposal is therefore considered to be acceptable.

7. Recommendation:

- 7.1 **Grant Temporary Planning Permission** in accordance with the following submitted details: Letter dated 11.04.2011, Letter dated 14.04.2011, Supporting Statement dated 14.04.2011, Supporting Information APPENDIX 1 dated 14.04.2011, Supporting Information APPENDIX 2 dated 14.04.2011, Notice APPENDIX 3 dated 14.04.2011, Design and Access Statement APPENDIX 4 dated 14.04.2011, Flood Risk Assessment APPENDIX 5 dated 14.04.2011, Assessment APPENDIX 6 dated 14.04.2011, Habitat Survey Report APPENDIX 7 dated 14.04.2011, Location Plan JER5001-006 dated 14.04.2011, Site Layout JER5001-008 dated 14.04.2011, Site Plan JER5001-009 dated

14.04.2011, Site Plan JER5001-010 dated 14.04.2011, Details JER5001-011 dated 14.04.2011, Site Survey JKK6662 1 A dated 14.04.2011, Site Survey JKK6662 2 A dated 14.04.2011, Site Survey JKK6662 3 A dated 14.04.2011, subject to:

Conditions / Reasons

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In pursuance of Section 91 of the Town and Country Planning Act 1990.

- 2 Any other conditions arising from consultation responses

Contact: Robin Gilbert